

Town of Southampton

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
116 Hampton Road
Southampton, NY 11968

Phone: (631) 287-5735
Fax: (631) 287-5706



JAY SCHNEIDERMAN
TOWN SUPERVISOR

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JACQUI LOFARO

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May 17, 2019

John W. Pavacic, Executive Director
Long Island Central Pine Barrens Commission
624 Old Riverhead Road
Westhampton Beach, NY 11978

**RE: Preliminary Subdivision Application
Lewis Road PRD**

Dear Mr. Pavacic:



As requested by Southampton Town Supervisor Jay Schneiderman, I am forwarding the enclosed Lewis Road PRD Preliminary Subdivision application materials to the Central Pine Barrens Commission, which includes the following:

1. Application Forms
2. Copy of the Planning Board resolution deeming the preliminary application incomplete
3. Preliminary Subdivision Plans (Sheets C-101 through C-110 and L-100 through L-102)
4. Site Plans (Sheets 1 through 11)
5. Yield Maps (C-101 and Y-101)
6. Master Plan
7. SEQRA Compliance Analysis

Please be advised the above-referenced plans are the ones currently being reviewed by the Planning Board, however the application remains incomplete until such time the SEQRA review process has been concluded. Once the application has been deemed complete, formal referrals to all involved and interested agencies will made.

If you have any questions, feel free to contact this office.

Sincerely,

Anthony P. Trezza
Principal Planner



Planning Board
Town Hall
Southampton, NY 11968

Meeting: 12/13/18 02:00 PM
Department: Planning
Category: Subdivision
Prepared By: Anthony Trezza

ADOPTED

PLANNING BOARD RESOLUTION 2018-389

DOC ID: 30575

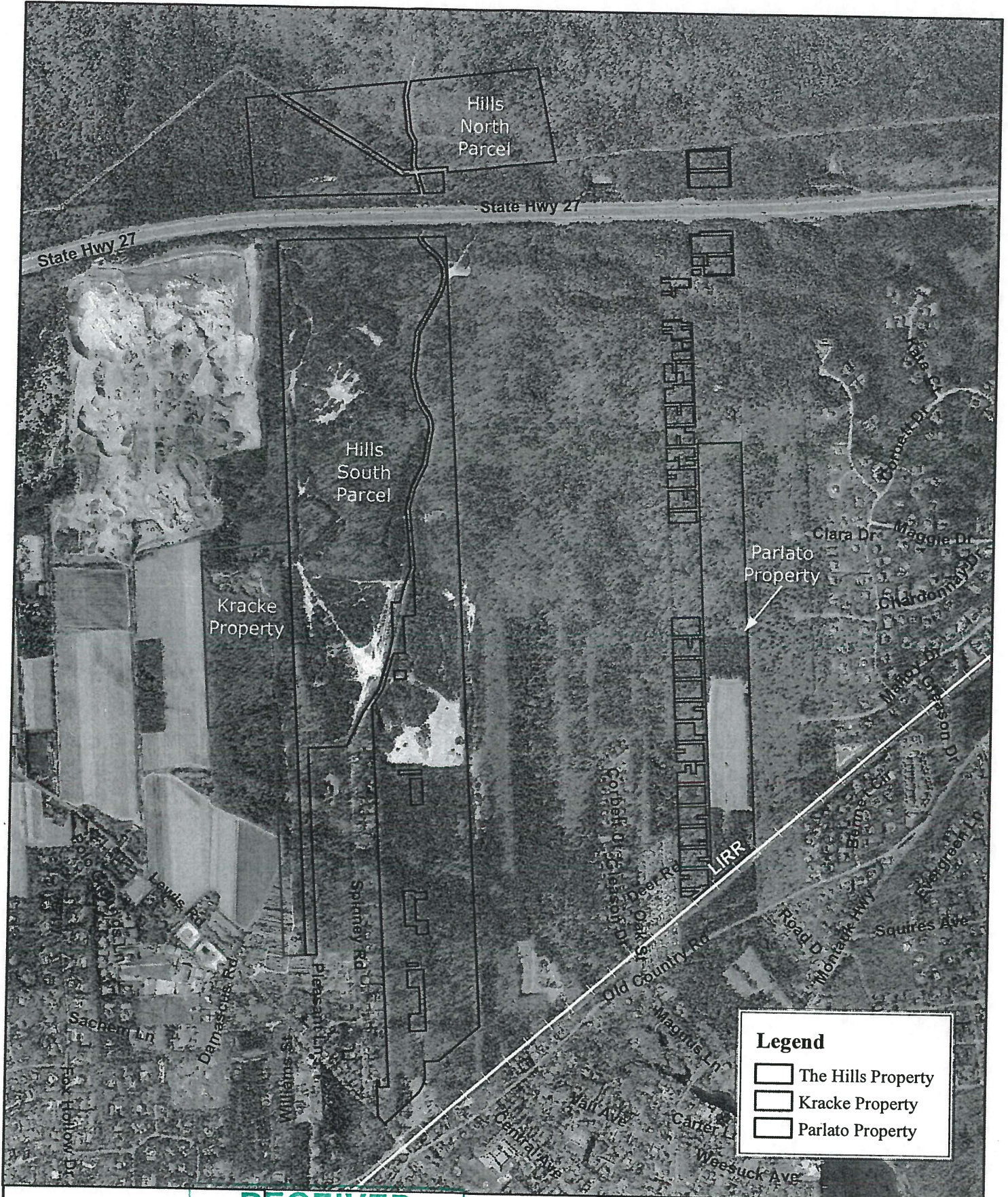
Lewis Road PRD (formerly The Hills at Southampton)

BE IT RESOLVED, the Southampton Town Planning Board finds the Preliminary Subdivision Application of DLV Quogue, LLC entitled "Lewis Road PRD," which includes 118 units as: 8 clubhouse units, 15 village cottages, 53 village lots, 16 village estates, and 26 woodland estates, plus an additional ten (10) workforce housing units on-site, and two (2) workforce housing units off-site on parcels along Old Country Road and within walking distance of downtown East Quogue. Other project components include: a recreational complex, fitness center, community pool and clubhouse, private 18-hole golf course and other accessory structures, all as on-site amenities for the exclusive use of the site's residents; and 72.67% open space equaling 427.58 acres, on a total of 178 assembled tax parcels totaling 588.39 acres of land situated in the CR-200 Zoning District, Compatible Growth Area of the Central Pine Barrens Overlay District and Aquifer Protection Overlay District, located generally north and east of Lewis Road in the vicinity of Spinney Road and extending north to and beyond Sunrise Highway in East Quogue, is INCOMPLETE pending the completion of the SEQRA Review.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Jacqui Lofaro, Board Member
SECONDER:	Glorian Berk, Board Member
AYES:	Finnerty, Blaney, Lofaro, Long, Berk
NAYS:	Philip A. Keith
ABSTAIN:	John Zuccarelli



To: Wayne Bruyn, Esq.





Legend

- The Hills Property
- Kracke Property
- Parlato Property

 <p>NELSON, POPE & VOORHIS, LLC ENVIRONMENTAL • PLANNING • CONSULTING</p>	<p style="color: green; font-weight: bold; font-size: 1.2em;">RECEIVED</p> <p style="font-weight: bold; font-size: 1.2em;">LOCATION MAP</p>	<p>Lewis Road PRD</p>
	<p>MAY 17 2019</p>	<p>EAF Part 1</p>
	<p>Source: NYSGIS Orthoimagery Program, 2013</p> <p>Scale: 1 inch = 1,500 feet</p> <div style="display: flex; justify-content: space-around; align-items: center;">  </div>	

**STATE ENVIRONMENTAL QUALITY REVIEW ACT
(SEQRA) COMPLIANCE ANALYSIS**

**Lewis Road Planned Residential
Development (PRD)
Subdivision/Site Plan Development**

Hamlet of East Quogue, Town of Southampton
Suffolk County, New York

Prepared for:

Discovery Land Company
14605 North 73rd Street
Scottsdale, Arizona 85260

Contact: Mark Hissey, Senior Vice President
(631) 335-1003



For submission to:

Town of Southampton, Town Planning Board
c/o Department of Land Management
Current Planning Division
116 Hampton Road
Southampton, New York 11968

Contact: Kyle Collins, AICP; Town Planning/Development Administrator
(631) 702-1801

Prepared by:

Nelson, Pope, & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747

Contact: Charles Voorhis, CEP, AICP; Managing Partner
(631) 427-5665



NP&V Project No. 05105

December 2018

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING



Long Island Office: 572 Walt Whitman Road, Melville, NY 11747 • (631) 427-5665
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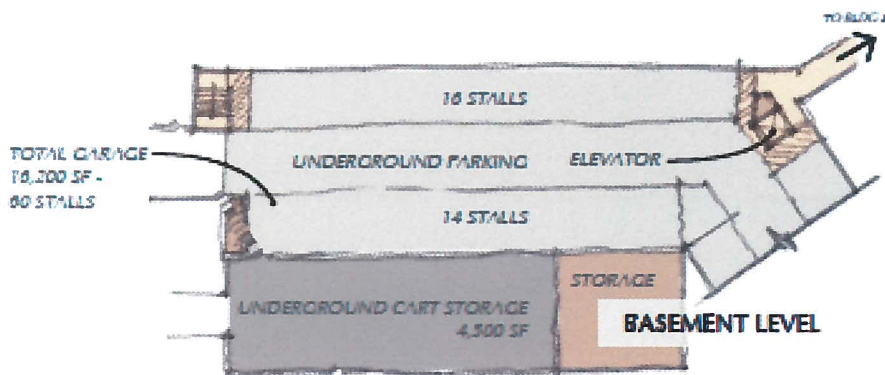
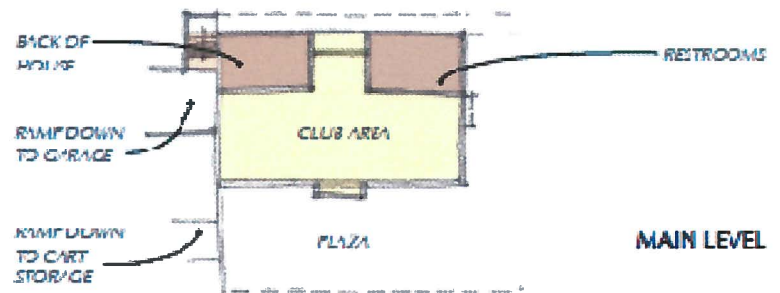
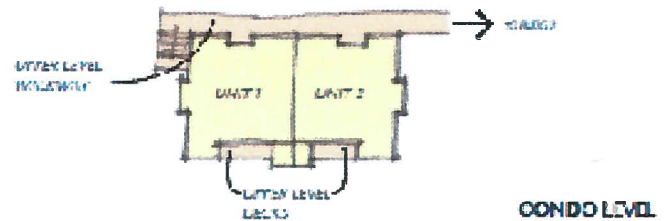
Lewis Road PRD 118 - Site Plan Details

The following provides additional details to the Lewis Road PRD 118 Site Plan. See the legend on the Site Plan map for the location of these areas.

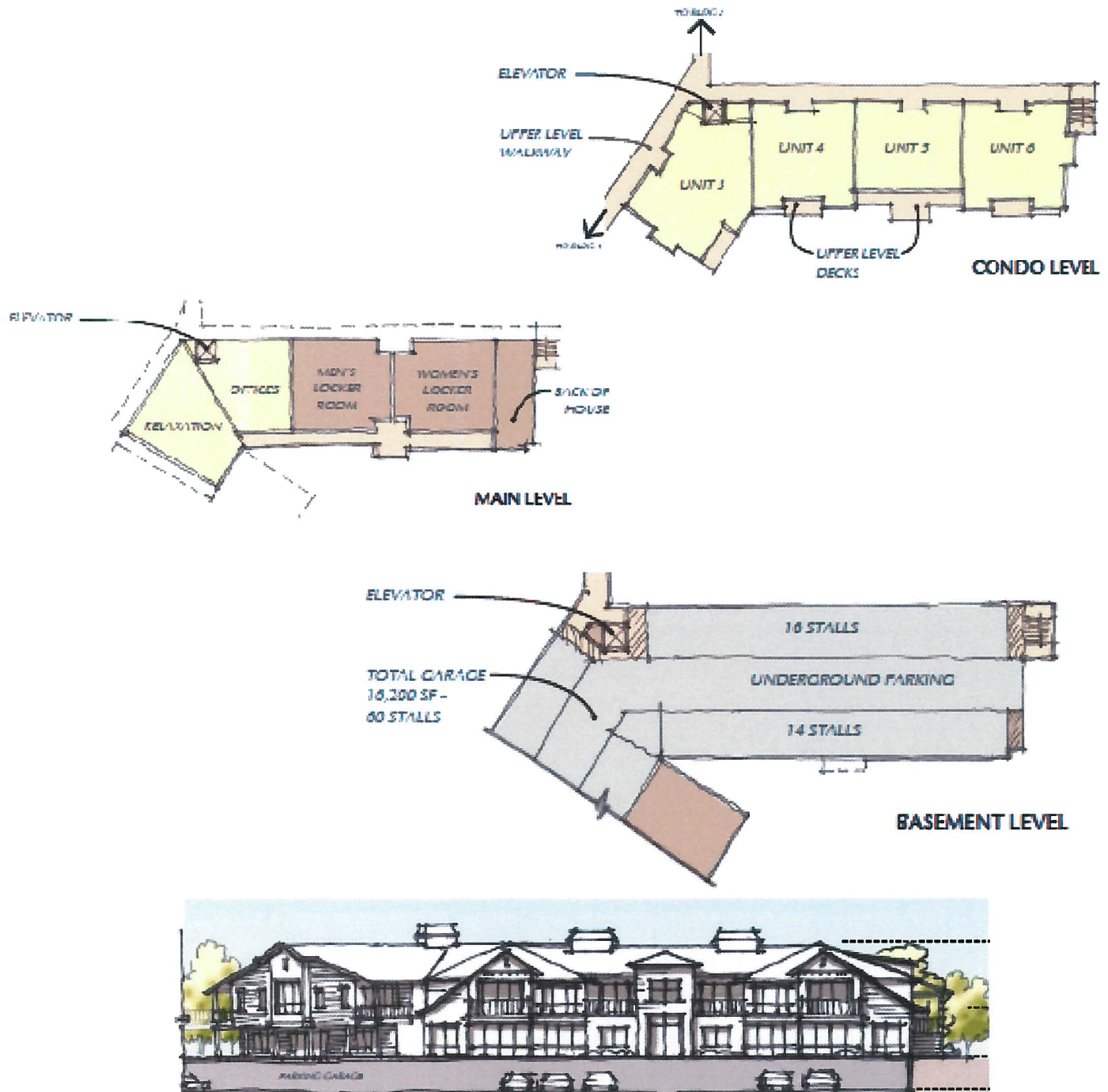
1. HOA Clubhouse
2. Changing/Locker Room/Shower/Restrooms
3. Fitness Center
4. Outdoor Pursuits
5. Pool House/Restrooms
6. Comfort Station 1
7. Comfort Station 2
8. Comfort Station 3
9. Pond House
10. HOA Maintenance Facility
11. HOA Maintenance Annex and 11A. Proposed Workforce Housing Rental Apartments
12. Irrigation Pump Station
13. Waste Water Treatment Plant
14. Gate House
15. Pool
16. Lawn
17. Village Cottages
18. Pond
19. Ball Field
20. Sports Courts
21. Putting Course/short game area
22. Practice Fairway
23. EVA (Emergency Vehicle Access)
24. Entry
25. Irrigation well barn



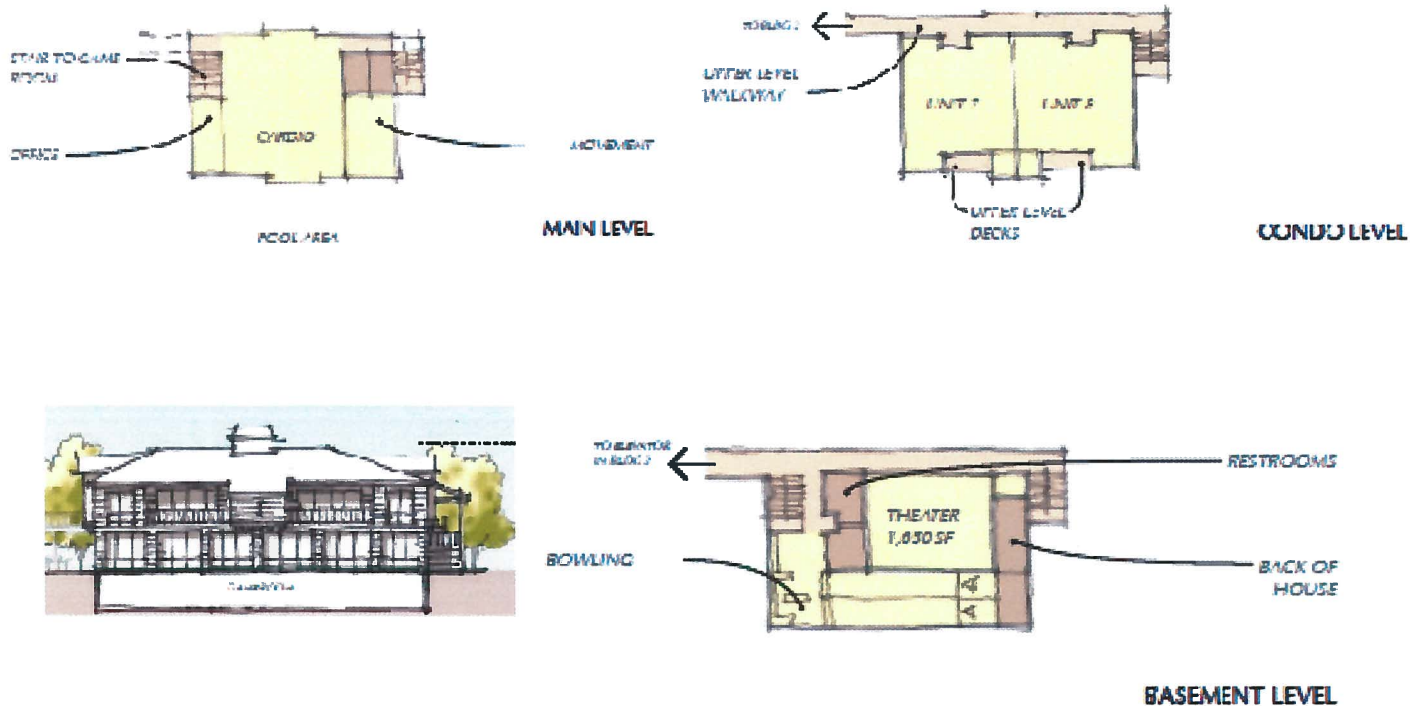
1. HOA Clubhouse. This structure will have a footprint of approximately 5,000 sq feet with 2 Village Condos on the second story, and a full basement below grade (total 10,000 sq ft Clubhouse and 5,000 sq ft residential). This building provides spaces for the members of the HOA to congregate for meetings, parties and other HOA functions. The building will have a dining space for about 40 seats, cold storage, a kitchen and other meeting spaces and restrooms. The basement will be used for parking and storage, connecting to the Changing Room/Locker Room/Shower's basement for the same use. Parking is primarily for the Village Condos and Cottages that do not have space for parking. 46 spaces are required for these units.



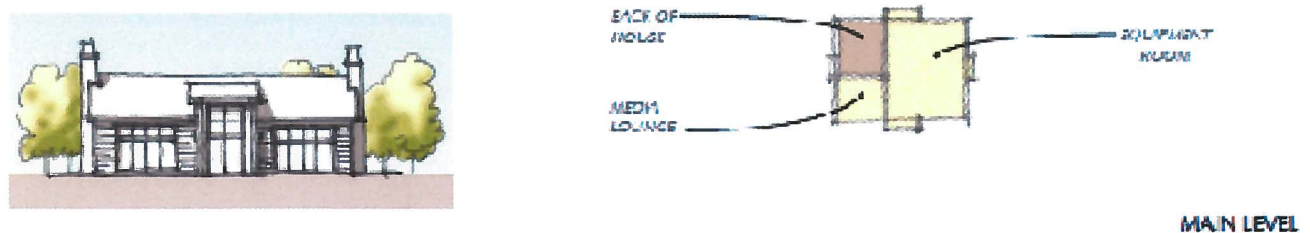
2. Changing/Locker Room/Showers. This structure will have a footprint of approximately 10,000 sq feet with 4 Village Condos on the second story. The building will provide a central place for families in the subdivision to store items while they are using the various recreational facilities and to change and shower as they change activities. There will be a full women's component and a full men's component of the building. The basement will be used for parking and storage connecting to the Clubhouse basement to optimize the layout and use of the basement.



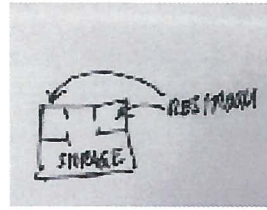
3. Fitness Center. This structure will have a footprint of approximately 5,000 sq ft with 2 Village Condos on the second story. This will include a cardio fitness center, weight lifting area, spin cycle area and movement studios. The basement will be used for an HOA Theater, game room and a 2 lane bowling alley.



4. Outdoor Pursuits. This structure will be approximately 2,000 sq ft and only one story. This will be used to store and make available sports equipment for all of the sporting options in the subdivision including golf, tennis, basketball, baseball, lacrosse, swimming, soccer etc.



5. Pool House/Restrooms. This structure will be approximately 500 sq ft and only one story. This will be used for food storage and restrooms by the pool area.

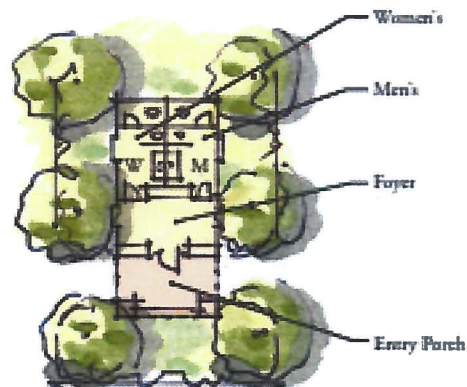


6. Comfort Station 1. This structure will be approximately 500 sq ft and one story. It is primarily a restroom facility for the recreational complex. There will be space for storage and conveniences like a refrigerated area for water.

7. Comfort Station 2. This structure will be approximately 500 sq ft and one story. It is primarily a restroom facility for HOA members playing golf or walking the course or trails. There will be space for storage and conveniences like a refrigerated area for water.

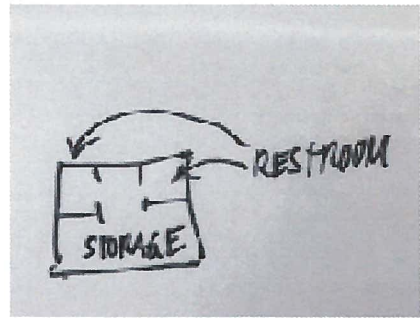


8. Comfort Station 3. This structure will be approximately 500 sq ft and one story. It is primarily a restroom facility for HOA members playing golf or walking the course or trails. There will be space for storage and conveniences like a refrigerated area for water.

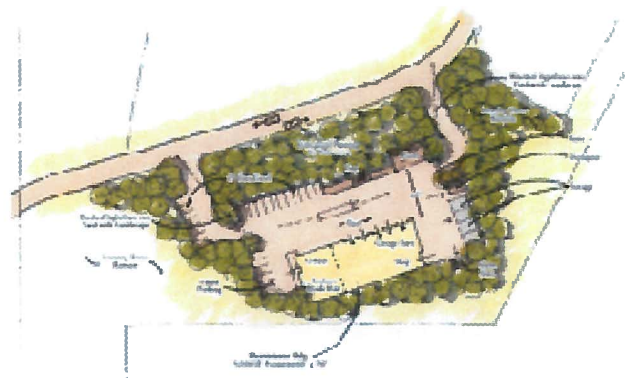


Comfort Station
(Two locations on site
- refer to Master Plan)

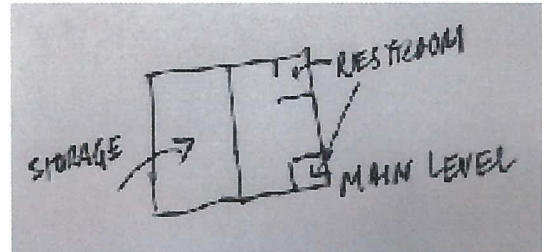
9. Pond House. This structure will be approximately 500 sq ft and one story. It will store recreational items for use on the pond like paddleboards, life jackets and kayaks. There will be a restroom in this facility.



10. HOA Maintenance Building. This facility includes a single-story building with a 4,500 sq ft footprint and a basement of the same size (total of 9,000 sq ft) for maintenance work and equipment storage. This building is used to maintain the golf course primarily. This building is located adjacent to the recreational complex. There is also a wash down shed for cleaning all of the equipment and a covered area for moving dirt and managing seed, etc. as well as a fueling area for all equipment..



11. HOA Maintenance Annex. This structure is approximately 5,000 sq ft, with a full basement (total 10,000 sq ft). This will function as the main office space for the management of the HOA, storage of maintenance equipment, parking and supplies. There is also parking here for HOA employees and vendors. We are also proposing a nearby building for 10 Workforce Housing Rental Apartments.



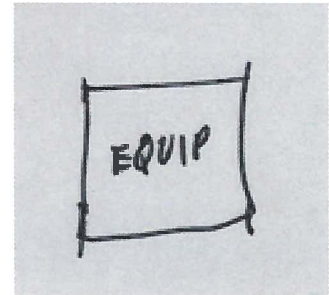
11A. Proposed Workforce Housing - 10 Rental Apartments

Two Story, 3500 sq ft footprint (7,000 sq ft total building) with underground parking or one level, 7,000 sq ft over grade level parking.



Sample Apartment Layout

12. Irrigation Pump Station. This structure is approximately 500 sq ft with only one story. This supports the irrigation of the grounds using the water stored in the ponds and managed under the ITHMP for the property.



13. Waste Water Treatment Plant. This is series of technical structures that will be approved by the SCDHS. The location is to the Northwest of the subdivision.



14. Gate House. This structure is approximately 300 sq ft, single story. This is the entry house into the community. There will be receiving, storage and a restroom.

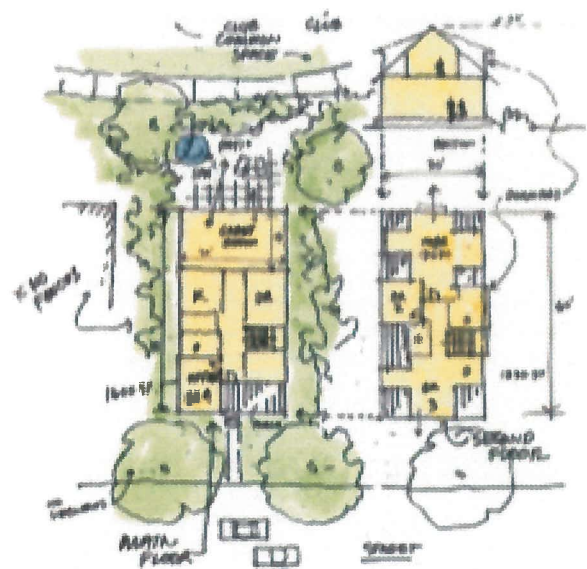


15. Pool. This is a pool and deck area for the use of the HOA members. The entire area, which will include two or three different pools is approximately 10,000 sq ft.



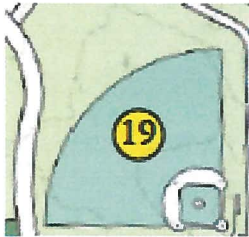
16. Lawn.

17. Village Cabins/Cottages. These are 15 structures of approximately 3,000 sq ft each. They are small residential units in the center of the subdivision.

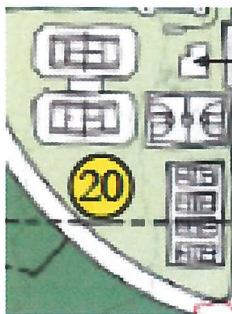


18. Pond.

19. Ball Field. There is a ball field that can be used by members of the HOA for a variety of sports including baseball, softball, lacrosse, soccer, frisbee and football.



20. Sport Courts. There are several sports courts for HOA members. Two tennis courts, 1 basketball court and 4 pickle ball courts.



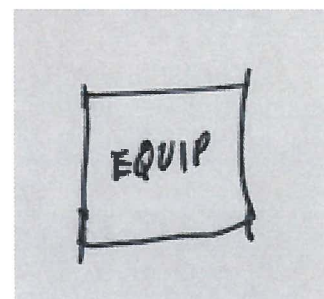
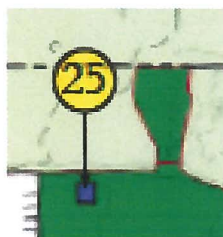
21. Putting course/short game area.

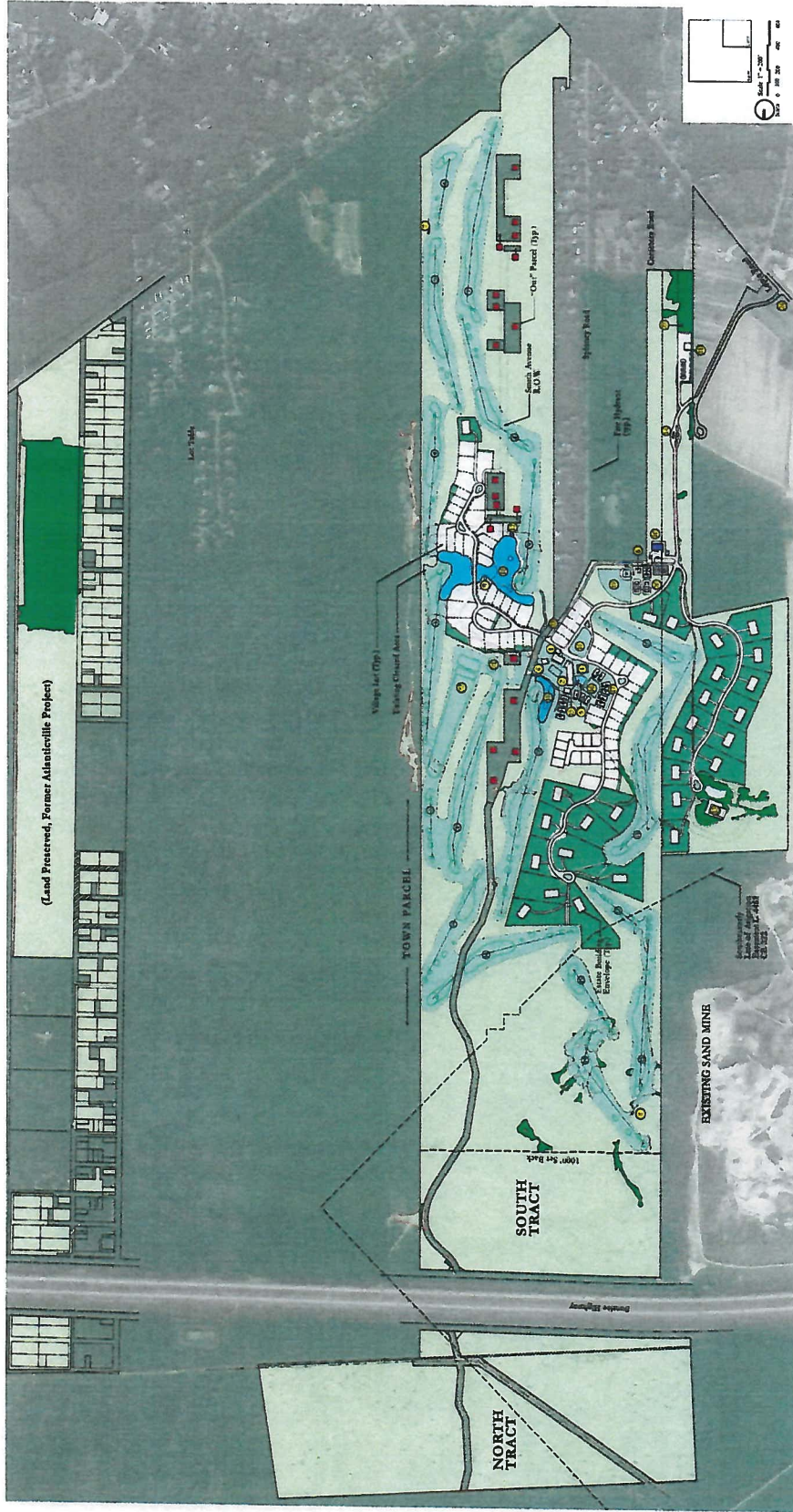
22. Practice Fairway.

23. EVA. This is the emergency entrance for emergency vehicle access off of North Spinney Road.

24. Entry. This is the entrance to the property off of Lewis Road.

25. Irrigation Well Barn. This is where the irrigation well to water the grounds will be sited in conjunction with the SCWA. This single-story barn is approximately 300 sa ft. It will that will be for the irrigation well sited on the southern end of the Kracke property as approved by the SCWA. The SCWA is a proponent of the strategy to use water that has high nutrient content coming off of the nearby farms so that the grounds of the subdivision can filter it and remove nitrogen.





Legend

- 1 HOA Clubhouse
- 2 Changing/Locker Rooms/Showers
- 3 Fitness Center
- 4 Outdoor Pursuits
- 5 Pool Bar/Restrooms
- 6 Comfort Station 1
- 7 Comfort Station 2
- 8 Comfort Station 3
- 9 Pond House
- 10 HOA Maintenance Building
- 11 HOA Maintenance Annex
- 12 Irrigation Pump Station
- 13 Waste Water Treatment Plant
- 14 Gate House
- 15 Pool
- 16 Lawn
- 17 Village Cottages
- 18 Pond
- 19 Ball Field
- 20 Sport Courts
- 21 Putting Course and Short Game Area
- 22 Practice Fairway
- 23 EVA
- 24 Entry
- 25 Irrigation Well Barn

Development Summary

Village Lots	52
Village Estates	16
Woodland Estates	2
Village Cottages	11
Village Condos	10
Total	118

118 Unit Lewis Road PRD

LEWIS ROAD PRD AT EAST QUOGUE
TOWN OF SOUTHAMPTON, NEW YORK



- Legend**
- ① HOA Clubhouse
 - ② Changing/Locker Rooms/Shower
 - ③ Fitness Center
 - ④ Outdoor Pursuits
 - ⑤ Pool Bar/Restrooms
 - ⑥ Comfort Station 1
 - ⑦ Comfort Station 2 (Refer to full site plan)
 - ⑧ Comfort Station 3 (Refer to full site plan)
 - ⑨ Pond House
 - ⑩ HOA Maintenance Building
 - ⑪ HOA Maintenance Annex (Refer to full site plan)
 - ⑫ Irrigation Pump Station
 - ⑬ Waste Water Treatment Plant (Refer to full site plan)
 - ⑭ Gate House (Refer to full site plan)
 - ⑮ Pool
 - ⑯ Lawn
 - ⑰ Village Cottages
 - ⑱ Pond
 - ⑲ Ball Field
 - ⑳ Sport Courts

Development Summary

Village Lots	42
Village Estates	16
Woodland Estates	27
Village Cottages	15
Village Condos	10
Total	110



NELSON & POPE
ENGINEERS & SURVEYORS

VICTOR BERT, P.E. • JOSEPH R. EPIFANIA, P.E. • ROBERT G. NELSON JR., P.E. • THOMAS F. LEMBO, P.E.
GARY S. BECKER, P.E. • GREGORY D. PETERMAN, P.L.S. • ERIC J. McFERRAN, P.E. • THOMAS C. DIXON, P.E.

572 WALT WHITMAN ROAD, MELVILLE NY 11747-2188
(631) 427-5665 • FAX (631) 427-5620 • NELSONPOPE.COM

August 21, 2018

Proposed Lewis Road Planned Residential Development Modifications to the "Town of Southampton Road and Drainage Standards" Manual

The intended speed limit for the project is to be posted as 20 miles per hour (mph) and will be enforced by the HOA. This speed limit is considerably lower than design speeds promulgated by AASHTO, the NYSDOT and towns on Long Island, with typically posted town speed limits of 30 mph. Even towns, where road design is usually regulated by highway department regulations and standards, require road designs that unintentionally encourage speeds greater than posted limits instead of designs that calm traffic and reduce speed, particularly for rural areas or self-contained communities where through traffic is discouraged.

Dutchess County, New York has pioneered rural road type designs, for roads with low volume traffic, where they strive to "retain narrow widths, natural edges and scenic winding character of the traditional roads, rather than imposing wider, suburban-scale standards into the countryside"⁽¹⁾ The Town of Southampton Planning Board, in Planning Board Resolution 2017-328, their final conditional approval (meeting of 10/12/17) for the Mill Creek Heights (a.k.a. Sag Harbor Woods) subdivision, encouraged a rural type road design in their finding #17: "The Planning Board supports the general concept for establishing country lane standards to reduce the pavement width and increase natural and grassed permeable shoulders. The reduction in pavement width may also facilitate the retention of some of mature native trees within the proposed right of way and retention of the existing trees should be reevaluated as any existing trees that may be retained would reduce the number of street trees required to be installed."

The Dutchess Land Conservancy, Inc. ("DLCI") their 1998 *Design Guide for Rural Roads*, financially supported by the New York State Council of the Arts, a State agency, rejected AASHTO's and NYSDOT's standards for application to rural roads where "The classic rural road is narrow, gently curving and edged with trees." In the introduction to that publication, the DLCI clearly states the basis for the Guide (in pertinent part):

"An architect designing a garage does not use skyscraper plans, nor does a village judge consult federal law in deciding the penalty for a minor traffic infraction. Yet across America today, planners and engineers routinely apply suburban road standards in designing new rural roads and improving existing ones. Evidence of this misguided practice is abundant. New roads in rural areas are unnecessarily wide and often devoid of the magnificent trees and rough stone walls that characterize many a country byway. ... The Guide takes the stance that what is built in suburbia is usually wholly inconsistent with the beauty, tempo, and scale of the rural environment. With the

⁽¹⁾Dutchess County *Greenway Guide: Protecting the Countryside*.

aim of redressing the balance, the Guide offers design recommendations for both new and existing rural roads. ... The Guide also gives special consideration to the preservation of the trees, stone traditional narrow width of rural byways, bridges, and hamlet streets. The second part of the Guide deals with the nitty-gritty of road layout and construction, outlining specifications for surface courses, catch basins, and other fundamental elements of road design.

Because no other work of its kind exists, compiling the Guide and crafting the design recommendations involved consulting a variety of sources, including publications of the American Society of Civil Engineers, studies prepared by special task forces, county planning departments, town zoning regulations and road construction specifications, planning books, and local roads programs. In many cases the information culled from these works served as a springboard for ideas; in other instances, the information was modified to better fit the special requirements of rural roads. Some sections of the Guide – notably the section on construction specifications and the discussion of road design for rural areas – were closely adapted from existing sources.”

Since publication of the Guide, changes in state regulations limit the ability of a municipality to fully adopt the recommendations therein, such as SWPPP⁽²⁾ requirements affecting drainage design and FCNYS⁽³⁾ requirements promulgating minimum road widths for fire apparatus access roads. Nevertheless, the roadway design within The Lewis Road Planned Residential Development seeks to blend non-traditional road design standards and safety considerations to create a rural character within the housing areas. The two areas where we are seeking relief from the Town of Southampton roadway alignment standards are horizontal alignment curves, maximum road gradients and right of way width.

The Town of Southampton’s Road and Drainage Standards section B1 Horizontal alignment curves states: The recommended minimum centerline radius curvature shall be 200 feet for local streets and 400 feet for collector streets. To provide a more natural country lane feel following the natural existing topography we have reduced the centerline radius to 100 feet. Within Poxabogue Circle we have one radius of 97 feet. However, according to the New York State Department of Transportation (NYSDOT) Highway Design Manual Chapter 2 – Design Criteria Exhibit 2-5 with a design speed of 20 mph a centerline radius of 74 feet is acceptable.

The Town of Southampton’s Road and Drainage Standards section C3 Maximum road gradients shall be 6%. To gain access to the higher portion of the site at the northern end of Paucuck Trail while following the existing grades we are proposing a grade of 9.5% for two relatively short sections. this is below the 10% limit of the Pine Barren Commission and the NYSDOT as indicated in Exhibit 2-5 mentioned above.

The Town of Southampton’s right-of-way (ROW) width is also proposed to be modified from 50 feet to 40 feet. This is being proposed for two reasons. The first is to minimize the impact of the roadways within the development by placing the utilities and pavement within a narrower corridor. The second reason guarantees that the roadways will remain private, ensuring that they cannot be offered to the Town for dedication, as they do not meet the minimum Town standard for right-of-way width.

⁽²⁾Stormwater Pollution Protection Plan

⁽³⁾Fire Code of New York State

**ADDENDUM
LEWIS ROAD PRD 118-UNIT SUBDIVISION**



1. Site Details
2. Wastewater Treatment
3. Workforce Housing Units
4. Trails

1. Site Details: The Lewis Road PRD application is for a 118-unit PRD (cluster) subdivision plan with customary residential recreational accessory uses, including an 18-hole golf course, for the owners of the lots only. Based upon the allowable yield of 118 units as established on the standard yield plans at the Pre-Application, the Lewis Road PRD subdivision includes 118 residential units in a variety of housing options, including 8 condominium units, 15 village cabin lots, 53 village lots, 16 village estate lots, and 26 woodland estate lots.

There are recreational amenities for lot owners, including a ball field, a swimming pool, a lap pool, four pickle ball courts, one basketball court, two tennis courts and an 18-hole golf course.

There are HOA accessory buildings for lot owners including a fitness building, an Outdoor Pursuits/Sports building, a locker room/storage building, a Pool House, a Pond House and a Community Clubhouse building. There are three restroom buildings around the property

There are two HOA maintenance buildings and maintenance structures for the onsite irrigation well and pump house. There is a gate house at the entrance to the subdivision and supporting structures for the on-site wastewater treatment facility.

Required off-street parking is located on each lot, except for the condos and cabin lots. Required off-street parking for those 23 lots/units will be under the Community Buildings. Additional parking will be at the Maintenance/Operations building outside of the development area for HOA employees and vendors.

2. Wastewater Treatment: The Lewis Road PRD will have an on-site wastewater treatment plant for the management of all wastewater on the property. The on-site wastewater treatment plant will be located on the western part of the property, consistent with the location reviewed under the accepted SEQR study for the project. The Lewis Road PRD will use a sewage treatment system that can be approved by the SCDHS to meet the required treatment standard. Tertiary treatment will be deployed to further reduce nitrogen in effluent.

3. Long Island Workforce Housing Units: As the adopted Pre-Application report, dated May 24, 2018, stated, among the options allowed under the Long Island Workforce Housing Act and Article II of Chapter 216 of the Town Code, it was the Planning Board's initial preference that workforce housing units be constructed either on-site or off-site rather than the payment of a fee to the Town's Workforce Housing Trust Fund. Thus, the Planning Board recommended that DLV build or otherwise provide the required 12 workforce housing units in the East Quogue Union Free School District ("EQUFSD"). DLV's concept plan at the PreApplication for 12

workforce housing units on the Parlato parcel located on approximately 25 acres north of the LIRR at central Avenue was noted to be undesirable and it was recommended that off-site housing options be considered in conjunction with the Department of Land Management and the Planning Board to meet the workforce housing obligation of the Lewis Road PRD subdivision. The following options have been discussed with the Department of Land Management and are being offered:

A. DLV Quogue owns two lots on the North side of Old Country Road between Lewis Road and Central Avenue in East Quogue.

Lot 1: Vacant land. 106 Old Country Rd. 0.4 acres. North side of Old Country, backs up to RR Tracks. This is the 5th property from Lewis Road & Old Country. SCTM#900-340-1-5

Lot 2: Vacant land. 100 Old Country Rd. 0.5 acres. North side of Old Country, backs up to RR Tracks. This is the 8th property from Lewis Road & Old Country. SCTM#900-340-1-2

DLV Quogue can build a single family home on each of these two properties for workforce housing. The homes would be approximately 1,500 sq.ft. in size meeting all Town codes. This would satisfy two of the twelve units.

B. DLV has a proposed HOA facilities maintenance building on the southerly end of the Kracke parcel close to the Kijowski access road off of Lewis Road near the entrance to the subdivision. DLV is willing to construct 10 rental apartments, a minimum of 600 sq.ft. each, at that location.

4. Trails: There are a number of existing trails on the Lewis Road PRD property assemblage. All trails in the open space (65%) on the property will be left as-is. Notably, there are trails on Hills North and Parlato which connect into the Paumanok trail system and to trails in between Hills South and Henry Hollows areas in East Quogue. Access to these trails on Hills North is from Sears Bellows Park. Access to trails on Parlato is off of Central Avenue, North of Old Country Road. In the event the land is dedicated to the Town, the public could have access by parking on the side of Central Avenue and then walk across the private LIRR crossing there. There are also trails on Hills South, accessible at Lewis Road and the LIRR crossing. There is a cleared area there, which is part Hills South and part of the lands of the Town of Southampton, which can be used for access to that trail system. These existing trails are of varying widths but all are fairly stable dirt paths that seem to have been established by other hikers, motorcyclists and/or hunters. DLV Quogue will work with the Trails Advisory Board and Planning Board to document the existing trails and to identify potential access points.

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
116 Hampton Road
Southampton, NY 11968

TOWN OF SOUTHAMPTON



JAY SCHNEIDERMAN
TOWN SUPERVISOR

Phone: (631) 287-5735
Fax: (631) 287-5706

CHAIR
DENNIS FINNERTY
VICE CHAIRPERSON
JOHN J. BLANEY
SECRETARY
PHILIP A. KEITH

BOARD MEMBERS
JACQUI LOFARO
JOHN ZUCCARELLI
ROBIN LONG
GLORIAN BERK

SUBDIVISION PRELIMINARY APPLICATION



Application Name: Lewis Road PRD
Suffolk County Tax Map No.: 0900-314.00-02.00-020.005 & others (see attached list)
Property Address: Lewis Road, East Quogue
Application Fee: \$ 103,250.00 (\$875.00 per lot)
Engineering review fee & SWPPP review fee: \$45,868.75

***Suffolk County's current financial situation has led the legislature to adopt Resolution #809-1991 which authorizes fees for certain actions and applications submitted to the offices of the Suffolk County Planning Commission.*

*As of January 1, 1992, zoning and subdivision actions and applications requiring significant review will be subject to a \$50 fee for each zoning action and \$25 per lot for each subdivision application. Actions on a Town or Village motion will be exempted from the fees. Please notify all applicants subject to County review of the requirement of County processing fee. This office will bill the applicant directly once the need for significant review is determined. ***

1) GENERAL INFORMATION

a) Applicant's Name: DLV Quogue, LLC
Address 14605 North 73rd Street, Scottsdale, AZ 85260

b) If the applicant is a corporation, give the name and title of the responsible
Officer: N/A
Name: _____
Title: _____



c) Landowner's Name DLV Quogue, LLC & others (see attached list)
Address 14605 North 73rd Street, Scottsdale, AZ 85260
Phone No.: _____

d) If the applicant does not own the property, prepare the endorsement at the end of this form establishing owner's authorization of the applicant's proposed subdivision of his land.

- e) All communications with regard to this subdivision shall be addressed to the following person until further notice:

Name: Wayne D. Bruyn, Esq., O'Shea, Marcincuk & Bruyn, LLP

Address: 250 North Sea Road, Southampton, NY 11968

Telephone No.: 631.283.7007

2) PROJECT INFORMATION

Check map for which application is being made:	Standard Yield		PRD (Cluster)		Reduced Yield	
Total acreage of site	588.39		588.39		N/A	
residential units/ Number of lots (proposed/affordable) *	118		118			
Open Space (acreage/percentage) **			65%			
Class I & II agricultural soil (acreage/preserved)	121		121			
Park area provided (0.05 ac/lot)	4.93					
Wetland & Surface water area (acres or sq. ft)	1.40		1.40			
Linear feet of roadways	28,871±		11,765			
Are any streets, parks to be dedicated	yes		park - yes sts. - no			
Drainage (structures, fund or none)	structures		structures			
Average lot size (sq. ft.)	200,000+		30,000±			
Proposed easements/covenants (yes/no)	no		yes			
Existing easements/covenants (yes/no)	no		no			
Existing trails (yes/no)	yes		yes			
Existing Structures (yes/no)	no		no			
Encumbrances/liens (if yes, provide added information)	yes (Avigation Easement)		yes			
Water supply (private well or public main)	public		public			

*~~LF~~ Workforce Housing - 12 additional lots/units

** See Addendum

SERVICES: (Indicate the following special districts or utilities that will serve the project)

Fire District: East Quogue & Westhampton

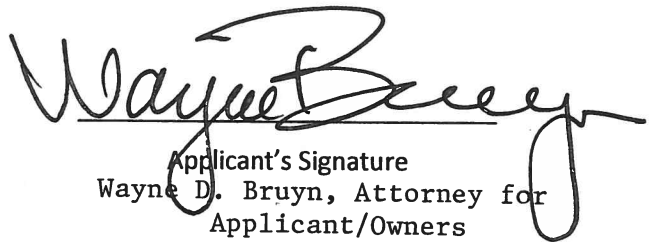
School District: East Quogue & Westhampton Beach

Water District or Company: SCWA

Post Office: East Quogue & Riverhead

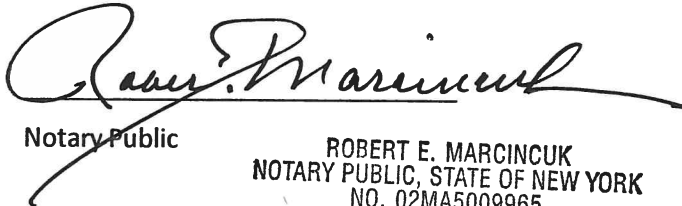
Electric and/or gas company: PSEG/KeySpan

I hereby depose and say that all the above statements of information and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.


Applicant's Signature
Wayne D. Bruyn, Attorney for
Applicant/Owners

Sworn before me this

30 day of October, 2018


Notary Public

ROBERT E. MARCINCUK
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02MA5009965
QUALIFIED IN SUFFOLK COUNTY
COMMISSION EXPIRES MARCH 22, 2019

TABLE OF TAX LOTS*

Section	Block	Lot	Owner
Hills North Parcel			
203	1	25	DLV Quogue Owner, LLC
		27	
		30	
219	1	4	
		5	
		6	
		7	
		8	
		9	
		10	
		23	
		24	
Hills South Parcel			
219	1	11.1	DLV Quogue Owner, LLC
		12	
		13	
		14	
		15	
		16	
		17	
		18	
		19	
		20.1	
		21	
		22	
		47	
		48	
		49	
		50	
250	3	1	
		2	
		3	
		4	
		5	
		6	
		9	
		11	
		13	
		14	
		17	
30			
288	1	61	
		121	
		122	

		123	
		125	
		127	
		130	
		132	
		133	
		136	
		138	
		140.2	
		141.1	
		153	
314	2	20.5	DLV Quogue Owner, LLC
Kracke Property			
250	2	4	DLV Quogue, LLC
288	1	59.1	
		60	
Parlato Property			
220	1	7	DLV Parlato Parcel 3, LLC
		8	DLV Parlato Parcel 1, LLC
		9	DLV Parlato Parcel 3, LLC
		10	DLV Parlato Parcel 1, LLC
		11	
		12	DLV Parlato Parcel 3, LLC
		14.1	DLV Parlato Parcel 1, LLC
		15	DLV Parlato Parcel 3, LLC
		16	DLV Parlato Parcel 1, LLC
		17	DLV Parlato Parcel 3, LLC
		18	DLV Parlato Parcel 1, LLC
		19	DLV Parlato Parcel 3, LLC
		31	DLV Parlato Parcel 1, LLC
		33	
		34	DLV Parlato Parcel 3, LLC
		35	DLV Parlato Parcel 1, LLC
		36	DLV Parlato Parcel 3, LLC
		39	
		40	DLV Parlato Parcel 4, LLC
		42	
		56	
		58	DLV Parlato Parcel 2, LLC
		59	DLV Parlato Parcel 4, LLC
		60	
		65	DLV Parlato Parcel 2, LLC
		66	DLV Parlato Parcel 1, LLC
		67	DLV Parlato Parcel 2, LLC
		70	DLV Parlato Parcel 3, LLC
		72	DLV Parlato Parcel 1, LLC
		73	DLV Parlato Parcel 3, LLC
		74	DLV Parlato Parcel 1, LLC
		75	DLV Parlato Parcel 3, LLC

			76	DLV Parlato Parcel 1, LLC
			78	DLV Parlato Parcel 3, LLC
			79	DLV Parlato Parcel 1, LLC
			80	DLV Parlato Parcel 3, LLC
			81	DLV Parlato Parcel 1, LLC
			82	DLV Parlato Parcel 3, LLC
			84	DLV Parlato Parcel 1, LLC
			86	DLV Parlato Parcel 3, LLC
			102	DLV Parlato Parcel 1, LLC
			103	DLV Parlato Parcel 3, LLC
			109	
			110	
	251	1	4	DLV Parlato Parcel 1, LLC
			5	DLV Parlato Parcel 3, LLC
			7	
			8	
			10	
			12	DLV Parlato Parcel 1, LLC
			13	DLV Parlato Parcel 3, LLC
			14	DLV Parlato Parcel 2, LLC
			15	DLV Parlato Parcel 1, LLC
			16	DLV Parlato Parcel 3, LLC
			18	DLV Parlato Parcel 1, LLC
			20	DLV Parlato Parcel 2, LLC
			21	
			22	DLV Parlato Parcel 1, LLC
			23	DLV Parlato Parcel 2, LLC
			24	DLV Parlato Parcel 1, LLC
			25	DLV Parlato Parcel 3, LLC
			26	
			27	DLV Parlato Parcel 2, LLC
			28	DLV Parlato Parcel 3, LLC
			29	DLV Parlato Parcel 1, LLC
			30	DLV Parlato Parcel 3, LLC
			32	
			33	DLV Parlato Parcel 1, LLC
			34	DLV Parlato Parcel 3, LLC
			35	DLV Parlato Parcel 1, LLC
			36.1	
			37	DLV Parlato Parcel 2, LLC
			38	DLV Parlato Parcel 1, LLC
			39	
			40	DLV Parlato Parcel 2, LLC
			41	
			42	DLV Parlato Parcel 1, LLC
			43	DLV Parlato Parcel 4, LLC
			44	DLV Parlato Parcel 1, LLC
			90	DLV Parlato Parcel 5, LLC

		45	DLV Parlato Parcel 1, LLC
		46	DLV Parlato Parcel 4, LLC
		47	DLV Parlato Parcel 1, LLC
		48	DLV Parlato Parcel 3, LLC
		50.1	DLV Parlato Parcel 4, LLC
		50.2	
		51	DLV Parlato Parcel 1, LLC
		52	DLV Parlato Parcel 3, LLC
		53	DLV Parlato Parcel 1, LLC
		54	DLV Parlato Parcel 3, LLC
		57	DLV Parlato Parcel 1, LLC
		58	DLV Parlato Parcel 3, LLC
		59	DLV Parlato Parcel 1, LLC
		61	DLV Parlato Parcel 2, LLC
		62	DLV Parlato Parcel 1, LLC
		63	DLV Parlato Parcel 3, LLC
		65	DLV Parlato Parcel 1, LLC
		67	DLV Parlato Parcel 3, LLC
		68	DLV Parlato Parcel 1, LLC
		69	DLV Parlato Parcel 3, LLC
		96	DLV Parlato Parcel 2, LLC
289	2	1	DLV Parlato Parcel 1, LLC
		3	
		5	
		19	DLV Parlato Parcel 3, LLC
		20	DLV Parlato Parcel 1, LLC
		22	
		23	DLV Parlato Parcel 3, LLC
		24	DLV Parlato Parcel 1, LLC
		25	DLV Parlato Parcel 3, LLC
		26	DLV Parlato Parcel 1, LLC
		28	DLV Parlato Parcel 4, LLC
		29	DLV Parlato Parcel 1, LLC
		30	DLV Parlato Parcel 2, LLC
		31	DLV Parlato Parcel 1, LLC
		33	DLV Parlato Parcel 2, LLC
		34	DLV Parlato Parcel 1, LLC
		35	DLV Parlato Parcel 3, LLC
		36	DLV Parlato Parcel 1, LLC
		37	DLV Parlato Parcel 3, LLC
		38	DLV Parlato Parcel 1, LLC

* All tax lots are in District 0900.

OWNER'S ENDORSEMENT

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

Mark Hissey, being duly sworn, deposes and says:

I am: _____ a part owner in fee

_____ the sole owner in fee

X ~~an officer of the corporation~~/officer of the LLC
which is the fee owner

of the premises described in the foregoing application.

I reside at 14605 North 73rd Street, Scottsdale, AZ 85260.

I have authorized Nelson, Pope & Voorhis, LLC and O'Shea, Marcincuk & Bruyn, LLP to make the foregoing application to the Town of Southampton Planning Board for approval as described herein.

DLV Quogue, LLC

By: _____

Mark Hissey, Sr. Vice President

Sworn to before me this

29th day of Sept, 2018

Wayne Bruyn
Notary Public

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2019

WAYNE D. BRUYN
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TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT

116 Hampton Road
 Southampton, NY 11968
 631-283-6000

www.southamptontownny.gov



JAY SCHNEIDERMAN
 TOWN SUPERVISOR

KYLE P. COLLINS, AICP
 TOWN PLANNING AND
 DEVELOPMENT ADMINISTRATOR

Open Government Disclosure Form

(Zoning Board of Appeals, Planning Board, Conservation Board, all other Land Management Review)

STATE OF NEW YORK)

SS:

COUNTY OF SUFFOLK)

Mark Hissey

, being duly sworn, deposes and says:

Print Name

I am the owner and/or applicant for a project that is the subject of a pending application before the Southampton (Check one)
☐ Zoning Board of Appeals, ☒ Planning Board, ☐ Conservation Board ☐ all other Land Management
 Review. I make this affidavit under penalty and swear to the truth herein. I am aware that this affidavit is required by
 General Municipal Law §809 and Southampton Town Code Chapter 23 and that I shall be guilty of a misdemeanor should
 I knowingly or intentionally fail to make all disclosures herein. I am also aware that I may be subject to the penalties in
 Southampton Town Code §23-14 should I knowingly or intentionally fail to make all disclosures herein.

1. The application name is: Lewis Road PRD
2. I reside at 14605 North 73rd Street, Scottsdale, AZ 85260
3. The officers of the applicant corporation/owner corporation are as follows:
 Pres. N/A Sec. _____
 Vice Pres. _____ Treas. _____
4. Do any of the following individuals have an interest in the owner or applicant (as defined on page iii, note "A")?

A. Any official of New York State

Yes

☐

No

☒

B. Any elected or appointed official or employee of Southampton Town or Suffolk County

☐
☒

If the answer to Question 4 is YES, General Municipal Law §809 and Town Code Chapter 23 require that you disclose the name and the nature and event of the interest of said individual(s) in the owner or applicant.

Name

Residence

Nature of Interest

_____	_____	_____
_____	_____	_____
_____	_____	_____

5. During the 24 months before the filing of this application, have any of the following individuals made campaign contributions exceeding \$500 in total, in cash or in kind, to the campaign for public office of any Town officer or employee, to any individual campaign committee, or to any political party committee designated to accept donations on such Town official's or employee's behalf as a candidate for public office?

	Yes	No
1. Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Agent for owner or applicant	<input type="checkbox"/>	<input type="checkbox"/>
4. Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Other	<input type="checkbox"/>	<input type="checkbox"/>

If the question to Question 5 is yes, Town Code Chapter 23 requires that the information be provided below:

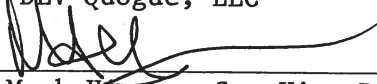
Name/Address	Amount/Date	Name of Campaign Committee
See Addendum attached		

6. During the preceding 24 months before the filing of this application, have any of the following individuals employed any Town officer or employee or a relative thereof involving compensation in an amount of \$500 or more? Said compensation may be directly made, or indirectly made through a corporation or business interest held by any Town officer or employee or their relative.

	Yes	No
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3. Agent for owner or applicant	<input type="checkbox"/>	<input type="checkbox"/>
4. Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other	<input type="checkbox"/>	<input type="checkbox"/>


If the answer to Question 6 is yes, Town Code Chapter 23 requires that the information be provided below:

Name	Position (Owner, Agent, Attorney, Other)	Corporation

DLV Quogue, LLC
 By: 
 Mark Hissey, Sr. Vice President
 Signature

Sworn to before me

This 29th day of October, 2018.


 Notary Public

WAYNE D. BRUYN
 Notary Public, State of New York
 Qualified in Suffolk County
 Commission Expires Feb. 22, 2019

Addendum
to
Town of Southampton Open Government Disclosure Form

5. O'Shea, Marcincuk & Bruyn, LLP campaign contributions during the preceding 24 months:

1/17/17	150.00	Southampton GOP
3/29/17	150.00	Friends of Ray Perini
5/24/17	1,400.00	Southampton Town Republican Committee
6/27/17	150.00	Friends of Stanley Glinka
7/21/17	100.00	Friends of Thea Dombrowski-Fry
7/25/17	150.00	Friends of Lance Aldrich
8/17/17	125.00	Friends of Stanley J. Glinka
9/25/17	175.00	Southampton Town Republican Committee
10/5/17	100.00	Friends of Scott Horowitz
3/26/18	250.00	Friends of Christine Preston Scalera
8/29/18	200.00	Friends of Theresa Whelan

OWNER'S ENDORSEMENT

STATE OF NEW YORK)

SS.:

COUNTY OF SUFFOLK)

Mark Hissey, being duly sworn, deposes and says:

I am: _____ a part owner in fee

 the sole owner in fee

 X ~~an officer of the corporation~~/officer of the LLC
which is the fee owner

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DLV Parlato Parcel 1, LLC

By: Mark Hissey
Mark Hissey, Sr. Vice President

Sworn to before me this
29th day of Oct, 2018

Wayne Berry
Notary Public

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2019

TOWN OF SOUTHAMPTON

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JAY SCHNEIDERMAN
TOWN SUPERVISOR

KYLE P. COLLINS, AICP
TOWN PLANNING AND
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Open Government Disclosure Form

(Zoning Board of Appeals, Planning Board, Conservation Board, all other Land Management Review)

STATE OF NEW YORK)

ss:

COUNTY OF SUFFOLK)

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Vice Pres. _____ Treas. _____
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A. Any official of New York State

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. Any elected or appointed official or employee of Southampton Town or Suffolk County

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

If the answer to Question 4 is YES, General Municipal Law §809 and Town Code Chapter 23 require that you disclose the name and the nature and event of the interest of said individual(s) in the owner or applicant.

Name

Residence

Nature of Interest

_____	_____	_____
_____	_____	_____
_____	_____	_____

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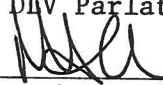
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DIV Parlato Parcel 1, LLC

By: 
Mark Hisey, Sr. Vice President
Signature

Sworn to before me

This 29th day of October, 2018.


Notary Public

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
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ss.:

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Mark Hissey, being duly sworn, deposes and says:

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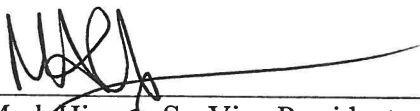
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DLV Parlato Parcel 2, LLC

By: 
Mark Hissey, Sr. Vice President

Sworn to before me this
29th day of ~~August~~ Oct, 2018


Notary Public

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2019

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JAY SCHNEIDERMAN
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TOWN PLANNING AND
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(Zoning Board of Appeals, Planning Board, Conservation Board, all other Land Management Review)

STATE OF NEW YORK)

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A. Any official of New York State

Yes

☐

No

☒

B. Any elected or appointed official or employee of Southampton Town or Suffolk County

☐
☒

If the answer to Question 4 is YES, General Municipal Law §809 and Town Code Chapter 23 require that you disclose the name and the nature and event of the interest of said individual(s) in the owner or applicant.

Name

Residence

Nature of Interest

_____	_____	_____
_____	_____	_____
_____	_____	_____

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5. Other	<input type="checkbox"/>	<input type="checkbox"/>

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See Addendum attached		

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	Yes	No
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2. Applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Agent for owner or applicant	<input type="checkbox"/>	<input type="checkbox"/>
4. Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to Question 6 is yes, Town Code Chapter 23 requires that the information be provided below:

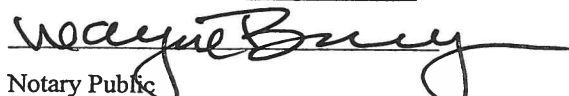
Name	Position (Owner, Agent, Attorney, Other)	Corporation

DLV Parlato Parcel 2, LLC

By: 
Mark Hissey, Sr. Vice President
Signature

Sworn to before me

This 29th day of October, 2018.


Notary Public

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2019

Addendum
to
Town of Southampton Open Government Disclosure Form

5. O'Shea, Marcincuk & Bruyn, LLP campaign contributions during the preceding 24 months:

1/17/17	150.00	Southampton GOP
3/29/17	150.00	Friends of Ray Perini
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6/27/17	150.00	Friends of Stanley Glinka
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9/25/17	175.00	Southampton Town Republican Committee
10/5/17	100.00	Friends of Scott Horowitz
3/26/18	250.00	Friends of Christine Preston Scalera
8/29/18	200.00	Friends of Theresa Whelan

OWNER'S ENDORSEMENT

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

Mark Hissey, being duly sworn, deposes and says:

I am: _____ a part owner in fee

_____ the sole owner in fee

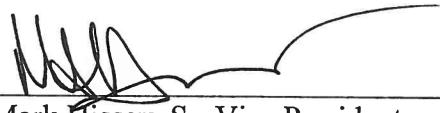
 X ~~an officer of the corporation~~/officer of the LLC
which is the fee owner

of the premises described in the foregoing application.

I reside at 14605 North 73rd Street, Scottsdale, AZ 85260.

I have authorized Nelson, Pope & Voorhis, LLC and O'Shea, Marcincuk & Bruyn, LLP to make the foregoing application to the Town of Southampton Planning Board for approval as described herein.

DLV Parlato Parcel 3, LLC

By: 
Mark Hissey, Sr. Vice President

Sworn to before me this
29th day of ~~August~~ Sept, 2018


Notary Public

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2019

TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT
116 Hampton Road
Southampton, NY 11968
631-283-6000
www.southamptontownny.gov



JAY SCHNEIDERMAN
TOWN SUPERVISOR

KYLE P. COLLINS, AICP
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

Open Government Disclosure Form

(Zoning Board of Appeals, Planning Board, Conservation Board, all other Land Management Review)

STATE OF NEW YORK)

ss:

COUNTY OF SUFFOLK)

Mark Hissey

, being duly sworn, deposes and says:

Print Name

I am the owner and/or applicant for a project that is the subject of a pending application before the Southampton (Check one)
☐ Zoning Board of Appeals, ☒ Planning Board, ☐ Conservation Board ☐ all other Land Management Review. I make this affidavit under penalty and swear to the truth herein. I am aware that this affidavit is required by General Municipal Law §809 and Southampton Town Code Chapter 23 and that I shall be guilty of a misdemeanor should I knowingly or intentionally fail to make all disclosures herein. I am also aware that I may be subject to the penalties in Southampton Town Code §23-14 should I knowingly or intentionally fail to make all disclosures herein.

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3. The officers of the applicant corporation/owner corporation are as follows:
Pres. N/A Sec. _____
Vice Pres. _____ Treas. _____
4. Do any of the following individuals have an interest in the owner or applicant (as defined on page iii, note "A")?

A. Any official of New York State

Yes

☐

No

☒

B. Any elected or appointed official or employee of Southampton Town or Suffolk County

☐
☒

If the answer to Question 4 is YES, General Municipal Law §809 and Town Code Chapter 23 require that you disclose the name and the nature and event of the interest of said individual(s) in the owner or applicant.

Name

Residence

Nature of Interest

_____	_____	_____
_____	_____	_____
_____	_____	_____

5. During the 24 months before the filing of this application, have any of the following individuals made campaign contributions exceeding \$500 in total, in cash or in kind, to the campaign for public office of any Town officer or employee, to any individual campaign committee, or to any political party committee designated to accept donations on such Town official's or employee's behalf as a candidate for public office?

	Yes	No
1. Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Agent for owner or applicant	<input type="checkbox"/>	<input type="checkbox"/>
4. Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Other	<input type="checkbox"/>	<input type="checkbox"/>

If the question to Question 5 is yes, Town Code Chapter 23 requires that the information be provided below:

Name/Address	Amount/Date	Name of Campaign Committee
See Addendum attached		

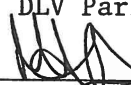
6. During the preceding 24 months before the filing of this application, have any of the following individuals employed any Town officer or employee or a relative thereof involving compensation in an amount of \$500 or more? Said compensation may be directly made, or indirectly made through a corporation or business interest held by any Town officer or employee or their relative.

	Yes	No
1. Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Agent for owner or applicant	<input type="checkbox"/>	<input type="checkbox"/>
4. Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to Question 6 is yes, Town Code Chapter 23 requires that the information be provided below:

Name	Position (Owner, Agent, Attorney, Other)	Corporation

DLV Parlato Parcel 3, LLC

By: 
Mark Hissey, Sr. Vice President
Signature

Sworn to before me

This 29th day of October, 2018.


Notary Public

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2019

Addendum
to
Town of Southampton Open Government Disclosure Form

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10/5/17	100.00	Friends of Scott Horowitz
3/26/18	250.00	Friends of Christine Preston Scalera
8/29/18	200.00	Friends of Theresa Whelan

OWNER'S ENDORSEMENT

STATE OF NEW YORK)

SS.:

COUNTY OF SUFFOLK)

Mark Hissey, being duly sworn, deposes and says:

I am: _____ a part owner in fee

 _____ the sole owner in fee

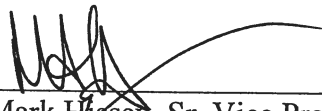
 X ~~an officer of the corporation~~/officer of the LLC
 which is the fee owner

of the premises described in the foregoing application.

I reside at 14605 North 73rd Street, Scottsdale, AZ 85260.

I have authorized Nelson, Pope & Voorhis, LLC and O'Shea, Marcincuk & Bruyn, LLP to make the foregoing application to the Town of Southampton Planning Board for approval as described herein.

DLV Parlato Parcel 4, LLC

By: 
Mark Hissey, Sr. Vice President

Sworn to before me this
29th day of ~~August~~ Sept., 2018


Notary Public

WAYNE D. BRUYN
Notary Public, State of New York
No. 5006450
Qualified in Suffolk County
Commission Expires Feb. 22, 2019

TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT
116 Hampton Road
Southampton, NY 11968
631-283-6000
www.southamptontownny.gov



JAY SCHNEIDERMAN
TOWN SUPERVISOR

KYLE P. COLLINS, AICP
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

Open Government Disclosure Form

(Zoning Board of Appeals, Planning Board, Conservation Board, all other Land Management Review)

STATE OF NEW YORK)

ss:

COUNTY OF SUFFOLK)

Mark Hissey

, being duly sworn, deposes and says:

Print Name

I am the owner and/or applicant for a project that is the subject of a pending application before the Southampton (Check one)
☐ Zoning Board of Appeals, ☒ Planning Board, ☐ Conservation Board ☐ all other Land Management Review. I make this affidavit under penalty and swear to the truth herein. I am aware that this affidavit is required by General Municipal Law §809 and Southampton Town Code Chapter 23 and that I shall be guilty of a misdemeanor should I knowingly or intentionally fail to make all disclosures herein. I am also aware that I may be subject to the penalties in Southampton Town Code §23-14 should I knowingly or intentionally fail to make all disclosures herein.

1. The application name is: Lewis Road PRD
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3. The officers of the applicant corporation/owner corporation are as follows:
Pres. N/A Sec. _____
Vice Pres. _____ Treas. _____
4. Do any of the following individuals have an interest in the owner or applicant (as defined on page iii, note "A")?

A. Any official of New York State

Yes

☐

No

☒

B. Any elected or appointed official or employee of Southampton Town or Suffolk County

☐
☒

If the answer to Question 4 is YES, General Municipal Law §809 and Town Code Chapter 23 require that you disclose the name and the nature and event of the interest of said individual(s) in the owner or applicant.

Name

Residence

Nature of Interest

_____	_____	_____
_____	_____	_____
_____	_____	_____

5. During the 24 months before the filing of this application, have any of the following individuals made campaign contributions exceeding \$500 in total, in cash or in kind, to the campaign for public office of any Town officer or employee, to any individual campaign committee, or to any political party committee designated to accept donations on such Town official's or employee's behalf as a candidate for public office?

	Yes	No
1. Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Agent for owner or applicant	<input type="checkbox"/>	<input type="checkbox"/>
4. Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Other	<input type="checkbox"/>	<input type="checkbox"/>

If the question to Question 5 is yes, Town Code Chapter 23 requires that the information be provided below:

Name/Address	Amount/Date	Name of Campaign Committee
See Addendum attached		

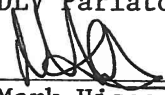
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	Yes	No
1. Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Agent for owner or applicant	<input type="checkbox"/>	<input type="checkbox"/>
4. Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to Question 6 is yes, Town Code Chapter 23 requires that the information be provided below:

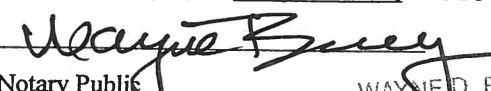
Name	Position (Owner, Agent, Attorney, Other)	Corporation

DLV Parlato Parcel 4, LLC

By: 
Mark Hissey, Sr. Vice President
Signature

Sworn to before me

This 29th day of October, 2018.


Notary Public

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2019

Addendum
to
Town of Southampton Open Government Disclosure Form

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9/25/17	175.00	Southampton Town Republican Committee
10/5/17	100.00	Friends of Scott Horowitz
3/26/18	250.00	Friends of Christine Preston Scalera
8/29/18	200.00	Friends of Theresa Whelan

[illegible]

I am: _____ a part owner in fee
 _____ the sole owner in fee
X ~~an officer of the corporation/officer of the LLC~~
 which is the fee owner

I reside at 14605 North 73rd Street, Scottsdale, AZ 85260.

DLV Parlato Parcel 5, LLC

By: 
Mark Kissey, Sr. Vice President

Sworn to before me this
29th day of Oct, 2018

Wayne Berry
Notary Public

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2011

TOWN OF SOUTHAMPTON

DEPARTMENT OF LAND MANAGEMENT
116 Hampton Road
Southampton, NY 11968
631-283-6000
www.southamptontownny.gov



JAY SCHNEIDERMAN
TOWN SUPERVISOR

KYLE P. COLLINS, AICP
TOWN PLANNING AND
DEVELOPMENT ADMINISTRATOR

Open Government Disclosure Form

(Zoning Board of Appeals, Planning Board, Conservation Board, all other Land Management Review)

STATE OF NEW YORK)

ss:

COUNTY OF SUFFOLK)

Mark Hissey

, being duly sworn, deposes and says:

Print Name

I am the owner and/or applicant for a project that is the subject of a pending application before the Southampton (Check one)
☐ Zoning Board of Appeals, ☒ Planning Board, ☐ Conservation Board ☐ all other Land Management Review. I make this affidavit under penalty and swear to the truth herein. I am aware that this affidavit is required by General Municipal Law §809 and Southampton Town Code Chapter 23 and that I shall be guilty of a misdemeanor should I knowingly or intentionally fail to make all disclosures herein. I am also aware that I may be subject to the penalties in Southampton Town Code §23-14 should I knowingly or intentionally fail to make all disclosures herein.

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Pres. N/A Sec. _____
Vice Pres. _____ Treas. _____
4. Do any of the following individuals have an interest in the owner or applicant (as defined on page iii, note "A")?

A. Any official of New York State

Yes

☐

No

☒

B. Any elected or appointed official or employee of Southampton Town or Suffolk County

☐
☒

If the answer to Question 4 is YES, General Municipal Law §809 and Town Code Chapter 23 require that you disclose the name and the nature and event of the interest of said individual(s) in the owner or applicant.

Name

Residence

Nature of Interest

_____	_____	_____
_____	_____	_____
_____	_____	_____

5. During the 24 months before the filing of this application, have any of the following individuals made campaign contributions exceeding \$500 in total, in cash or in kind, to the campaign for public office of any Town officer or employee, to any individual campaign committee, or to any political party committee designated to accept donations on such Town official's or employee's behalf as a candidate for public office?

	Yes	No
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2. Applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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4. Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Other	<input type="checkbox"/>	<input type="checkbox"/>

If the question to Question 5 is yes, Town Code Chapter 23 requires that the information be provided below:

Name/Address	Amount/Date	Name of Campaign Committee
See Addendum attached		

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If the answer to Question 6 is yes, Town Code Chapter 23 requires that the information be provided below:

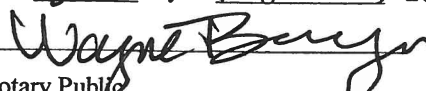
Name	Position (Owner, Agent, Attorney, Other)	Corporation

DLV Parlato Parcel 5, LLC

By: 
Mark Hessey, Sr. Vice President
Signature

Sworn to before me

This 29th day of October, 2018.


Notary Public

WAYNE D. BORYS
Notary Public, State of New York
No. 5008450
Qualified in Suffolk County
Commission Expires Feb. 22, 2019

Addendum
to
Town of Southampton Open Government Disclosure Form

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8/29/18	200.00	Friends of Theresa Whelan

OWNER'S ENDORSEMENT

STATE OF NEW YORK)

SS.:

COUNTY OF SUFFOLK)

Mark Hissey, being duly sworn, deposes and says:

I am: _____ a part owner in fee

_____ the sole owner in fee

___X___ ~~an officer of the corporation~~/managing member of the LLC
which is the fee owner

of the premises described in the foregoing application.

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I have authorized Nelson, Pope & Voorhis, LLC and O'Shea, Marcincuk & Bruyn, LLP to make the foregoing application to the Town of Southampton Planning Board for approval as described herein.

DLV Quogue Owner, LLC

By: _____

Mark Hissey, Sr. Vice President

Sworn to before me this
29th day of ~~August~~ Oct., 2018

Wayne Bruyn
Notary Public

WAYNE D. BRUYN
Notary Public, State of New York
No. 5008450
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TOWN OF SOUTHAMPTON

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A. Any official of New York State

Yes

☐

No

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If the answer to Question 4 is YES, General Municipal Law §809 and Town Code Chapter 23 require that you disclose the name and the nature and event of the interest of said individual(s) in the owner or applicant.

Name

Residence

Nature of Interest

_____	_____	_____
_____	_____	_____
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4. Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to Question 6 is yes, Town Code Chapter 23 requires that the information be provided below:

Name	Position (Owner, Agent, Attorney, Other)	Corporation

DLV Quogue Owner, LLC

By: 
Mark Hissey, Sr. Vice President
Signature

Sworn to before me

This 29th day of October, 2018.


Notary Public

WAYNE D. BRUYN
Notary Public, State of New York
No. 5G08450
Qualified in Suffolk County
Commission Expires Feb. 22, 2019

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10/5/17	100.00	Friends of Scott Horowitz
3/26/18	250.00	Friends of Christine Preston Scalera
8/29/18	200.00	Friends of Theresa Whelan

**STATE ENVIRONMENTAL QUALITY REVIEW ACT
(SEQRA) COMPLIANCE ANALYSIS**

**Lewis Road Planned Residential
Development (PRD)
Subdivision/Site Plan Development**

Hamlet of East Quogue, Town of Southampton
Suffolk County, New York

Prepared for:

Discovery Land Company
14605 North 73rd Street
Scottsdale, Arizona 85260

Contact: Mark Hissey, Senior Vice President
(631) 335-1003

For submission to:

Town of Southampton, Town Planning Board
c/o Department of Land Management
Current Planning Division
116 Hampton Road
Southampton, New York 11968

Contact: Kyle Collins, AICP; Town Planning/Development Administrator
(631) 702-1801

Prepared by:

Nelson, Pope, & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747

Contact: Charles Voorhis, CEP, AICP; Managing Partner
(631) 427-5665

NP&V Project No. 05105

December 2018

RECEIVED

MAY 17 2019

Central Pine Barrens
Joint Planning & Policy Commission

State Environmental Quality Review Act (SEQRA) Compliance Analysis
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)
Subdivision/Site Plan Development

Hamlet of East Quogue, Town of Southampton
Suffolk County, New York

Prepared for:

DLV Quogue, LLC
14605 North 73rd Street
Scottsdale, Arizona 85260
Contact: Joseph Arenson, Partner
(310) 859-0700
jarenson@discoverylandco.com

Discovery Land Company
14605 North 73rd Street
Scottsdale, Arizona 85260
Contact: Mark Hissey, Senior Vice President
(631) 335-1003
mhissey@discoverylandco.com

John Kracke (*Kracke Property*)
c/o Gibert Flanagan, Esq.
Bourke, Flanagan & Asato, P.C.
21 South Main Street
Southampton, New York 11968
(631) 283-0046

Carolyn S. Parlato (*Parlato Property*)
c/o Randall C. Weichbrodt, Esq.
436 Montauk Highway
East Quogue, New York 11942
(631) 653-6603

For Submission to:

Town of Southampton, Town Planning Board
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TABLE OF CONTENTS

	<u>Page</u>
COVERSHEET	i
TABLE OF CONTENTS	iv
EXECUTIVE SUMMARY	ES-1
Background of Action	ES-1
Description of Action	ES-1
Changes from Hills at Southampton PDD	ES-2
Conclusions	ES-3
1.0 INTRODUCTION	1-1
1.1 Background	1-1
1.2 Location and Zoning	1-3
1.3 Development Summary	1-3
1.4 Purpose of this Document	1-5
2.0 DESCRIPTION OF THE PROPOSED PROJECT	2-1
2.1 Project Background, Need, Objectives and Benefits	2-1
2.1.1 Project Background and History	2-1
2.1.2 Public Need and Municipality Objectives	2-2
2.1.3 Objectives of the Project Sponsor	2-2
2.1.4 Benefits of the Proposed Project	2-2
2.2 Project Location and Current Site Conditions	2-5
2.2.1 Project Location	2-5
2.2.2 Current Site Conditions	2-6
2.3 Project Design and Layout	2-7
2.3.1 Overall Site Layout, Components and Structures	2-7
2.3.2 Clearing & Grading and Drainage System	2-13
2.3.3 Vehicle Access, Internal Road System & Circulation, and Parking	2-15
2.3.4 Water Supply and Wastewater Disposal Systems	2-16
2.3.5 Landscaping, Lighting and Amenities	2-19
2.3.6 Open Space System	2-22
2.3.7 Sustainable Features	2-23
2.3.8 Site Ownership & Operations and Maintenance	2-23
2.4 Construction Process and Operations	2-24
2.4.1 Construction Schedule	2-24
2.4.2 Construction Process and Operations	2-25
2.4.3 Excess Soil Removal, Truck Trips and Impacts	2-26
2.4.4 Erosion Control Measures	2-27
2.4.5 Other Operations	2-28
2.5 Permits and Approvals Required	2-29
3.0 COMPLIANCE ANALYSIS	3-1
3.1 Geological Resources	3-1
3.2 Water Resources	3-3
3.3 Ecological Resources	3-10
3.4 Transportation Resources	3-13
3.5 Land Use, Zoning and Plans	3-14

3.6	Community Facilities and Services	3-17
3.7	Community Character	3-18
3.8	Cultural Resources	3-19
3.9	Construction Impacts	3-19
4.0	WORKFORCE HOUSING COMPLIANCE	4-1
4.1	Introduction and Background	4-1
4.2	SEQRA Analysis of Workforce Housing	4-2
4.2.1	Geological Resources	4-3
4.2.2	Water Resources	4-4
4.2.3	Ecological Resources	4-4
4.2.4	Transportation Resources	4-4
4.2.5	Land Use, Zoning and Plans	4-5
4.2.6	Community Facilities and Services	4-6
4.2.7	Community Character	4-6
4.2.8	Cultural Resources	4-7
4.2.9	Construction Impacts	4-7
4.3	Workforce Housing Summary/Conclusions	4-7
5.0	SUMMARY AND CONCLUSIONS	5-1
5.1	Summary of Conformance Analyses	5-1
5.1.1	Geological Resources	5-1
5.1.2	Water Resources	5-2
5.1.3	Ecological Resources	5-3
5.1.4	Transportation Resources	5-5
5.1.5	Land Use, Zoning and Plans	5-5
5.1.6	Community Facilities and Services	5-6
5.1.7	Community Character	5-6
5.1.8	Cultural Resources	5-7
5.1.9	Construction Impacts	5-7
5.2	Workforce Housing	5-7
5.3	Conclusions	5-8

TABLES

ES-1	Comparison Table, Hills at Southampton PDD vs. Lewis Road PRD	ES-4
1-1	Identification of Component Properties, Proposed Project	1-3
2-1a	Site and Development Characteristics & Impacts, Existing Conditions	2-9
2-1b	Site and Development Characteristics & Impacts, Proposed Project	2-10
2-2	Proposed Project Breakdown, Unit Types and Details	2-12
2-3	Maximum Clearing Allowed Under CPB CLUP, Prior Zonings and Acreages	2-14
2-4	Water Use & Sanitary Wastewater Generation, Proposed Project	2-17
2-5	Permits & Approvals Required, Proposed Project	2-30
4-1	Workforce Housing Trip Generation	4-5

FIGURES

(in separate section following text)

1-1a	Regional Location Map
1-1b	Local Location Map
2-1	Existing Site and Area Conditions

2-2 Issues for Development

APPENDICES:

- A Findings Statement, The Hills at Southampton, Southampton Town Board, *November 27, 2017***
- B Staff Report on Lewis Road PRD Pre-Application, Town Planning Board, *May 24, 2018***
- C SONIR Computer Model Results**
 - C-1 Existing Conditions (*from the Hills PDD FEIS*)
 - C-2 Lewis Road PRD
- D Traffic Impact Study, N&P, LLP, *May 2018***
- E Concept Architecture, Lewis Road PRD-East Quogue NY, Denton House Design Studio, *August 24, 2018***
- F Conformance to CPB CLUP Standards and Guidelines for Land Use**

In pouches at the back of this document:

- Overall Development Plan, Sheet C-102, N&P, LLP, *October 2018***
- Residential Lot Plan, Sheet C-103, N&P, LLP, *October 2018***
- Clearing Plan, Sheet C-110, N&P, LLP, *October 2018***
- Planting and Lighting, Sheet L-100, N&P, LLP, *August 2018***
- Planting and Lighting, Sheet L-101, N&P, LLP, *August 2018***
- Planting and Lighting, Sheet L-102, N&P, LLP, *August 2018***

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Background of Action

The Hills at Southampton Mixed-Use Planned Development District (MUPDD) application was the subject of Town Board review under the NYS Environmental Quality Review Act (SEQRA), which included preparation of Draft and Final Environmental Impact Statements (DEIS/FEIS), and culminating in a Statement of Findings (dated November 27, 2017). The Findings outlined the review process completed for that proposal and its conformance with SEQRA requirements, and provided technical information on anticipated impacts on each resource category, as summarized from the review process. A conclusion of the Findings was that the project was the most environmentally sound option for use of the property, and therefore supported the approval of the MUPDD. This support was based on a detailed assessment of potential groundwater impacts, surface water protection, school district benefits, land utilization and overall project benefits as presented in the DEIS and FEIS. Ultimately, the Town Board vote was 3:2 in favor of approval; however, to approve the PDD application, a majority plus 1 vote was required under the Town's PDD code in effect at the time of the vote.

Subsequently, the applicant prepared and submitted the Lewis Road Planned Residential Development (PRD) Pre-Application to the Town Planning Board in April 2018. The Lewis Road PRD does not require a change of zone and conforms to the site's existing zoning, while carrying forward the essential project design elements and on-site benefits of the rejected Hills PDD that resulted in the key environmental conclusions of the Statement of Findings. The Town Planning Department reviewed the Pre-Application materials and issued its report on those materials on May 24, 2018. The Town report supported progressing the Lewis Road PRD project to a full application before the Planning Board, as the subdivision/site plan development most similar to the prior Hills PDD, in order to provide consistency with the Statement of Findings and compliance with SEQRA.

The information and analyses contained herein will be used by the Town Planning Board to determine the consistency of the proposed project with the Statement of Findings issued by the Town Board for the Hills PDD.

Description of Action

Consider an extension of the action deadline for a completeness determination for the Preliminary Subdivision Application for DLV Quogue, LLC entitled "Lewis Road PRD," which includes 118 units as: 8 clubhouse units, 15 village cottages, 53 village lots, 16 village estates, and 26 woodland estates. Other project components include: a recreational complex, fitness center, community pool and clubhouse, private 18-hole golf course and other accessory structures, all as on-site amenities for the exclusive use of the site's residents; and 72.67% open space equaling 427.58 acres, on a total of 178 assembled tax parcels totaling 588.39 acres of land situated in the CR-200 Zoning District, Compatible Growth Area of the Central Pine Barrens (CPB) Overlay District and Aquifer Protection Overlay District (APOD), located generally north and east of Lewis Road in the vicinity

of Spinney Road and extending north to and beyond Sunrise Highway in East Quogue.

Within the APOD, the Town requires that a minimum of 65% of the site be retained natural open space. The Lewis Road PRD meets this standard: the 65.46% of the property (385.18 acres) that are outside of the developed area will be undisturbed, as requested by the Town. In addition, 42.40 acres within the development area will also be retained as natural open space, so that the total of 427.58 acres noted above (72.67% of the site), will be open space, substantially exceeding this standard.

In conformance with Town Code Chapter 216, Section 9 (Long Island Workforce Housing Program), the applicant proposes to construct ten (10) units on-site, and two (2) units off-site on parcels along Old Country Road and within walking distance of downtown East Quogue.

Changes from Hills at Southampton PDD

It is important to note that, because the adopted FEIS and Findings for the Hills PDD supported approval, the Lewis Road PRD has been purposefully designed to be very similar to it in terms of uses, yields, layout and overall characteristics. It is noteworthy that the Lewis Road PRD incorporates a number of refinements and improvements of the Hills PDD design, which arose during the Town Board review of that proposal and contained in the Findings. As a result, it is expected that the potential impacts of the Lewis Road PRD will be similar to or less than those of the Hills PDD, which were evaluated in the Findings and found to not be significant. The following briefly describe these project refinements/improvements:

- The project is before the Town Planning Board for approval as a subdivision/site plan development that conforms with zoning; since the project is not a PDD which requires public benefits to justify an increase in density of development, the applicant will not pursue the off-site Community Benefits that were required as part of the Hills PDD change of zone; as a result, there is no need for the purchase and retirement of 33 acres of land in East Quogue; the purchase and redemption of 30 Pine Barrens Credits (PBCs); or the offer of 4 acres of land to the SCWA.
- The Applicant will construct a total of 12 affordable housing units on and near the project site, and all within the East Quogue Union Free School District (UFSD), as required by the Town in order to meet the Long Island Workforce housing provision in lieu of paying a fee to the Town's Housing Trust Fund.
- Unlike the Hills PDD, which provided its residents' amenities and outside golf membership members in a single, large clubhouse structure, the Lewis Road PRD will provide its residents' amenities, which are only available to residents and their non-paying guests, in a series of smaller structures in the clubhouse area.
- None of the subdivision's other outdoor or indoor recreational amenities in the Lewis Road PRD will be available to the public, and there will be no outside golf memberships available to non-residents.
- In response to Town comments regarding maintenance of access to the outparcels within the Hills South Parcel, the project layout has been revised to provide such future access via Serenity Place, a mapped Town road opposite the Suffolk County Water Authority (SCWA) Spinney Road Wellfield, and portions of mapped Smith Road. Adding this access capability causes the total project acreage to

decrease by 2.61 acres from the acreage it had been for the prior review, to 588.39 acres.

- In response to Town comments regarding its interpretation of the open space retention requirement within the APOD, the Lewis Road PRD has been designed to ensure that the Town's APOD requirement for open space set-aside area of 65% is completely outside of the proposed developed area.
- The Lewis Road PRD provides 65.46% of the site (385.18 acres) as contiguous open space entirely outside of the project's developed area. This provides contiguous open space that aligns with off-site open space to the maximum extent, and complies with the more subjective CPB Comprehensive Land Use Plan (CLUP) Standard S 5.3.3.6.2 for Unfragmented Open Space.
- In addition to the 385.18 acres of open space outside the developed area, the Lewis Road PRD provides an additional 42.40 acres of open space will be retained within the developed area of the site, substantially increasing the total amount of open space on the site, to 427.58 acres.
- The Lewis Road PRD will meet CPB CLUP Standard S 5.3.3.6.1 for Vegetation Clearance Limits by providing 72.67% of the overall parcel (427.58 acres) in retained natural vegetation, and using only 27.33% of the property (160.81 acres) for clustered development, consistent with the Findings Statement.
- The primary maintenance building has been shifted slightly in a southwesterly direction, and its former location will be occupied by the project's outdoor sports activity area.
- A second maintenance building ("annex") has been added, south of the site access roadway.
- Minor lot & roadway realignments have been made.

Table ES-1 presents a comparative listing of various aspects of both the Hills at Southampton PDD proposal (as given in the Findings) and the proposed Lewis Road PRD. As can be seen upon its review, in comparison to the Hills PDD, the Lewis Road PRD:

1. maintains the overall yield of the Hills PDD, but proposes less (14.98%) total floor space;
2. provides 12 affordable housing units;
3. clears less (3.63%) land;
4. preserves more (0.81%) natural land;
5. dedicates less land to the Town (from removal of the 33-acre property from the overall Hills PDD);
6. reduces (1.45%) nitrogen loading to groundwater;
7. removes more (1.18%) nitrogen in groundwater from off-site sources;
8. generates less taxes (2.12%, from the removal of value associated with the 132 outside golf memberships);
9. reduces employee generation on the site 32.89%, (from the reduction of clubhouse amenities);
10. reduces peak hour vehicle trip generation; and
11. removes the off-site Community Benefits associated with the Hills PDD.

Conclusions

This document was prepared to inform the Town Planning Board and Town planning staff of the prior Hills PDD EIS review process as compared to the Lewis Road PRD subdivision application.

Table ES-1
COMPARISON TABLE
Hills at Southampton PDD vs. Lewis Road PRD

Parameter	Hills MUPDD ⁽¹⁾	Lewis Road PRD – 118 Units	
		Lewis Road PRD	Notes
Number of Residences	118	118	No difference
Building Square Footage (SF)	591,560	502,947	From change in units & smaller clubhouse
Workforce Housing Units	0; in-lieu fee paid	12	10 rental units on-site, 2 units off-site
Public Trails Provided	Yes	Yes	Expanded public trails & connections
Cleared (acres)	149.75 *	160.81	Clearing in PRD developed area increased
Preserved Natural Area (acres)	441.25 **	427.58	Meets CPB CLUP & APOD standards
Dedicated to Town (acres)	220±	187±	PRD does not include 33 sterilized acres
N Concentration (mg/l)	0.23	0.23	No difference
N Load without Fertigation (lbs/yr)	870.25	857.63	Minimal difference
N Load with Fertigation (lbs/yr)	-973.75	-985.20 ⁽²⁾	Difference is negligible
Seasonal Occupancy	Yes	Yes	No difference
School Enrollment (capita)	0	0	
Taxes Generated (\$/yr)	7,605,819	7,444,752	Decrease from removal of 132 outside golf memberships
School Taxes (\$/yr)	5,681,079	5,560,772	
Employees (FTE)	152	102 ⁽³⁾	Decrease from reduced use of Clubhouse
Peak Hour Trip Generation:	---	---	---
Weekday AM (vph)	63	55	Decrease from removal of 132 outside golf memberships
Weekday PM (vph)	103	55	
Saturday Midday (vph)	125	69	
On-Site Mitigation:	---	---	---
Wastewater Management ⁽⁴⁾	STP	STP	PRD meets Article 6; no treatment reqd.
Fertilizer N Load Reduction ^(5, 6)	2 lbs/1,000 SF cap	2 lbs/1,000 SF cap	o difference
Irrigation Well N Reduction	Yes	Yes	
Use of ITHMP	Yes	Yes	
Water Quality Monitoring Program	Yes	Yes	
Rain Gardens	Yes	Yes	
Community Benefits in PDD:	---	---	---
Wastewater Treatment for EQ UFSD	Yes	No	Not required for PRD
Dedicate 4 acres to SCWA	Yes	No	
Dedicate 3 acres to EQFD	Yes	No	
Retire & sterilize land for 30 PBCs	Yes	No	
Sterilize 33 acres in East Quogue	Yes	No	
EQ UFSD Investments	\$700,000	No	
EQ Main Street	\$750,000	No	
EQ UFSD Scholarship Program	\$200,000	No	
Fundraisers/Outings at Golf Course	6/year	No	
Shinnecock Bay Investments	\$450,000	No	
Septic System Subsidies	\$1,000,000	No	

* The Findings do not include 15.78 acres of revegetated farm land as Cleared. The FEIS indicated this value as 166.86 acres.

** The Findings assume that all land not Cleared represents Preserved Natural Area. The FEIS indicated this value as 424.14 acres.

(1) Per SEQRA Findings.

(2) Less N load for PRD vs. PDD due to smaller property size, and thus less atmospheric N deposition. When adding the fertigation well N removal, the total N load reduction is less.

(3) Direct Employees only.

(4) Performance will reduce nitrogen concentration in effluent to 10 mg/l or less.

(5) 15% or less of site is fertilizer-dependent vegetation; 2 lbs/1,000 SF for PDD & PRD per ITHMP, PDD, FEIS & Findings.

(6) Fertilizer N Load Reduction values for both scenarios are similar; values for PDD & PRD based on a 10% N leaching rate.

The analyses contained herein support the conclusion that the proposed project conforms to the local land use and zoning patterns, conforms to the recommendations of the East Quogue Land Use Plan and Generic EIS, the CPB CLUP and Town APOD requirements, and incorporates sensitive environmental design and features.

Any changes from the Hills PDD reflected in the Lewis Road PRD are minor or insignificant, and will not result in a significant adverse environmental impact. In fact, the primary change is the elimination of non-resident golf memberships, which necessitated the PDD that was pursued as The Hills at Southampton. With the inclusion of a golf course as a private on-site recreational amenity as part of the Lewis Road PRD, the intensity of use of the site is reduced, and the impacts associated with outside golf access are therefore reduced (particularly as related to traffic).

Based on the Findings conformance analyses contained in this SEQRA Consistency Analysis, the proposed Lewis Road PRD would result in slightly less adverse impacts to the environment than those of the Hills PDD, the proposal on which the Findings were prepared. Therefore, as that Findings Statement supported approval, it is respectfully submitted that the proposed Lewis Road PRD project is likewise consistent with the Statement of Findings, so that approval of the Lewis Road PRD is supported.

SECTION 1.0 INTRODUCTION

1.0 INTRODUCTION

This document is an analysis of the compliance of a proposed seasonal residential development known as the **Lewis Road PRD** (Planned Residential Development; hereafter, the “*proposed project*”) to the terms of the Southampton Town Board’s Findings Statement for a previous development application for the subject site known as The Hills at Southampton Mixed Use Planned Development District (MUPDD).

1.1 Background

The Hills at Southampton MUPDD was the subject of Town Board review under the NYS Environmental Quality Review Act (SEQRA), which included preparation of Draft and Final Environmental Impact Statements (DEIS/FEIS), culminating in a Statement of Findings dated November 27, 2017 (see **Appendix A**). The Findings outlined the review process and conformance with SEQRA and provided technical information on each resource category as summarized from the EIS process. A conclusion of the Findings was that the proposed project was the most environmentally sound option for use of the property and therefore supported the approval of the MUPDD. This was based on a detailed assessment of potential groundwater impacts, surface water protection, school district benefits, land utilization and overall project benefits as presented in the DEIS and FEIS. Ultimately, the Town Board vote was 3:2 in favor of approval; however, a majority plus 1 vote was required under the PDD code in effect at the time of the vote. Subsequently, the applicant prepared and submitted the Lewis Road PRD Pre- Application to the Town Planning Board in April 2018. The Lewis Road PRD does not require a change of zone and conforms to existing zoning, while carrying forward the essential project design elements and on-site benefits that resulted in the key environmental conclusions of the Statement of Findings. The Town Planning Department reviewed the Pre-Application materials and issued its report on those materials on May 24, 2018 (see **Appendix B**). This report supported progressing the project to a full application before the Planning Board for the subdivision/site plan development most similar to the prior application in order to provide consistency with the Statement of Findings and compliance with SEQRA.

It is important that the Hills PDD and the Lewis Road PRD are similar in design and layout, and so are very similar in terms of characteristics and impacts. Several minor differences are noteworthy and have only resulted from refinement and improvement of the project. The project has been designed to ensure that the Aquifer Protection Overlay District (APOD) requirement for open space set-aside area of 65% is completely outside of the outer boundaries of the proposed development. This provides contiguous open space that aligns with off-site open space to the maximum extent, and further provides compliance with the more subjective Central Pine Barrens (CPB) Comprehensive Land Use Plan (CLUP) Standard S 5.3.3.6.2 for Unfragmented Open Space. The project will continue to meet CLUP Standard S 5.3.3.6.1 for Vegetation Clearance Limits by providing 72.67% of the overall parcel (427.58 acres) in existing natural vegetation, and using only 27.33% of the property (160.81 acres) for clustered development, consistent with the Findings Statement. It was also determined that access to outparcels within the development needed to be modified to retain Town rights-of-way (ROWS) for potential future access. This has

been accomplished and resulted in the original property size of 591.00 acres being reduced by 2.61 acres to 588.39 acres. The Applicant continues to make efforts to acquire outparcels and the likelihood of actual development of these outparcels remains very low.

A more detailed description of the differences between the two projects is as follows:

- in response to Town comments regarding its interpretation of the open space retention requirement within the APOD (contained in the Pre-Application Report), the project layout provides 65.46% of the site (385.18 acres) as contiguous open space entirely outside of the project's clearing envelope;
- in response to Town comments regarding maintenance of access to the outparcels within the Hills South Parcel, the project layout has been revised to provide such future access via Serenity Place, a mapped Town road opposite the Suffolk County Water Authority (SCWA) Spinney Road Wellfield, and portions of mapped Smith Road. Adding this access capability causes the total project acreage to decrease by 2.61 acres from the acreage it had been for the prior review, to 588.39 acres;
- the project is before the Planning Board for approval as a subdivision/site plan development that conforms with zoning; since the project is not a PDD which requires public benefits to justify an increase in density of development, the applicant will not pursue the off-site benefits that were required as part of the MUPDD change of zone; as a result, there is no need for the purchase and retirement of 33 acres of land in East Quogue; the purchase and redemption of 30 Pine Barrens Credits (PBCs); or the offer of 4 acres of land to the SCWA;
- the applicant will construct a total of 12 affordable housing units near the project site and within the East Quogue Union Free School District (UFSD), as required by the Town in order to meet the Long Island Workforce housing provision instead of paying a fee to the Town's housing trust fund;
- unlike the Hills PDD, which provided its residents' amenities and outside golf membership members in a single, large clubhouse structure, the Lewis Road PRD will provide its residents' amenities, which are only available to residents and their guests, in a series of smaller structures in the clubhouse area;
- none of the subdivision's amenities in the Lewis Road PRD will be available to the public, and there will be no outside memberships available to non-residents;
- the primary maintenance building has been shifted slightly in a southwesterly direction, and its former location will be occupied by the project's outdoor sports activity area;
- a second maintenance building ("annex") has been added, south of the site access roadway; and
- several other, minor lot & roadway realignments have been made.

Like the Hills PDD, the proposed project was designed to conform to the goals and intent of the Town of Southampton East Quogue Land Use Plan (LUP) and associated Generic Environmental Impact Statement (GEIS). Open space preservation, environmentally-sound design, fiscal responsibility and conformance to the Town's planning goals for the subject site as well as to the Town CPB Overlay District regulations and the CPB CLUP, remain key elements of the project. The overall project has been designed to conform to the applicable zoning and land use plan standards, to minimize clearing of the parcel, and to situate development within existing cleared areas to the maximum extent practicable. The overall site design minimizes fertilizer-dependent vegetation and incorporates a sustainable design strategy. Like the Hills PDD, the proposed Lewis Road PRD will be oriented toward secondary home occupancy by the homeowners, which also would preclude enrollment impacts on the East Quogue UFSD. These planning and design objectives are offered through the proposed PRD to be responsive in fulfilling community goals.

1.2 Location and Zoning

The site of this proposed project is 588.39 acres in size, and is comprised of four distinct parcels of land in three properties, and is located in the hamlet of East Quogue, Town of Southampton, Suffolk County, New York. The site is generally north and east of Lewis Road in the vicinity of Spinney Road, and extends north to and beyond Sunrise Highway (New York State [NYS] Route 27; see **Figure 1-1a** and **Figure 1-1b** (*all figures are located in the section following the main text of this document*)). **Table 1-1** identifies the component lands that comprise the subject property.

Table 1-1
IDENTIFICATION OF COMPONENT PROPERTIES
Proposed Project

Hills Property	Hills North Parcel	86.92 acres	425.22 acres
	Hills South Parcel	338.30 acres	
Kracke Property	---	61.26 acres	61.26 acres
Parlato Property	---	101.91 acres	101.91 acres
Totals	---	588.39 acres	588.39 acres

The site is residentially zoned within the CR-200 zoning district, which is five-acre zoning, the lowest-density residential zone in the Town. Based on the minimum lot size of 200,000 square feet (SF) in the CR-200 district, 118 homes could be developed on the site.

1.3 Development Summary

A plan for the proposed project has been prepared to identify the proposed uses, location of uses and general design for the development of the subject property. As shown in the attached plans (*in pouches at the end of this document*), the proposed project involves development of 118 well-appointed seasonal residences as follows:

- 53 Village Lots (detached single-family homes)
- 16 Village Estates (detached single-family homes)
- 26 Woodland Estates (detached single-family homes)
- 15 Village Cottages (fifteen townhouse buildings clustered adjacent to the clubhouse area)
- 8 Clubhouse Units (condominiums on second floor of Buildings 1, 2 and 3 in the community clubhouse area)

The project requires a subdivision of the site, which application is under the jurisdiction of the Southampton Town Planning Board; the project will be developed under its existing zoning, and so does not involve a zone change ("PRD" is not a zoning district designation; it refers to a type of residential subdivision development).

A total of 102 lots are proposed, as follows:

- 95 lots, one for each of the detached single-family homes;
- 1 lot for the 15 townhouses;

- 1 lot for the clubhouse area, including the 8 condominiums;
- 1 lot for the sewage treatment plant (STP);
- 3 lots for the golf course, sports activity area, and two maintenance areas; and
- 1 lot for the roadways.

The requested PRD yield of 118 units is the as-of-right yield as determined in the EIS for The Hills at Southampton MUPDD. However, Chapter 216 of the Southampton Town Code provides for households that meet income standards (i.e., “affordable” or “workforce” housing units), under the Town’s Community Housing Opportunity Fund. Article II of Chapter 216 contains the requirements for such housing, established under the Long Island Workforce Housing Act. The following briefly summarizes these regulations:

- When the Town approves a project having five or more residential units, the applicant receives a density bonus, the number of which is determined by the Town and applicant. In such cases, the Town has the option to require that the applicant: (1) set aside at least 10% of such units for affordable workforce housing on-site; or (2) provide other land and construct the required affordable workforce housing units, on another site within the Town; or (3) pay a fee.
- All such fees collected by the Town shall be used to construct affordable workforce housing, acquire land for affordable workforce housing, or rehabilitating structures for affordable workforce housing.
- In determining which density bonus to utilize, that is, on-site housing, off-site housing, or payment in lieu of, the applicable Town agency shall first consider the recommendation of the Administrator of the Department of Land Management.
- The provisions of this article shall not apply when an applicant elects a lesser percentage than the maximum allowable residential density, or floor area ratio if part of a mixed-use development.
- The Town shall ensure that all affordable housing units created pursuant to this article remain affordable.

The Application includes the following narrative addressing how the proposed Lewis Road PRD will conform to the Town’s requirement for affordable housing.

As the adopted Pre-Application Report [see **Appendix B**] stated, DLV Quogue [the Applicant] will not be allowed by the Planning Board to pay an in-lieu fee for affordable housing units although that is one of the options in the Long Island Workforce Housing Act. The Planning Board is recommending that DLV Quogue build or otherwise provide 12 affordable housing units in the East Quogue UFSD. DLV Quogue’s proposed plan for 12 affordable housing units on the Parlato Property was noted to be undesirable according to the Pre-Application Report, and off-site housing will be considered by Town Staff and the Planning Board to meet the affordable housing obligation of the PRD.

DLV Quogue owns two lots on the north side of Old Country Road between Lewis Road and Central Avenue in East Quogue that could be used to locate two of the 12 affordable units, as follows (see **Figure 2-1**):

Lot Number	Street Address	Acreage	Tax Lot Numbers
1	100 Old Country Road	0.5	900-340-1-2
2	106 Old Country Road	0.4	900-340-1-5

Both lots are presently undeveloped, and back onto the Long Island Rail Road (LIRR) ROW. DLV Quogue can build a single-family home on each of these two properties for the Affordable Housing Pool. The homes would be approximately 1,500 SF in size, meeting all Town Code requirements. This would satisfy two of the 12 units. DLV Quogue has a proposed maintenance annex building on the Kracke Property close to the proposed site access road (on the alignment of the approved Kijowski subdivision) and outside the entrance to the Lewis Road PRD subdivision. DLV Quogue can build 10, one-bedroom rental apartments at 600 SF each at that location near this annex building.

As shown in the attached plans, the project includes a recreational complex, fitness center, community pool and clubhouse, private 18-hole golf course and other accessory structures to be used as on-site recreational amenities for the exclusive use of the site's residents; these amenities will not be open to the public, nor will any outside memberships be available.

All of the project's wastewater will be treated in an on-site tertiary STP whose performance will provide effluent having a total nitrogen concentration of less than 10 milligrams per liter (mg/l). The STP would meet the applicable standards of the Suffolk County Department of Health Services (SCDHS; through the Suffolk County Sanitary Code [SCSC]), and New York State Department of Environmental Conservation (NYSDEC).

Stormwater runoff generated on-site will be retained and recharged in an on-site drainage system that interconnects the drainage system of the golf course and the drainage system of the residential areas. Stormwater management will be reviewed by the Town Engineer through the subdivision review process and will conform with the guidelines of that review.

The development has been located to the extent practicable on those portions of the Hills South Parcel/Kracke Property that were previously cleared and/or impacted, to minimize the need to clear undisturbed areas for development. The two non-contiguous sites (i.e., the Hills North Parcel and the Parlato Property) will be offered to the Town for dedication as public open space; the open space to be preserved within the contiguous properties will remain privately- owned by the project, but will be permanently preserved and protected by covenant. Overall, the 65.46% of the property (385.18 acres) that is outside of the development area will be undisturbed, conforming with the clearance standard of the Town's APOD. Naturally-vegetated and successional lands preserved on the subject site (both outside of the developed area and within it) totals 427.58 acres or 72.67% of the overall site, which meets the applicable clearing requirements of the APOD, the Town CPB Overlay District, and the CPB CLUP, as administered by the CPB Joint Policy & Planning Commission (Pine Barrens Commission).

1.4 Purpose of this Document

This SEQRA Compliance Analysis describes the proposed project and evaluates its potential impacts; the impact evaluation is in the form of a resource-by-resource comparison to those of the Hills PDD (the impact evaluation for the Hills MUPDD is the goal and substance of its Findings Statement). It is noted that the Hills DEIS had included Alternative 2, a scenario assuming a PRD, which the Findings evaluated. As the Hills MUPDD will not be developed, the applicant seeks to

develop the site under the Lewis Road PRD, which is similar to the layout, yields and uses of Alternative 2, the impacts of which were evaluated and documented in the Findings Statement. In this way, evaluation of the anticipated impacts of the Lewis Road PRD will be linked to a prior impact evaluation completed under SEQRA. This document will assist the Southampton Town Planning Board in rendering an informed decision on the Lewis Road PRD application to determine its consistency with the Findings Statement.

SECTION 2.0

DESCRIPTION OF THE PROPOSED PROJECT

2.0 DESCRIPTION OF THE PROPOSED PROJECT

2.1 Project Background, Need, Objectives and Benefits

2.1.1 Project Background and History

As noted in **Section 1.0**, the Lewis Road PRD subdivision application represents the Applicant's effort to develop the subject property; it is a logical outcome of the development application review process that started with the Hills PDD Pre-Application submission to the Southampton Town Board, in June 2013. The following brief description of that review process is taken from the Final EIS for the Hills PDD:

The DEIS was initially submitted to the Town Board [as lead agency under SEQRA] in December 2015, and after a series of Town reviews and applicant revisions and resubmissions, the DEIS was accepted as complete by the Town on October 12, 2016. Upon acceptance, the public review period commenced and the Town Board scheduled the 1st DEIS public hearing on November 7, 2016. On November 7, the Town Board also determined that additional public hearings and an extended public comment period on the DEIS were appropriate. The additional public hearings were held on December 5, 2016, January 10, 2017, and February 7, 2017. The Town Board also accepted all written comments on the DEIS through April 1, 2017. A review letter summarizing on the proposed application was also received from the Town's environmental consultant on May 15, 2017.

Acceptance of the Final EIS by the Town Board indicated that all of the public and agency comments on the Draft EIS had been sufficiently addressed by the lead agency such that a Findings Statement could be prepared to complete the SEQRA process. The Town Board issued its Statement of Findings on November 27, 2017, and voted on the PDD application. It is noteworthy that the Findings supported approval of the Hills PDD and were adopted by the Town Board by a vote of 3-2. The Town Board vote on the PDD was 3-2 in favor of approval but, under Town Code Section 330-244 I (3), a "supermajority" of 4 "aye" votes was required for approval of a PDD at that time, so the Hills PDD application was not approved.

Subsequently, the applicant chose to submit a new application, for a development type, design and yield that had been included as an alternative and evaluated in the Hills PDD draft and Final EIS's (for comparison purposes), for a PRD based on retention of and conformance to the CR-200 zoning district. The Pre-Application for the Lewis Road PRD subdivision was submitted to the Town Planning Board in October 2017, and was subject of review by the Town Planning Department (report dated May 24, 2018). Subsequently, and in response to issues noted in that report, the Lewis Road PRD plan was subject to revisions; it is on this revised plan that this document is based. This SEQRA Compliance Analysis accompanies the subdivision/site plan development plans for the Lewis Road PRD submitted to the Town Planning Board on October 22, 2018.

This document has been prepared in support of the subdivision/site plan development; it describes the Lewis Road PRD, references the Hills PDD Draft EIS where appropriate, and analyzes the conformance of the Lewis Road PRD to the terms of the findings statement for the Hills PDD.

2.1.2 Public Need and Municipality Objectives

Like the Hills PDD, the proposed Lewis Road PRD project is intended to fulfill the goals of the community, in that it:

- conforms to the requirements of the Town APOD for open space;
- conforms to the East Quogue LUP and GEIS;
- conforms to the standards and guidelines of the CPB CLUP for natural vegetation;
- eliminates the potential for school district enrollment impacts;
- increases tax ratables and school district fiscal benefits;
- reduces potential impact on surface and groundwater resources; and
- retains significant permanently protected open space.

2.1.3 Objectives of the Project Sponsor

In the same way as the Hills PDD, the Applicant is seeking to create a resort community for second, third and fourth homeowners in keeping with their successful business model that has been used in other areas of the country as well as in the Bahamas and Mexico. The Applicant seeks to provide a project that conforms to the Town's land use plans for the site, and to the community's vision for the site, and ultimately, realize a financial gain from the development of a high-quality residential community. The Applicant further seeks to protect and enhance the environmental resources of the site and restore and improve natural and water resources permanently, through innovative design and land use of the type of project that Discovery Land Company is known for.

2.1.4 Benefits of the Proposed Project

General Project Benefits

The proposed Lewis Road PRD project will include a number of the same benefits as were included in the Hills PDD. These features will generally benefit the neighborhood and public at large, and include:

General Water Resources-Related Benefits

1. The Lewis Road PRD will install an irrigation well to intercept existing elevated concentrations of nitrogen in groundwater due to upgradient historic farming, and will utilize the water pumped from this well to irrigate the golf course; this will reduce the quantity of fertilizer needed to maintain healthy turf, and will ensure plant uptake of nutrients such that a portion of the nitrogen will be removed from the groundwater system that would otherwise have discharged to Shinnecock Bay. This will provide for partial mitigation of the current nitrogen load to Shinnecock Bay. This proposed irrigation well is hereby incorporated into the proposed project.
2. The applicant remains committed to conforming to a higher standard of wastewater treatment than is required for the development, specifically, tertiary sanitary wastewater treatment. The Applicant will propose and construct an STP, in conformance with all applicable SCDHS/NYSDEC requirements, for this development.
3. The applicant will install a system of impervious liners beneath the golf course greens to contain recharge, and if there is overflow, divert stormwater that infiltrates through the greens into rain

- gardens to be biologically treated before it is recharged.
4. Due to its second home type of use, strictly managed golf course, conformance to the Town CPB Overlay District and the CPB CLUP, and restriction on use of fertilizer-dependent vegetation, the proposed project is expected to reduce nitrogen loading in recharge compared to a standard year-round residential development, with no significant adverse impact on groundwater quality.
 5. In consideration of the water quality-protective measures incorporated into its design, the proposed project is not expected to adversely impact the quality of surface water in Weesuck Creek or Shinnecock Bay, due to the reduced residential occupancy, landscape fertilizer limitations, conformance to SCSC Article 6, and the planned best management practices to be implemented for the landscaped portions of the golf course. In fact, the removal of contaminated groundwater flowing toward Weesuck Creek for use as golf course irrigation is expected to improve groundwater quality and downgradient surface water quality.
 6. An Integrated Turf Health Management Plan (ITHMP) has been prepared, to document the balance achieved between the requirements of healthy golf course turf and protection of groundwater quality. Maintaining healthy turf with minimal use of fertilizers and pesticides ensures maximum uptake of nutrients applied as fertilizer. The ITHMP proposed as part of the MUPDD is hereby incorporated into the subdivision/site plan development. It is noteworthy that similar protocols have successfully been put in place for similar projects in Southampton, for The Bridge and Sebonack.
 7. Groundwater Monitoring Protocols (GMPs) have been prepared, to document the efforts to be taken to ensure that groundwater quality is protected by implementing the ITHMP. Such measures have been successfully implemented at other golf courses on Long Island's East End, including as Sebonack and The Bridge. The GMPs proposed as part of the MUPDD are hereby incorporated into the subdivision/site plan development.
 8. The project will cease farming on portions of the Kracke and Parlato Properties; this will reduce existing nitrogen loading that occurs under current conditions at the property.

General Ecological Resources-Related Benefits

1. The project will result in the offer of dedication of 188.83 acres of land to the Town (The Hills North Parcel/86.92 acres and the Parlato Property/101.91 acres). These lands will align with other contiguous publicly-owned lands and complement the open space continuum in East Quogue.
2. Including the dedicated lands, the project will preserve a total of 427.58 acres of existing natural vegetation for Pine Barrens protection, use by wildlife as habitat and groundwater recharge areas.
3. The project will include "tip-up" curbs, to ease movement across roadways for small animals.
4. The project will include bird and bat boxes, for wildlife use and to help control mosquito populations.

General Land Use, Zoning and Plans-Related Benefits

1. The project's conformance to the applicable recommendations of the various land use plans would benefit the community by reducing the ability of future applications in the area to justify development that does not conform to such controls – the proposed project would set a beneficial precedent. In this way, the community would be assured that its input and growth goals are realized.
2. The proposed project's yield of 118 units represents the same overall residential yield of the project sites if developed under their existing zonings, so that the PRD's subdivision application requests only the as-of-right yield of the properties that comprise the project site – no increase in yield/density is requested.
3. The proposed project will permanently protect the Hills North Parcel and the Parlato Property from potential future development, and will incorporate their yields into the proposed project on the Hills South Parcel/Kracke Property, where development will be clustered, strictly controlled

- and used at less intensity than if these properties were developed individually.
4. The project complements and enhances land uses adjacent to the site and in the community at large by retaining 65.46% contiguous open space that aligns with off-site open space to expand the open space continuum in the area.
 5. The proposed golf course recreational amenity for use by residents of the subdivision will occupy previously-impacted parts of the site insofar as practicable, to minimize clearing of naturally-vegetated land and reduce habitat disturbance.

General Community Character-Related Benefits

1. The proposed project would establish uses on the site that, with the anticipated average occupancy of approximately 60 days per year, would have a significantly lower overall intensity of land use (based on water use, need for and cost of community services, etc.) than would result if the site were to be developed with a typical 118 single-family home subdivision under its existing CR-200 zoning, where the homes would be occupied year-round. In this case, the community would be assured of a permanent site use that would not significantly contribute to any diminution of community character.
2. The new vehicle access will be designed in a "country lane" motif, to mimic the rural character of frontages along Lewis Road, and the planned attended gatehouse will be placed on the internal private roadway well north of Lewis Road where it will be screened by distance, landscaping and retained vegetation.
3. The proposed project construction will incorporate sustainable design features, which would tend to promote the use of this beneficial design ethos elsewhere in the Town and region, for the benefit of the community at large.

General Transportation Resources-Related Benefits

1. The proposed residential component is intended for secondary home use, so that its vehicle trip pattern would result in reduced traffic impacts than if the residences were primary residences occupied year-round.
2. No new entrance road will be created for the development; vehicle access will be taken from the existing mapped and approved road alignment for the Kijowski Family Farm subdivision.
3. The lone vehicle access into the site has been located on Lewis Road distant from a point near Old Country Road and the LIRR, to a more suitable location along Lewis Road, so that minimal potential for adverse traffic and traffic-related impacts on residences will occur.
4. The northerly end of the paved portion of Spinney Road is gated by the Town.

General Economics and Community Facilities & Services-Related Benefits

1. The proposed project is expected to provide a significant increase in property tax revenues to the Town, local taxing agencies and all applicable community service providers, without a corresponding significant increase in the need (or associated cost) for increased services.
2. The Applicant proposes to recruit from the local labor pool for both the construction and post-construction periods.
3. The Applicant proposes to preferentially source services from local vendors.

In addition to the general benefits described above, there are a number of benefits that would occur as a consequence of assembling multiple land holdings into one cohesive project, enabling many of the public benefits inherent in and sought by the PDD concept to be realized by the Lewis Road PRD. More specifically, DLC has placed the Kracke and Parlato Properties in contract and incorporated them into the proposed project. Benefits associated with this action include the following:

1. With respect to the Parlato Property, there would be no need to seek further access through the nearby site of the Pines project via a parcel recently preserved by the Town, or across the LIRR, as was recommended in the East Quogue LUP.
2. The Parlato/Kracke density/units will be incorporated into the proposed project, which will subject them to all of the attendant development restrictions of the proposed project, including environmental and sewage disposal restrictions and the elimination of school-aged children attending the East Quogue UFSD.
3. The transfer of the density to the project site will fulfill the East Quogue LUP, the regional Western GEIS, the Town Comprehensive Plan, and the CPB CLUP goals and objectives to transfer development to the subject property, which is recognized as a site for more intensive development and a transferred development rights (TDR) receiving site.
4. The dedication of the Parlato Property and The Hills North Parcel to the Town for open space allows more contiguous block of open space, which will have tremendous environmental benefits from the open space continuity, such as public recreation and habitat value.
5. The dedication of the Parlato Property fulfills municipal open space preservation objectives and will likely promote further preservation of the parcels surrounding the Parlato Property, particularly old filed map parcels.

Minimizing Impacts on the East Quogue UFSD

The Lewis Road PRD proposal will address the potential for enrollment (and associated budgetary) impacts on the East Quogue UFSD, the nature of the project is such that the 118 residences would not be utilized by their owners as full-time residences, but would be “second home” units (or even third or greater, based on other DLC communities) that would not be occupied on a year-round basis. The Applicant will offer a restrictive covenant on occupancy, as described in the Findings for the Hills PDD, as part of the Lewis Road PRD to meet this objective.

Fiscal and Economic Benefits

The proposed Lewis Road PRD is expected to result in substantial beneficial impacts from increased property taxes, increased construction employment, increase employment for the sites facilities, and indirect fiscal benefits from local construction material and retail sales.

2.2 Project Location and Current Site Conditions

2.2.1 Project Location

The subject site is located in the hamlet of East Quogue, Town of Southampton, and is comprised of four (4) separate land holdings in three distinct properties. The project site is located generally northeast of Lewis Road and north of the LIRR ROW in the vicinity of Spinney Road, East Quogue, and extends northward to and beyond NYS Route 27 (aka Sunrise Highway).

The majority of the site is south of Sunrise Highway, with two smaller portions located north of this roadway. More specifically, the lands south of Sunrise Highway include the Hills South Parcel, the Kracke Property, and most of the Parlato Property; the land north of the highway is the Hills North Parcel, with 3.90 acres of the Parlato Property. The Hills South Parcel is 338.30 acres and the Hills North Parcel is 86.92 acres in size. Collectively, these are referred to as “The Hills Property,” and total 425.22 acres. Parts of the Hills South Parcel site have been cleared, vegetation has been removed and the site is subject to unauthorized use by dirt bikes and all-terrain vehicles (ATVs). The Kracke Property consists of 61.26 acres abutting to the west of the Hills South Parcel. This land is mostly vacant and wooded, though an estimated 2.64 acres are presently farmed as a tree nursery and other portions of the site have been cleared. The Parlato Property is 101.91 acres in size (including an assemblage of parcels and road abandonment acreage), and is located mostly south of Sunrise Highway, to the east of the Hills South Parcel. As noted above, 3.90 acres of the Parlato Property are located north of Sunrise Highway, east of the Hills North Parcel. The Parlato Property is mostly wooded; however, 15.78 acres of this site are former farmland now undergoing natural succession, and 1.15 acres are unvegetated.

An estimated 140.35 acres of the site (23.85%) are within the Core Preservation Area (CPA) of the CPB, and the remaining 448.04 acres (76.15%) are in the Compatible Growth Area (CGA). No development is proposed within the CPA; all development is in the CGA, as intended by the CPB CLUP. The proposed project has been reviewed in comparison to the Standards and Guidelines of the CPB CLUP for a Development of Regional Significance (DRS) and has been found to conform to these Standards and Guidelines. The Lewis Road PRD is similar to The Hills MUPDD which was “called-up” by the Pine Barrens Commission and therefore may also require Pine Barrens Commission review, though it is a different project that no longer requires a change of zone. The change that eliminates the private golf course open to outside memberships will reduce vehicle trips and traffic impacts and the project will not decrease the Level of Service (LOS) at any intersections by two (2) LOS levels or to LOS D. As a result, the subdivision/site plan development should be considered a different action by the Pine Barrens Commission. Nevertheless, the project complies with the Town CPB Overlay District and the Standards and Guidelines of the CPB CLUP.

The project site is located in the following service and special planning districts:

- CR-200 Zoning District
- Groundwater Management Zone III (300 gallons per day [gpd]/acre)
- Flood Hazard Zone X, Federal Emergency Management Agency (FEMA)
- Central Pine Barrens: CPB Zone, CPA; 140.35 acres; CPB Zone, CGA; 448.04 acres
- Henry’s Hollow Region, Critical Resource Area (CRA); portions of Parlato Property
- Town of Southampton APOD
- Central Suffolk Special Groundwater Protection Area (SGPA)
- East Quogue GEIS and LUP
- SCWA, Distribution Area 20
- Riverhead Central School District (CSD; Hills North Parcel & 3.90 acres of Parlato Property)
- East Quogue UFSD (Hills South Parcel/Kracke Property & 98.01 acres of Parlato Property)
- Southampton Town Police Department
- East Quogue Fire Department (fire protection and ambulance services)
- Public Service Electric & Gas (PSE&G; electricity)

- National Grid (natural gas)
- Town Department of Municipal Works

2.2.2 Current Site Conditions

The overall subject site is presently undeveloped and primarily wooded, though portions totaling 44.06 acres had previously been disturbed for clearing, and are now bare soil surfaces (21.98 acres), brushy land (3.66 acres), or in agricultural use (2.64 acres); the remaining 15.78 acres were also farmed, but are now undergoing natural succession, and so are naturally-vegetated (see **Table 2-1a**). More specifically, three large areas of bare, sandy soil lie exposed on the Hills South Parcel/Kracke Property: one such area lies in the northerly part, and two in the central portion. Other linear and open cleared areas of lesser size are present in the Hills South Parcel/Kracke Property, along Spinney Road and along an ATV road/trail on the west side of the parcel, with other scattered clearings throughout the north- central part of the Hills South Parcel/Kracke Property. The Hills North Parcel is also vacant and wooded; Long Island Power Authority (LIPA) owned land traverses this parcel from the northwestern corner to the southern boundary, and then turns easterly along the southern boundary. This land is occupied by several metal towers carrying high-voltage power lines.

Spinney Road enters the site from the south, and traverses the property toward the north. However, this roadway is an unpaved dirt path to and beyond NYS Route 27, across the Hills North Parcel.

As detailed in the Draft EIS for the Hills PDD and shown in **Figure 2-1**, none of the component properties have been previously developed with structures or utility services, though portions of the Hills South Parcel, the Kracke Property and the Parlato Property have been partially cleared and/or have or currently are being used for farming. Additionally, unauthorized dumping and recreational activities (primarily hiking and ATV usage) have resulted in the creation of a network of packed earth trails, particularly on the Hills Property. The Hills South Parcel (south of Sunrise Highway) has also been subject to unauthorized clearing, paintball use, dumping, illegal access/trespassing, fire pits and parties, and a variety of unauthorized uses that have adversely impacted the environmental quality of the property. It is noted that a portion of the Parlato Property had been used for farming, including the planting and harvesting of corn. It is not known whether or which agricultural chemicals (particularly atrazine, a pesticide) had been applied to this area in the past. This parcel is presently undergoing natural succession, and so is considered to be naturally-vegetated. The proposed project would not develop the Parlato Property, but would dedicate it to the Town, so testing of this property at this time is not warranted. The farm field (where any previous chemical application would have occurred) is neither upgradient nor downgradient of the project's developed area, and so would not represent any potential locus of impact. Upon approval and prior to dedication of the Parlato Property to the Town, the Applicant shall test this area for pesticides and remediate any conditions which warrant action.

Figure 2-2 is based upon an aerial photograph of the project site and vicinity (photograph taken in 2010); it indicates the presence/absence of potential constraints on development of the site,

based on the results of the Environmental Site Assessments (ESAs) undertaken on each component parcel. The figure shows that, despite the presence of several loci of concern (e.g., L1-L4, CAR-1, Pile 1 & Pile 2, and PS-1 & PS-2) that merited additional testing and analysis, there are no significant constraints on the Hills South Parcel/Kracke Property. The ESA for the Parlato Property noted the presence of a number of areas that warrant further examination which will be addressed as part of the subdivision/site plan development.

2.3 Project Design and Layout

Table 2-1a and Table 2-1b summarize the physical characteristics of the component properties, under both their existing conditions (see **Figure 2-1**) and the proposed project, respectively.

2.3.1 Overall Site Layout, Components and Structures

General Site Layout

The amount of clearing for the project conforms to the Town's requirement for its CPB Overlay District and the CPB CLUP. The developed area will be served by a comprehensive stormwater drainage system comprised of roadside catch basins, subsurface leaching pools, drainage reserve areas (DRAs), two artificial ponds and rain gardens to gather, store, treat and recharge all runoff generated on the site within the site. Additionally, a system of impervious liners consisting of 40 mil HDPE (high density polyethylene) will be installed beneath the golf course greens to contain recharge, and if there is overflow, divert stormwater that infiltrates through the greens into rain gardens to be biologically treated before it is recharged.

The layout of the project is dominated by the decision to concentrate development in the central and southern portions of the Hills South Parcel/Kracke Property, where previous clearing has occurred. In this way, the amount of new clearing of natural vegetation would be minimized and the amount of open space can be maximized.

The development will gain access from Lewis Road through the existing mapped Kijowski Family Farm subdivision road alignment on land to the west. This is an existing mapped road that has not as of yet been constructed, but is designated Old Field Road. This access roadway will continue northward into the property to provide all vehicular access to the subdivision.

In order to preserve the character of the Lewis Road corridor and promote privacy, it is expected that the site's access roadway at Lewis Road will not be marked with a sign. This access would be distinctively but subtly landscaped, perhaps including appropriate fencing and/or a retaining wall (subtle lighting may also be installed here), and a manned gatehouse will be provided on the north-south roadway within the site (so that this structure is not visible from Lewis Road to minimize visual impact).

Within the subdivision, the proposed access roadway divides into two branches near the southwestern corner of the developed area. From this point, the westerly branch accesses 18 homes, while the easterly branch accesses the remaining 100 homes, community pool and

clubhouse area, and all recreational amenities. As can be seen in the attached plans, the residences, pool and clubhouse area, and recreational areas are located in the central portion of the site, with the golf course play areas located to the north and south.

Table 2-1a
SITE AND DEVELOPMENT CHARACTERISTICS & IMPACTS
Existing Conditions

Parameter	Parlato Property	Hills North Parcel	Hills South Parcel & Kraeke Property	Totals
Use & Yield	Vacant			---
Coverages (acres):	---	---	---	---
Unvegetated	1.15	0	20.83	21.98 ⁽¹⁾
Agriculture	0	0	2.64	2.64 ⁽¹⁾
Freshwater Wetland	0	1.40	0	1.40
Natural/Successional Vegetation	100.76	85.52	372.43	558.71
Brushy Cleared Land	0	0	3.66	3.66 ⁽¹⁾
Revegetated	0	0	0	0
Landscaped	0	0	0	0
Ponds & Pools	0	0	0	0
Buildings	0	0	0	0
Paved/Impervious	0	0	0	0
Totals	101.91	86.92	399.56	588.39
Water Resources:	---	---	---	---
Domestic Use (gpd)	0	0	0	0
Irrigation, golf course (gpy)	0	0	0	0
Irrigation, non-golf course (gpy)	0	0	0	0
Total Water Use (gpy)	0	0	0	0
Recharge Volume (MGY) ⁽²⁾	441.47			441.47
Nitrogen Conc. (mg/l) ⁽²⁾	0.27			0.27
Trip Generations (vph):	---	---	---	---
Weekday AM Peak Hour	0	0	0	0
Weekday PM Peak Hour	0	0	0	0
Saturday Midday Peak Hour	0	0	0	0
Miscellaneous:	---	---	---	---
Parking Provided (spaces)	0	0	0	0
Residents (max. potential)	0	0	0	0
School-Age Children	0	0	0	0
Taxes Generated (\$/year)	272,986			272,986
School Taxes (\$/year)	218,580			218,580
Employees (FTE):	---	---	---	---
Direct	0	0	0	0
Indirect	0	0	0	0
Induced	0	0	0	0

MGY-million gallons per year; mg/l-milligrams per liter; vph-vehicles per hour.

(1) Total cleared area of 28.28 acres.

(2) See Appendix C-1.

Table 2-1b
SITE AND DEVELOPMENT CHARACTERISTICS & IMPACTS
Proposed Project

Parameter	Parlato Property	Hills North Parcel	Hills South Parcel & Kracke Property	Totals
Use & Yield	Open Space	Open Space	118 resort units & golf	---
Coverages (acres):	---	---	---	---
Unvegetated	1.15	0	2.30	3.45
Agriculture	0	0	0	0
Freshwater Wetland	0	1.40	0	1.40
Natural/Successional Vegetation	100.76	85.52	239.90	426.18
Brushy Cleared Land	0	0	0	0
To Be Revegetated	0	0	17.39	17.39
Landscaped	0	0	109.80	109.80 ⁽¹⁾
Ponds & Pools	0	0	6.33	6.33
Buildings	0	0	4.52	4.52
Paved/Impervious	0	0	19.32	19.32
Totals	101.91	86.92	399.56	588.39
Water Resources:	---	---	---	---
Domestic Use (gpd) ⁽²⁾	0	0	39,157/6,437	39,157/6,437
Irrigation, golf course (gpy) ⁽³⁾	0	0	44,145,050/30,050,978	44,145,050/30,050,978
Irrigation, non-golf course (gpy)	0	0	6,069,075/4,680,704	6,069,075/4,680,704
Total Irrigation Water Use (gpy)	0	0	50,214,126/34,731,682	50,214,126/34,731,682
Recharge Volume (MGY) ⁽⁴⁾	442.41			442.41
Nitrogen Conc. (mg/l) ⁽⁴⁾	0.31/0.23 (assumes tertiary wastewater system)			0.31/0.23
Trip Generations (vph) ⁽⁵⁾:	---	---	---	---
Weekday AM Peak Hour	0	0	55	55
Weekday PM Peak Hour	0	0	55	55
Saturday Midday Peak Hour	0	0	69	69
Miscellaneous:	---	---	---	---
Parking Provided (spaces)	0	0	321 (416 w/driveways)	321/416
Residents (max. potential)	0	0	446	444
School-Age Children ⁽⁶⁾	0	0	130	130
Taxes Generated (\$/year)	7,444,752			7,444,752
School Taxes (\$/year)	5,560,772			5,560,772
Employees: (FTE)	---	---	---	---
Direct	0	0	101.8	101.8
Indirect	0	0	16.0	16.0
Induced	0	0	31.8	31.8

- (1) Total fertilized landscaping will be less than maximum allowed by CPB CLUP Standard 5.3.3.6.3 (15% of the site).
(2) Assuming SCDHS design flow rates for wastewater systems; flow reduction due to seasonal occupancy (see Table 2-4).
(3) Based on 50%/75% usable irrigation; see FEIS Appendix R-1.
(4) See Appendix C-2.
(5) See Appendix D.
(6) Will not attend East Quogue UFSD.

No portion of the development will extend into the CPB CPA, in the north of the site.

Similar to the Hills PDD, the proposed project will feature attractive, coordinated architectural styling for the residential structures, common areas (e.g., lighting fixtures, signage, benches, trash receptacles, kiosks, etc.) and clubhouse area amenities. It is intended and expected that the project's architecture would, in coordination with landscaping, create a visually interesting and desirable environment for occupants and visitors, and will enhance the community in general.

The overall project, and particularly the golf course, will be managed to ensure that no adverse impacts to groundwater quality will occur, by incorporating and improving on management techniques outlined in the East Quogue LUP and GEIS.¹ The Town CPB Overlay District limits fertilized areas to no more than 15% of the overall site. This includes residential and golf play areas. These regulations also require conformance with Article 6 of the SCSC for density of development. Given the large lot zoning (equivalent to roughly a 5-acre minimum lot size) and the limited areas of fertilized vegetation, the development will conform to SCSC Article 6 and therefore be a substantial improvement over the benchmark of conformance with Article 6 for groundwater protection (see also **Section 2.3.4**).

Golf Course Component and Structures

As noted above, the golf course component is distributed over the central and southern portions of the Hills South Parcel/Kracke Property. The course will be designed to incorporate the site's existing rolling topography as much as practicable, thereby minimizing the acreage of land clearing and volume of soil affected by grading. The majority of the site's natural vegetation will be retained, to act as a visual and noise buffer between fairways, and between the site and its neighbors. As shown in the attached plans, fairways are narrow, adjacent "rough" areas are limited, and greens and tees occupy small areas of the golf play area. There are areas where "playover" is a design feature of the course. These areas involve retaining existing topography and groundcover vegetation in the alignment of the ball track. In these areas, tall trees would be removed; however, natural habitat and topography would be retained. Any areas where existing vegetation is altered are not accounted for as retained natural vegetation of 427.58 acres in the allowable clearing analysis. All efforts have been made to design the course to have the least environmental impact and the greatest habitat retention possible, not only by retaining the required natural area as required under the Town CPB Overlay District and the CPB CLUP, but for other revegetated portions of the golf course as well.

The clubhouse area will contain four separate structures providing a total of 66,393 SF of space, as (see **Appendix E**): 22,175 SF of homeowners association (HOA) member facilities, a pool and pool house, maintenance/mechanical/storage areas (6,918 SF), below-grade parking (19,000 SF), and 18,300 SF in the 8 clubhouse condominiums, which would be similar in style and appointments to a luxury hotel unit. These units will have between 2,150 to 2,400 SF of floor area (averaging 2,288 SF), and have three bedrooms. The clubhouse area will not be available for public use; its facilities will be reserved exclusively for the use of the residents of the subdivision.

¹ The East Quogue LUP and GEIS incorporate protection measures implemented and found to be successful at Golf at the Bridge and Sagaponack Golf Club, Southampton.

Exterior recreational amenities include a sports activity area (featuring field sports, a basketball court, two tennis courts, four pickle ball courts, rest rooms, and parking).

The project's primary maintenance area is located just south of the sports activity area, and isolated from view of the residences by vegetation. A secondary maintenance annex is located along the main site access drive.

An ITHMP has been prepared to ensure that the potential for impact to groundwater and surface waters in Weesuck Creek and western Shinnecock Bay from groundwater outflow will be minimized by the turf maintenance (i.e., irrigation and chemical applications) activities planned for the golf course. Additionally, a GMP has been prepared to independently monitor actual water recharged on the site (from irrigation practices and through the drainage systems) for impact to the quality of groundwater to ensure protection of groundwater and surface waters. The GMP includes lysimeters to monitor recharge in the vadose zone, before it reaches groundwater, as well as strategically placed monitoring wells to ensure detection and early warning of groundwater quality. The GMP follows the protocols and will be implemented in a similar manner to the ongoing and very successful monitoring efforts at Golf at the Bridge and Sebonack Golf Club. Together, the ITHMP and GMP will operate in tandem to actively protect water resources based on the environmental design, management and monitoring of the golf course. Other aspects of golf course maintenance are discussed in **Section 2.3.8**.

Residential Component and Structures

Table 2-2 details the numbers and types of residential units proposed; 95 of the residences would be detached, free-standing units on individual lots, the 15 cottages would be on a single lot, and the remaining 8 units would be condominiums located within the clubhouse area structures.

Table 2-2
PROPOSED PROJECT BREAKDOWN
Unit Types and Details

Unit Type	Bedrooms		Total Units	Lot Size (acres)	Square Footage		Selling Price (\$K)
	Per Unit	Total			Per Unit	Total	
Woodland Estates	6	156	26	1.0 to 2.3	5,200	135,200	4,125
Village Lots	4	212	53	0.18 to 0.26	3,200	169,600	2,800
Village Estates	4-5	64-80	16	0.36 to 0.56	4,250	68,000	3,300
Village Cottages (townhouses)	4	60	15	---	3,000	45,000	2,850
Clubhouse Units (condominiums)	3	24	8	---	2,288	18,304	2,400
Totals	---	516-532	118	---	---	436,104	---

The project will feature attractive, coordinated architectural styling for the residential structures. All residences will be sold for use by their owners; no rental units are proposed. Using standard per-unit multipliers published by Rutgers University's Center for Urban Policy Research (CUPR) for the size and anticipated selling prices of the four types of residences, a maximum potential of 446 occupants would be anticipated, of which 130 would be expected to be between

the ages of 5 and 17 years.

2.3.2 Clearing & Grading and Drainage System

Clearing & Grading

The proposed project would develop the interior of the Hills South Parcel/Kracke Property and retain substantial surrounding open space such that deep naturally-vegetated buffers would be retained to present a natural setting from outside observation. A crucial aspect of grading is minimizing the volume of excavated soil that exceeds the volume that will be reused on the site, and therefore must be removed. In this way, the number of truck trips necessary to remove the excess soil can be minimized, which minimizes the duration and intensity of impacts to the neighborhood from truck noise, road congestion, engine exhausts, roadwear, traffic and pedestrian safety, dust, etc.

The applicant has made all efforts to reduce site grading to the maximum extent practicable. Based on a preliminary analysis, it is expected that, after the clearing phase is completed for the project and rough grading of the eighteen golf course holes and practice range is completed, there will be an excess of approximately 250,000 cubic yards (CY) of soil. Any impacts related to soil removal would be temporary and of relatively short term duration. Additionally, grading of the remainder of the site would be determined during the site plan application review, to be conducted by the Town. Overall site grading is estimated to generate between 200,000 and 350,000 CY of excess soil material. A NYSDEC Mining Permit is expected to be required, for the two man-made ponds.

For the Hills PDD, the applicant negotiated an innovative method by which the excess soil will be removed, but without impact to local road conditions and reduced potential adverse impacts to the neighborhood. The excess soil will be taken by truck to the adjacent East Coast Sand Mine property via an internal route, so that Lewis Road will not be impacted. The proposed Lewis Road PRD will implement this alternative route.

Regardless of truck route, it is expected that excess material will be transported to East Coast Mines, and engineered soils (root zone mixes, drainage gravel and bunker sand) will be imported from East Coast Mines. The 2.62 acres of greens will require approximately 4,227 CY (assuming 12-inch depth) of greens mix and in the range of 2,000 CY of drainage gravel. Thus, approximately 6,227 CY of material will be imported to the site.

Soil imported to the site (e.g., appropriate cover materials such as top soil for landscaping) will be certified to meet the requirements of Section 5.4(e) of the NYSDEC Division of Environmental Remediation (DER) "Technical Guidance for Site Investigation and Remediation". Soil will either be certified as clean by the vendor, or sampled prior to placement at the site. Soil sampling, if necessary, will include volatile and semi-volatile organic compounds, metals (including lead, arsenic, cadmium and mercury), pesticides and PCBs.

Conformance to Clearing Restrictions

The anticipated clearing/grading program for the proposed project will fit within the allowable

clearing restrictions of the CPB CLUP and Overlay District (see **Table 2-3**). According to these regulations and based on the site's zonings at the time the regulating plans were established, up to 166.18 acres (28.24% of the site) may be cleared; the proposed project would clear 160.81 acres, or 27.33%.

Table 2-3
MAXIMUM CLEARING ALLOWED UNDER CPB CLUP
Prior Zonings and Acreages

	Prior (1995) Zoning District	Acreage (acres)	Estimated Yield (lots)*	Maximum Allowed Clearing Under CLUP	
				%	acres
Hills North Parcel	CR-200	86.92	14	25	21.73
Hills South Parcel	CR-80	58.14	24	35	20.35
	CR-120	130.32	35	30	39.10
	CR-200	149.84	24	25	37.46
Kracke Property	CR-80	10.32	4	35	3.61
	CR-120	50.93	14	30	15.28
	CR-200	0.01	0	25	0.0025
Parlato Property	CR-120	58.96	16	30	17.69
	CR-200	33.61	5	25	8.40
Parlato Road Abandonment Area	CR-120	4.43	1	30	1.33
	CR-200	4.91	1	25	1.23
Total Property		588.39	128	---	166.18**

* Calculated as: (acreage x 43,560 x 0.75)/lot size under zoning.

** Up to 28.24% clearing is allowed; based on 166.18 acres of allowable clearing.

Drainage Systems

As detailed on the attached plans, stormwater runoff from development areas will be retained and recharged on-site for the required design storm. Retention areas, as presently proposed, will consist of DRAs, leaching pools, and ponds, with stormwater conveyed to these retention areas by means of overland flow, vegetated swales, curbs and gutters, and drainage inlets and piping.

Additionally, all of the golf course greens will be lined with an impervious 40 mil liner so that precipitation and irrigation water infiltrating from these surfaces will be contained and collected after it has passed through the soil, and if there is overflow, this will be diverted to rain gardens for biological treatment.

Two ponds totaling 4.52± acres near the center of the developed area will be aesthetic features; one will also serve as an irrigation pond, using captured stormwater runoff that will then be pumped through the golf course irrigation system. For areas tributary to this pond, a five-inch design storm will be utilized. For the DRAs, a 2-inch design storm will be utilized.

The two ponds will provide an aesthetic and functional role for visual interest in proximity to the community clubhouse area and the residential units. The ponds will be lined to maintain a minimum depth of five feet and aerated as necessary, with the runoff contribution supplemented by on-site make-up wells. The larger pond will be excavated to a depth of 8-10 feet and will be

lined to retain water to the design depth. The smaller pond will have a minimum depth of 5-6 feet and will also be lined to retain water. Below the minimum water depth, the ponds will have side slopes of 1:3. Above the minimum pond elevation, the ponds will have a slope of 1:5 in an area that will provide “freeboard” for side wall leaching of stormwater to recharge groundwater when pond elevation rises due to stormwater. In addition to side wall leaching, the ponds will have positive overflow to inter- connected portions of the overall drainage system.

The ponds will be designed and maintained for multiple functions of aesthetic quality, utilitarian function and habitat diversity. All required approvals will be obtained at the time of site plan review subsequent to the change of zone. Town and NYSDEC environmental input will be sought and incorporated into pond management as appropriate.

Erosion Control Measures and Requirements

The drainage systems will comply with requirements under NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP 0-15-002 or “General Permit”) and Chapter 285 of the Town Code. Under these requirements, a site-specific Storm Water Pollution Prevention Plan (SWPPP) must be prepared and submitted to the Town for review and approval as a condition to final site plan approval. The SWPPP evaluates the proposed drainage system to ensure that it meets the NYSDEC and Town requirements for treatment and retention of stormwater runoff. The SWPPP must demonstrate that the proposed stormwater management system is sized adequately to ensure that there is no net increase in peak stormwater discharges from a property once developed.

2.3.3 Vehicle Access, Internal Road System & Circulation, and Parking

Vehicle Access and Internal Road System & Circulation

The attached plans show that the layout of the project’s internal road system. The main vehicle access point to the project is proposed from Lewis Road, at the southwestern corner of the property in line with an existing mapped subdivision road associated with the “Kijowski Family Farm” subdivision. The Kijowski family has preliminarily agreed to grant necessary title and access over Old Field Road in exchange for the Applicant’s agreement to assume and undertake the required public improvements as required by the Planning Board and bonded. The Applicant has agreed to undertake the public improvements to Old Field Road and the drainage area as originally planned by the Planning Board, and is willing to consider any modifications or changes as may be required by the Planning Board during its review of the project.

The intersection of Old Field Road and Lewis Road would be controlled by a Stop sign at Lewis Road for exiting traffic. A manned gatehouse will be established on the access roadway within the panhandle portion of the Kracke Property, in order to minimize the appearance of development for potential observers on Lewis Road. Old Field Road will be provided with appropriate curbing, striping, signage, lighting and drainage facilities, subject to the Town as determined during the site plan application review process.

A manned Gate House will be placed along the entry road, to control access to the subdivision. North of this facility, the proposed access roadway divides into two branches near the

southwestern corner of the developed area. From this point, the westerly branch accesses 18 lots and the STP (ending in a cul de sac), while the easterly branch continues in a roughly northerly direction, and accesses the remaining lots and recreational areas.

A second vehicle access may be provided, but will be strictly limited to emergency vehicles and used only in cases where access through the main access point is not optimal. This emergency vehicle access may be provided at the northerly end of Spinney Road, which is presently gated by the Town.

Parking

Adequate parking to serve the needs of the homeowners will be provided. All parking on the project site will be in designated parking areas in the community clubhouse area, at the two maintenance areas, the sports activity area, or on individual residential lots; no on-street parking will be provided.

Each of the Woodland Estate, Village Estate, and Village residences will have an attached two-car garage; the driveways for these units are expected to be large enough to park an additional car. Each of the 15 Village Cottage townhouse units and each of the 8 clubhouse condominium units will have two parking spaces allotted, to be located in the below-grade parking level beneath two of the clubhouse area structures. This latter facility will have a total of 60 parking spaces; 46 spaces will be allotted for the Village Cottage townhouses, and clubhouse condominium units, leaving 14 spaces for visitors and contractors. For employees, there will be nine parking spaces at the Maintenance Area, 47 spaces at the Maintenance Annex, and 15 spaces at the sports activity area. Thus, total parking capacity on the property, not counting driveway spaces, is 321 spaces. If the driveway spaces are included, there will be space for an additional 95 spaces, for a total of 416 cars on the site.

2.3.4 Water Supply and Wastewater Disposal Systems

SCSC Article 6 Flow and Water Use

The project site is located in Groundwater Management Zone III as defined by the SCDHS. Based on the requirements of SCSC Article 6, allowable sanitary flow on a site that is subject to subdivision is based on the 40,000 SF yield map, with the number of lots multiplied by 300 gpd per unit. In lieu of a 40,000 SF yield map, SCDHS provides a formula for determining allowable flow. For the proposed project, the allowable sanitary flow is based on the calculation:

$$(\text{Site acres} - \text{wetland acres}) \times 0.75 \times [(43,560 \text{ SF/acre}) / (40,000 \text{ SF/unit})] = \text{yield per SCSC Article 6}$$

Thus, the final calculation is as follows:

$$(588.39 - 1.40) \times 0.75 \times 1.089 = 480 \text{ units allowed per SCSC Article 6}$$

As each unit is allocated a flow of 300 gpd, the total allowed sanitary flow for the project site is obtained from the calculation: 480 units x 300 gpd/unit = 144,000 gpd.

The design flow is based on the sanitary wastewater generated by the proposed use. It is noted that the proposed project involves a golf course. Under "*General Guidance Memorandum #17, Agricultural and Golf Course Density*," fertilized areas of golf course use contribute to nitrogen

load and are accounted for in terms of wastewater flow by a factor of 300 gpd per fertilized acre. In this case however, the area of fertilizer dependent vegetation is limited to 15% of the overall site and as a result, the golf use does not increase the area of fertilizer dependent vegetation. The site design conforms to this limit on fertilizer dependent vegetation including the golf course and residential use portions of the site. In other words, the proposed project will not increase fertilized area over that of a residential use with no golf course. As a result, the factor related to golf course fertilized areas would not apply. Nevertheless, the design flow calculation has been prepared based on the wastewater flow alone, as well as the combined wastewater flow and additional flow allocated to golf course use. In both cases, the proposed project is significantly below the allowable flow provided for under SCSC Article 6. In addition, the residential portion of the residential use will not be fully occupied 365 days per year due to the second (and greater) home resort type use that is typical of DLC developments.

Based on the uses and yields proposed and the SCDHS design standards for wastewater system design (and per SCSC Article 6), the project would generate 39,157 gpd of sanitary wastewater if it were occupied on a full-time, year-round basis, estimated as shown in **Table 2-4**.

Table 2-4
WATER USE & SANITARY WASTEWATER GENERATION ⁽¹⁾

<i>Residential Component:</i>			
Woodland Estate Lots	26 units	300 gpd/unit	7,800 gpd
Village Estate Lots	16 units	300 gpd/unit	4,800 gpd
Village Lots	53 units	300 gpd/unit	15,900 gpd
Total Residential Component			28,500 gpd
<i>Condominium, Townhouse & Community Clubhouse Component:</i>			
Clubhouse Area Units	18,304 SF (8 units)	300 gpd/unit	2,400 gpd
Clubhouse Area Amenities	22,175 SF ⁽²⁾	---	3,757 gpd
Village Cottages	15 units	300 gpd/unit	4,500 gpd
Total Condominium, Townhouse & Amenity Course Component			10,657 gpd
Total Sanitary Wastewater Generation			39,157 gpd
Adjusted Sanitary Wastewater Generation ⁽³⁾			6,437 gpd

(1) Assuming appropriate SCDHS design flow factors.

(2) See Appendix E.

(3) Based on 60 days per year expected occupancy (39,157 X [60/365]).

This is substantially less than the design flow of 144,000 gpd, and therefore conforms to Article 6 of the SCSC. In fact, the community will be used primarily during summer months and is expected to seldom, if ever, operate at full occupancy; the expected occupancy is on the order of 60 days per year per unit. As a result, it is expected that the actual water usage of and wastewater generation flow from the project will be significantly less than that identified as Total Sanitary Wastewater Generation in **Table 2-4**. Specifically, the “adjusted” flow for expected occupancy is 6,437 gpd.

The project is in SCWA Distribution Area 20. All water used by the project for domestic (i.e., no-irrigation) purposes will be provided from the public water supply system of the SCWA. It is expected that the project will utilize water pumped at the Spinney Road Wellfield. Based on the

SCWA response to a letter requesting specific input on water service for the Hills PDD Draft EIS:

We have reviewed the potential water demand for the proposed "Hills at Southampton" development – peak domestic demand of 120 gpm and fire flow demand of 1,500 gpm, 1620 [gpm] combined. Currently the existing SCWA system in this area would require improvements in capacity to provide service at the proper pressure for either domestic supply or fire flow. The discussion in our meeting in early September identified improvements we anticipate will be needed in our Quogue Intermediate zone to enable service to this development.

They are as follows:

- 1) An extension of the existing 12-inch water main east on Lewis Rd onto the proposed entrance road and into our Spinney Rd. well field property - approximately 5,500 feet.
- 2) An upgrade of the pumping capacity at the Quogue - Riverhead Rd. booster.
- 3) Construction of an additional booster at Spinney Rd.

Service into the development would be in the vicinity of Spinney Rd. well field.

Provided these improvements are made we are confident we can meet your water supply requirements. As the project moves forward and the scope is further refined, we will work together to develop the plan and determine the appropriate arrangement for sharing costs. The developer then would have to execute a contract with SCWA and fund their portion of the construction.

In the same manner as for the Hills PDD, the Lewis Road PRD will satisfy the above water supply concerns of the SCWA. It is expected that the project's preliminary design will be subject to more detailed engineering review by the SCWA as part of the Town's site plan review process, at which time final arrangements for infrastructure improvements will be made.

In addition to the use of retained stormwater for golf course irrigation, the project will install two new irrigation wells to supplement stormwater inflow to the drainage and irrigation ponds. These wells will be sized to provide irrigation water for the golf course and to maintain a minimum water depth of 5 feet in the ponds. The main pond will be used to store and blend irrigation water. As shown in **Table 2-1b**, it is expected that a total of 50,214,126 gallons/year (gpy) will be used for all landscape irrigation, broken down as follows: 44,145,050 gpy for the golf course and 6,069,075 gpy for the amenity area, residential areas and other non-golf areas. The on-site irrigation wells will be subject to NYSDEC well permits, therefore, there is no impact to public water supply and hydraulic considerations will be addressed to ensure that there is no impact on groundwater storage or water table elevations.

Wastewater Disposal

It is clear that, based on sanitary wastewater design rates for the PRD or subdivision, the proposed project will not exceed the allowable sanitary flow allowed under SCSC Article 6 based on wastewater flow, or the combined design flow based on wastewater based on the fertilized golf portions of the site under Memorandum #17. Therefore, the Applicant may utilize individual septic systems in compliance with Article 6 for the 110 detached single-family and

townhouse units, and install separate septic systems to serve each habitable structure in the clubhouse area (including the 8 clubhouse units) and each of the maintenance areas. There are also three comfort stations proposed for the golf course and a rest room building for the sports activity area.

It is noted that the Hills PDD would provide an on-site STP for its sanitary wastewater, as a means of addressing groundwater quality impact concerns of the Town and community. The Applicant remains supportive of this measure, and will provide such a facility in the Lewis Road PRD. The project's proposed STP facility is based on the Sequencing Batch Reactor (SBR) process, and will be located in the northwestern corner of the project site (on the Kracke property), in an area that is presently unvegetated. This location is in-line with groundwater flow that shows elevated nitrogen concentrations from up gradient historic/current farming, and is on the west side of the site to situate the STP as far as possible from down gradient wetlands and surface waters associated with Weesuck Creek.

The facility is central to the development and optimally located based on site design, clearing, distance from surface waters and location of discharge in an area that is not pristine in terms of ambient nitrogen. An area for this facility has been set aside that can accommodate future expansion and may be necessary, in accordance with applicable SCDHS requirements.

2.3.5 Landscaping, Lighting and Amenities

Landscape and Revegetation Materials and Coverage Quantities

A total of 109.80 acres of landscaping are proposed, including golf playing surfaces, the clubhouse area, the fields, common areas, and the lots. Not all of the landscaping will be fertilized; as required by the CLUP and APOD, less than 15% of the site will be fertilized. Generally, the project's landscape plantings will provide the following:

- Golf Course Play Area: trees, shrubs, native grasses & wildflowers
- Rain Gardens: shrubs, native grasses & wildflowers
- Community Clubhouse Area Shrub & Ground Cover: trees, shrubs, native grasses, wildflowers, ferns & groundcovers/vines
- Sports Activity Area, athletic fields: turfgrass
- Sports Activity Area: trees, shrubs & native grasses
- Village Landscape/Streetscape: trees, shrubs, native grasses, wildflowers, ferns & groundcovers/vines
- Wetland/Pond House Landscape: trees, shrubs, native grasses, wildflowers & ferns
- Screening Landscape at HOA Maintenance Area: trees, shrubs & native grasses
- Screening Landscape at HOA Maintenance Annex: trees, shrubs & native grasses

In addition, the anticipated revegetation program will include the following:

- Native Revegetation: trees, shrubs, native grasses & groundcovers/vines

Where pine barrens species are to be used in a landscape or revegetation function, species listed in the CPB CLUP (Figure 5-1 of the CLUP) will be provided.

Irrigation Strategy

Irrigation Wells - The proposed project will install two new shallow irrigation wells. One will be located on the south part of the site and placed to intercept groundwater with elevated nitrogen concentrations from the upgradient watershed. On-site groundwater sampling completed for characterization of water resources identified total nitrogen concentrations as high as 29 mg/l. Removal of this groundwater for irrigation will result in withdrawal of nitrogen from the aquifer. This water will be pumped to an isolated portion within the large pond and blended with water from a second shallow irrigation well (to be placed in proximity to the large pond) and/or the balance of the large pond. The combination of these wells will allow the golf course superintendent to use nitrogen containing groundwater, lower nitrogen groundwater and stormwater collected in the pond for irrigation, or in this case, the more appropriate term is "fertiligation." The irrigation sources will be monitored for nitrogen concentrations and adjusted for optimal use for fertiligation, and this will allow the golf course superintendent to reduce the quantity of fertilizer product that is used to maintain healthy turf at the golf course and residential landscaped areas. Irrigation nitrogen sources include the stormwater pond and an isolated area for irrigation well water from the high nitrogen irrigation well, and an additional well located in an area with low/background nitrogen concentrations near the pond. It is expected that sampling for nitrogen concentrations will occur bi-weekly during the irrigation season of April through October.

The wells would require hydrologic evaluation and would be permitted by NYSDEC under the NYS Well permit program. The golf course and landscape irrigation well system would function independent of all water supply systems connected to the SCWA distribution which would provide potable water to the subject site.

Golf Course - The irrigation system for the golf course component will be designed using the most up-to-date, state-of-the-art materials available. The system will be a "full-coverage" system over the estimated 78 acres of irrigated golf play surfaces and will be designed to cover greens, tees, fairways and primary rough. The 2.30 acres of golf course bunkers will be neither fertilized nor irrigated, and will not be subject to pesticide application. It will be designed to confine irrigation to the grassed areas only and avoid irrigation into the forested areas surrounding the golf holes.

The irrigation system would include a meteorological station to monitor weather and precipitation conditions and soil moisture monitoring would be routinely conducted so that any irrigation applied is as a supplement to natural rainfall. Through automated controls and management oversight, the golf course superintendent would adjust fertiligation/irrigation and fertilization for optimal plant uptake. Irrigation will be used as a supplement to natural precipitation. It is expected that irrigation will occur over 24-28 weeks (part of April and May through October) of the year.

Residential and Other Areas - Like that of the golf course, the irrigation system for the residential lots and other landscaped non-golf and non-residential common areas (such as adjacent to the clubhouse area and along the access drive) will be designed using the newest techniques and irrigation design concepts available. These systems will be designed to confine irrigation to the landscaped areas only.

Groundwater Monitoring and Protection Measures

The proposed project will ensure that landscape maintenance practices will occur in a manner that is fully compliant with the CPB CLUP and Overlay District and goes beyond these requirements in terms of Best Management Practices (BMPs) to reduce nitrogen load at the site. In order to achieve this, two plans, an ITHMP and a GMP were prepared for the Hills PDD Draft EIS, and will be adhered to by the proposed Lewis Road PRD, to work in tandem to ensure that these practices protect groundwater quality.

The subdivision superintendent will be responsible for ensuring that all fertilizer and pesticide applications are performed in accordance with the standards and methodologies developed for the proposed project, and described in the ITHMP. The Applicant will coordinate with the Town to install the GMP well and lysimeter network,

Lighting

The Southampton Town Dark Skies Advisory Committee was established to, among its other goals, support a policy to retain the Town's night-time rural aesthetic, by encouraging conformance to the Town's outdoor lighting ordinance. Article XXIX of the Town Zoning Code contains the Town's regulations on outdoor lighting that the committee seeks to support, and will pertain to the project.

The applicant prepared the following general description of the lighting scheme for the Hills PDD Draft EIS, which would also apply to the Lewis Road PRD:

Consistent with the guidelines outlined in the Town of Southampton Lighting Code, the overall lighting concept is one of subtlety and safety. A combination of low-voltage light-emitting diode (LED), fully-shielded, pole-mounted down lights, path and bollard lights, building mounted down lights, and signage lighting will provide appropriate lighting in key areas so as to create a safe community, while still maintaining the natural quality of the surrounding Pine Barrens environment.

In compliance with the Town of Southampton Code Article XXIX (Outdoor Lighting), street lighting throughout the community is to be at minimal levels. Intersections and areas of vehicular conflict may have down lighting and traffic signage lighting on timers for safe intersections during early evening use. As per the Town of Southampton Illumination Limits, the average footcandle (fc) levels are not to exceed 0.4 fc. Community sidewalks and trails will have periodic down lighting and path lights on timers, including safety lighting at road crossings. At points of roadway and pedestrian conflicts a minimum of 0.3 fc will be maintained as per American National Standards Institute (ANSI) standards.

The entry, the gatehouse is proposed to have shielded down lights mounted to the building, as well as pole mounted vehicular lights, path and possibly bollard lights to provide sufficient lighting to safely announce the entry and for the guards to identify approaching vehicles. Light trespass off the project site will not be permitted.

Throughout the community clubhouse area, shielded pole and building mounted down lights and path lights will provide lighting for users to safely move throughout the community facilities as well as for uses such as outdoor and pool area use. Additionally, pools and spas will include underwater lighting for night time use.

Minimal down lighting will mark homesite driveways and/ or street number signs and will be controlled either by timers or motion sensors. Each homesite will be required to follow the lighting standards included in the homeowners design guidelines, which will be consistent with the town code and the concepts described above.

The golf course will have minimal lighting for safety and security at the comfort stations, and minor lighting at a few additional areas.

The maintenance area will have, pole and building shielded down lighting and well as path and bollard lighting to allow for safe use during hours of darkness. Lighting shall be compliant with the Town code as to lighting of parking areas.

Amenities

With the exception of the security gatehouse area, the pond house, sports activity area and comfort stations, all residential amenities associated with the proposed project will be located in and around the community clubhouse area.

2.3.6 Open Space System

The entire Hills North Parcel (86.92 acres) and the entire Parlato Property (101.91 acres) will be offered to the Town for dedication as public open spaces to be permanently preserved. Upon dedication, these 188.83 acres will be subject to Town maintenance and oversight. As for the remaining 241.30 acres of natural land retained for the proposed project, these areas will remain in private ownership of the project's HOA. This land will also be permanently preserved and protected by Covenants and Restrictions (C&Rs), to be filed with the Suffolk County Clerk.

The entire Hills North Parcel, the northernmost portion of the Hills South Parcel/Kracke Property (the area within 1,000 feet of NYS Route 27, totaling 42.43 acres), and the northernmost 11.00 acres of the Parlato Property (of which 3.90 acres are north of Sunrise Highway) are within the CPA. As a result of the restrictions of the CPB CLUP, no development may occur within these areas (though the yield that could be realized by this acreage will be utilized in the developed area, on the remainder of the Hills South Parcel/Kracke Property). While the northernmost 42.43 acres of the Hills South Parcel are also in the CPA, the applicant will retain this area as permanent undisturbed open space under private ownership, protected through binding site plan approval as well as C&Rs, conservation easement or appropriate mechanism.

The proposed project, like the Hills PDD, will add to the system of walking trails within the several public open space areas in the vicinity. The Applicant has prepared the following brief discussion of this feature:

There are a number of existing trails on the Lewis Road PRD property assemblage. All trails in the open space on the property will be left as-is. Notably, there are trails on the Hills North Parcel and the Parlato Property which connect into the public Paumanok trail system and to trails in between the Hills South Parcel and the Henrys Hollow area in East Quogue. Access to these trails on the Hills North Parcel is from Sears Bellows Park. Access to trails on the Parlato Property is off of Central Avenue, north of Old Country Road. The public would have to park on the side of Central Avenue and then walk across the private LIRR crossing there. There are also trails on the Hills South Parcel,

accessible at Lewis Road and the LIRR crossing. There is a cleared area there, which is partly on the Hills South Parcel and partly on land of the Town of Southampton, which can be used for parking to access that trail system.

These existing trails are of varying widths but all are tamped-down dirt paths which seem to have been created by other hikers, motorcyclists and/or hunters.

DLV Quogue will work with the Trails Advisory Board to document the existing trails and to codify the proposed access points.

In summary, the project will retain 427.58 acres (72.67%) of the subject site as undisturbed natural land; note that Unvegetated land on the Parlato Property totaling 1.15 acres will be dedicated but are not naturally-vegetated, and so are not included in the 427.58-acre figure.

2.3.7 Sustainable Features

While uses of specific building materials, mechanical systems and construction measures have not been finalized at this point, it is expected that the project will utilize energy- and resource-conserving features, materials and systems and may incorporate systems and features associated with the Leadership in Energy & Environmental Design (LEED®) system and applicable sustainability design measures under the Institute for Sustainable Infrastructure. However, the Applicant is not prepared at the present stage of the review process to commit to seek LEED® certification for the proposed project. Sustainable features that will be considered include use of energy-efficient building materials (e.g., insulation, windows, weather stripping, door seals, etc.) and mechanical systems, (e.g., air conditioners, heating systems, combined heating/ventilation/air conditioning (HVAC) systems, water heaters, heat pumps, etc.).

2.3.8 Site Ownership & Operations and Maintenance

Site Ownership & Operations

The Applicant has provided the following description of the project's anticipated ownership and operations characteristics:

The owners of the residences will all belong to a Home Owners Association (HOA). The HOA covers residential common area landscaping, security, utilities, insurance, roads, repairs and maintenance, and other direct residential common area expenses.

The clubhouse area facilities like the pool and pool house are anticipated to be fully open during the summer months (i.e., June through September), though the golf course and other outdoor recreation areas like the fields and courts would be available for play for a period of between 6 and 6-1/2 months.

Site Maintenance

The subdivision superintendent will be responsible for ensuring that all fertilizer and pesticide applications are performed in accordance with the standards and methodologies developed for the proposed project, and described in the ITHMP. The turf maintenance for the golf course will

be extended to address residential and common areas on the site so that managed turf maintenance protocols will be implemented throughout the site.

Golf Course and Clubhouse Area - It is expected that clubhouse-related maintenance will include parking area surfaces repair and snowplowing, parking area lighting, exterior building area and security lighting, clubhouse area drainage system, clubhouse area water & energy supply, solid waste removal, and golf course landscaping maintenance. It is expected that the clubhouse area and the maintenance area will each have an exterior dumpster (in the clubhouse area service yard and adjacent to the maintenance building, respectively) for regular pick-up by a licensed private carter. The costs of maintenance of these areas will be borne by the HOA.

Residential and Common Areas - As indicated by the Applicant, the costs of maintenance of the residential and common areas of the site will be paid from the annual HOA dues. These areas would include the internal roads, entrance gatehouse, drainage system, roadway lighting, water & energy supply, telephones & cable television, landscaping, security, solid waste removal, insurance, recreational amenities, etc. Solid wastes generated in the residences will either be brought by the homeowner or will be picked-up by project maintenance personnel to the maintenance area dumpster which will be managed by the HOA.

2.4 Construction Process and Operations

2.4.1 Construction Schedule

- Following a subdivision approval and site plan review period, the project is anticipated to be completed over 5.5 years.
- The golf course construction is expected to take 1.5 years.
- Clubhouse/amenity buildings and structures construction will be phased over 2 years.
- Residential construction will be phased with sales.

Based on the anticipated construction timeline, the entire construction phase would last a period of 5-1/2 years. Consequently, some level of construction activity would be expected for a similar length of time. There would be some overlapping of development schedules between the three phases of construction. Construction would start with the golf course and the residences; construction of the clubhouse/amenity buildings and structures would not begin for another nine months.

Construction-related impacts are not permanent and are variable during the construction process such that lesser levels of construction activity will occur during the overall construction period. In terms of the permanent use and occupancy of the project site, construction is of limited duration and will be managed by the applicant to comply with Town Code requirements and proper construction management practice.

2.4.2 Construction Process and Operations

The following generally describes the anticipated process and methods whereby construction of the proposed project will take place:

- The construction process will begin with clearing, grading and stabilization for the access road off Lewis Road (in the approved alignment for the Kijowski Family Farm subdivision, designated "Old Field Road"), to create the construction entrance, and clearing and grading for the internal construction access roadways within the site's development area.
- Next is the establishment and approval of flagged clearing limits within the development area.
- This will be followed by the installation of erosion and sediment control measures such as identification of stockpile areas, installation of silt fencing, stabilized construction entrance, truck washdown station, etc. as outlined & detailed on the approved Erosion and Sediment Control drawings and the filed SWPPP.
- At this stage, clearing of the development area will commence. Excess vegetation debris will be chipped and/or mulched, for removal or for re-use on the site at a later time.
- Rough grading of the site as well as excavation of the ponds will then commence with surplus soil exported off-site.
- Once appropriate grades have been established in the Amenity area and Village lots, construction of footing and foundations for these structures will commence immediately followed by the construction of the structures themselves.
- The installation of site utility infrastructure for the Amenity area and Village lots will be concurrent with the building construction.
- The construction of internal site roadways and parking areas will immediately follow the infrastructure installation.
- The installation of the infrastructure supporting the estate lots may take place at the same time as the Amenity area and Village lots or may be paced as the market for housing sales advances.
- At all times, in accordance with the SWPPP, the time span that denuded soil is exposed to erosive elements shall be minimized by the installation of permanent structures as soon as practically possible. If the construction of permanent structures is delayed for any reason, the exposed areas shall be protected as outlined in the SWPPP.
- Once heavy construction is complete, finish grading will occur, followed by soil preparation using topsoil and installation of landscaping.
- After establishment of permanent plantings, structures and other permanent erosion control measures, the temporary measures, silt fences, construction entrance, etc. shall be removed and a Notice of Termination shall be filed with the NYSDEC and Certificates of Occupancies obtained.

The following briefly describes several aspects or features of the construction program that may be of particular concern to the Town and/or community:

- the construction vehicle access point - to use the shortest access road (Lewis Road), it is expected that the lone construction vehicle access will be on the same alignment as the project's final vehicle access point, through the alignment of the approved Kijowski Family Farm subdivision, known as "Old Field Road."
- delivery truck routes - it is expected that trucks delivering materials to the site as well as truck removing materials from the site will use that portion of Lewis Road north of the site's access point, to Exit 64 of NYS Route 27 (Sunrise Highway). From here, fast and efficient movement eastward and westward is available for these vehicles.

- construction worker parking, truck loading and unloading areas, and building materials storage and staging areas - it is expected that these functions and areas will be located in a previously cleared area on the Kracke parcel.
- hours of construction operations - Chapter 235 of the Town Code regulates noise generation. For the hours 7 AM to 7 PM, noise from a residentially-zoned site may not exceed 65 dBA at the property line; however, construction-related activities are specifically exempted from this regulation. Nevertheless, the applicant expects to limit the hours of construction to within the period 7 AM to 7 PM, on weekdays and, should the construction schedule require it, Saturdays. Construction on Sundays or holidays is not expected.

2.4.3 Excess Soil Removal, Truck Trips and Impacts

As determined for the Hills PDD, it is expected that between 200,000 and 350,000 CY of excess soil would be generated by the project's grading program. Typically, this volume would need to be removed from the site, to be reused elsewhere (if it proves to be acceptable for this purpose). However, if feasible, the applicant will arrange direct access to the adjacent East Coast Sand Mine site via an internal haul roadway (on an existing farm road) that would not require access to Lewis Road. This farm road is compacted and is not part of the agricultural use area of the site other than for traversing of farm equipment. No additional clearing is needed for the construction of the haul road. The farm road is to be improved with the addition of six inches of 2-inch stone or recycled concrete. Filter fabric shall be placed upon farm road prior to the placement of stone. The proposed haul road shall be approximately 24 feet in width. Any existing surface water runoff currently directed towards the proposed haul road will maintain its existing pattern of flow, be retained in swales along the roadside, or will be piped across the haul road to maintain the existing drainage flow. Upon completion of the usefulness of the haul road, it will be removed and restored to the pre-construction farm road condition.

The Hills PDD DEIS contained a description of the potential number of truck trips required for the soil removal operation. The analysis concluded that, between 5,000 and 8,750 truckloads of soil would be generated, or between 10,000 and 17,500 truck trips would be necessary to complete this removal process. It is expected that the project's grading operation would occur in a number of locations simultaneously, so that a number of stations would be established to load trucks with the excess material. Assuming that a truck can be loaded with soil in about 15 minutes, each loading station could fill 32 truckloads during an 8-hour working day. The Draft EIS analysis also included an estimate of the length of time that the soil removal process could last, assuming an as-yet-unknown number of loading stations and the low- and high-end estimates of excess soil to be removed. Generally, the greater the number of loading stations operating during the grading process, the faster this period can be completed.

The actual number and location(s) of soil loading stations would be determined by the Applicant's excavation contractor in consultation with the general construction manager of the site. Given the size and configuration of the site, and number of trucks that may be mobilized on a given day, it is expected that no more than 3 stations would operate simultaneously. The exact number of stations (1-3) would vary depending on the golf course construction process, number of available trucks and as grading operations shift from place to place as grading operations proceed. Based on the above considerations and depending on the volume of soil to be removed,

the soil removal process could last between 53 and 96 days, and no more than 96 one-way, and 192, two-way truck trips would occur on a given day.

With respect to potential impacts from the soil removal process (such as dust and truck and equipment noises), these impacts will be temporary in duration, would be limited to the project site, the adjacent East Coast Sand Mine site and the non-residential properties abutting these areas, would be limited to weekday hours, and would conform to any and all Town requirements for specific hours of operation.

Truck trips will also occur as a result of construction activities associated with road construction, amenity area construction and construction of residential units. These trips are primarily associated with delivery of equipment and materials. Truck trips may vary depending on the stage of construction, number of homes being constructed and overlapping construction activities, availability of materials and other factors. Truck trips may also involve many deliveries in one day, and then no deliveries for a time period until more material is needed. An example would be delivery of forms for concrete setup which could involve multiple deliveries in a day, and then no deliveries until concrete is ready to be poured or forms are ready to be removed. Over the course of a day, if the most active construction scenario involves simultaneous construction of roads, Amenity area and residential units (which could occur at times during the construction schedule), estimates can be provided of the average number of trucks per day for construction of various components of the project. The Hills PDD Draft EIS contained an estimate of potential total construction vehicle trips. That analysis suggested that the construction phase of the project may generate between 39 and 48 trips during the AM peak hour, between 81 and 107 trips during the PM peak hour and between 52 and 57 trips during the Saturday Midday peak hour (42 entering, 45 exiting). It is expected that the proposed Lewis Road PRD would result in a similar number of trips.

2.4.4 Erosion Control Measures

As noted in **Section 2.3.2**, the SWPPP will also include details of the erosion controls to be employed during the construction period to contain stormwater runoff on-site so that there is no transport of sediment to neighboring properties. The proposed locations, sizes, and lengths of each of the temporary erosion and sediment control practices planned during site construction activities, and the dimensions, material specifications, and installation details for all erosion and sediment control practices will be provided on the Erosion Control Plans, to be reviewed and approved by the Town as part of the site plan review process. It should be noted that if sod/turf product is used at the site, it will originate from a Suffolk County source.

2.4.5 Other Operations

Maintenance Area Facilities and Operations

The project's two maintenance areas will be located in the south-central portion of the Hills South Parcel/Kracke property (the Maintenance Building), and south of the project's gated entryway (the Maintenance Annex). Each of these two areas will include a single structure

housing facilities such as office space, employee breakroom, garage space and mechanical shop. Outdoor spaces for fueling, equipment washdown, material storage/handling (including protected spaces wherein fertilizers, pesticides, etc. will be stored and loaded into application equipment). Nine parking spaces are planned for the Maintenance Building area and 47 spaces are at the Maintenance Annex.

The operation of the maintenance areas will ensure the highest level of environmental management, safety and care in operations. The following presents these measures taken to protect resources, and reflects the operations in effect at other facilities:

- The project will employ a number of the standards of the Audubon International Signature Program in its golf course maintenance and operations practices. In this program, the maintenance area is to be developed with comprehensive quality and environmental requirements and is called the Natural Resources Management Center (NRMC). The approach to this area will involve interior storage of materials and operations that follow NRMC standards, and all installations and operations will comply with the regulatory requirements of SCSC Articles 7 and 12, as well as the Town Fire Marshal's requirements for fuel storage and dispensing.
- The NRMC area will be graded to control stormwater flow and use a two-stage catch basin/leaching pool system and/or vegetated natural recharge areas to handle stormwater drainage and protect nearby areas from potential stormwater flows. Stormwater generated will originate from roof, driveway, parking and natural or natural revegetation areas, and therefore would be similar to any building and parking installation and not generate pollutants.
- At the fuel storage/dispensing building and the material storage/handling area, where the turf care products are stored, mixed, and loaded, all materials will be stored and mixed on solid concrete floors and spill containment structures will be included in design. All storage will conform to SCSC Article 12 and dry material/wet material storage will be designed, permitted, constructed and operated in conformance with the requirements of Article 12. Additionally, the equipment washdown building will be enclosed or protected from the elements and will employ recirculation and treatment technology on the rinse water. This will improve the water conservation and water quality protection aspects of this area and provides a means to comply with Article 12.
- It is anticipated that a 1,000-gallon diesel fuel storage tank and a 500-gallon gasoline storage tank will be used, to be placed in separate lined, vented, monitored and alarmed underground vaults and will be designed, permitted, constructed and operated in conformance with Article 12 of the SCSC. This will ensure that no release may occur from these installations.
- Though a spill is extremely unlikely based on the operational intent of the NRMC, spill contingency is an important aspect of the facility. This ensures that in the unlikely event that a spill occurs, protocols are in place to manage the event. A Spill Response Protocol will be established in connection with the maintenance facility as well as the overall site operation.

Chemical Application Procedures and "Drift" Prevention Measures

The Hills PDD Draft EIS contained an extensive discussion regarding the use and application procedures of chemicals at the golf course and other fertilized areas on the property, as well as of the potential for impact from uncontrolled "drift" of fugitive airborne pesticides, in order to establish a basis to *"evaluate and report on the potential for the pesticides used to maintain the golf course to become air-borne, causing the spread of pollutants to sites outside of the project,"*. The proposed Lewis Road PRD will implement these practices in both the golf course and residential areas, in order to prevent adverse environmental impacts and eliminate risks to residents from potential exposure.

Generally, the project's turf management approach will utilize professionally-trained turf managers, qualified superintendents and state of the art equipment. Pesticides will be carefully managed and strategically applied such that these substances are not expected to spread beyond the immediate area of application.

Fuel and chemical storage and handling equipment will exceed the minimum standards for SCDHS and NYSDEC. Turf and soil samples will be routinely (i.e., at least whenever the turfs exhibit an unhealthy appearance, are symptomatic of a disease or pest condition and at least twice annually for nutrients assessments) collected and analyzed by qualified laboratories to determine nutrient levels, plant physiological conditions, evaluate physical properties of soils and identify turf pathogens. The frequency of this sampling procedure would be determined in consideration of turf appearance or symptoms of a disease or pest condition, and would also occur at least twice annually for turf nutrient assessment. This part of the IPM and ITHMP provide alternative controls to pesticide applications necessary to address turf health.

2.5 Permits and Approvals Required

This SEQRA Compliance Analysis describes the proposed project and analyzes its conformance to the Findings Statement for the Hills PDD. This document will be subject to agency review by the Planning Board and support staff and will ultimately form the basis for a finding regarding the project compliance with the Findings Statement.

Through this analysis, the Applicant finds that the proposed project is consistent with the Statement of Findings and no further SEQRA action is required by the Planning Board.

Each involved agency is responsible to prepare its own Findings Statement and therefore, the Planning Board will issue its own Findings Statement based on information provided in the EIS record, the Town Board Findings on the PDD and the information provided in this SEQRA Compliance Analysis.

Table 2-5 below lists the permits and approvals required for the proposed Lewis Road PRD, with the corresponding entity having jurisdiction.

Table 2-5
PERMITS & APPROVALS REQUIRED
 Proposed Project

Issuing Agency	Required Permit or Approval
Town Planning Board	Site Plan Approval
	Subdivision Approval
Town Building Department	Building Permit
Town Highway Department	Road Access Permit (via approved Kijowski Family Farm subdivision)
	Emergency Access Curb Cut (Spinney Road)
SCDHS	SCSC Article 4 (Water Supply) Permit
	SCSC Article 6 (Wastewater Treatment) Permit
	SCSC Article 12 (Toxic and Hazardous Materials Storage and Handling Controls) Permit (for maintenance facility)
SCWA	Water Supply Connection Approval
NYSDEC	Mining Permit (for Irrigation and Drainage Ponds)
	Pond Stocking Approval
	Long Island Well Permit(s)
	SWPPP Approval
	SPDES Permit

SECTION 3.0

COMPLIANCE ANALYSIS

3.0 COMPLIANCE ANALYSIS

The following analyses discuss the conformance of the proposed Lewis Road PRD with the various findings provided in the Hills PDD Findings Statement. The analyses are based on comparisons, where appropriate, of the anticipated impacts of the proposed project against those of the Hills PDD, as analyzed in the Draft EIS for that proposal.

3.1 Geological Resources

- (i) *To the extent feasible, the existing topography of the Project site will be preserved or followed in developing the site plan.*

The configuration of the site grading program for the proposed Lewis Road PRD is expected to conform closely to that of the Hills PDD. The detailed design of the PRD provides 65% open space outside of the development area (with natural areas retained within the development area as well). Based on the limits of clearing for grading, the overall retention of existing natural vegetation remains the same at 72% of the overall site. Thus, any impacts to the site's topography from the proposed project would be similar to those associated with the Hills PDD, which were reviewed by the Town Board and deemed to not be significant. Therefore, it is expected that the potential impacts to topography from the proposed project would likewise not be significant.

- (ii) *Prior to any soil disturbance, the erosion and sediment control measures required in an approved Storm Water Pollution Prevention Plan (SWPPP) will be installed. This would prevent any significant adverse soil erosion and sedimentation impacts during construction.*

Like the Hills PDD, a SWPPP will be prepared for and implemented at the onset of construction of the Lewis Road PRD. As such, there will be no difference in this regard between these two projects and the SWPPP will ensure that there are no significant adverse soil erosion and/or sedimentation impacts during construction.

- (iii) *Some development will occur within all of the various soil types present on the Project site, as described in the DEIS. Soils exhibiting limitations related to sandy surface layer consist of types CpA, CpC, CpE, CuB, P1A, P1B and P1C which comprise approximately 73% of the subject property. The limitation of a sandy surface layer is not expected to be an impediment to locating roads, parking, buildings or related infrastructure.*

As noted above, the configuration of the site grading program for the proposed project conforms closely to that of the Hills PDD. The detailed design of the PRD provides 65% open space outside the development area while still retaining 72% of the existing natural vegetation on the site. The PRD involves the same soil types. As a result, any impacts to the site's soils would be similar to those associated with the Hills PDD, which were reviewed by the Town Board and deemed to not be significant. In this case, the limitation of a sandy surface layer is not expected to be an impediment to locating roads, parking, buildings or related infrastructure and no significant adverse impact is anticipated.

- (iv) *Soils exhibiting limitations related to slopes consist of CpC, CpE, HaB, PlB, PlC and RdB soils which comprise 52.9% of the Project site. The limitation of slopes may affect the installation of sewage disposal fields, home sites, streets and parking lots as well as the establishment of landscape vegetation related to concerns of providing stable surface areas to properly control erosion and drainage. Impediments with respect to a sandy surface layer will be managed through soil preparation for the intended use. The Project site master plan has been designed to take slope constraints into consideration- roads have been placed in low slope areas and home sites are planned in areas with construction areas of flatter surfaces. Planned grading of strategic locations of the site will be necessary to provide appropriate and stable surface areas to allow development of the proposed Project.*

As noted above, the configuration of the site grading programs for the Hills PDD and the Lewis Road PRD are similar, so that it is expected that the potential impacts of each proposal from soils having characteristics of concern (e.g., slopes and a sandy surface layer) would be similar as well. The potential impacts and constraints due to soil limitations were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant. Therefore, it is expected that the potential impacts from soil limitations upon the proposed project would likewise not be significant as the proposed project incorporates planned grading of strategic locations of the site to allow development.

- (v) *Establishment of fertilized turf and landscaped areas is limited to 15% of the Project site which is compliant with the Town's Aquifer Protection Overlay District (APOD) Standards.*

The proposed Lewis Road PRD will result in a fertilized acreage of no more than 15% of the site, a figure that duplicates and closely follows the pattern of that for the Hills PDD. As such, there would be no difference between the two projects in potential impacts from fertilized acreage. The potential impacts associated with landscape fertilization were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant. Therefore, the project will conform to the 15% limit and as a result conforms to the APOD standards (as well as the CPB CLUP). Consequently, potential impacts from landscape maintenance for the proposed project would likewise not be significant.

- (vi) *Soils will be amended to establish healthy growing conditions and nutrient and water retention properties needed to support the limited areas of landscaping. In the case of the proposed Project this may potentially affect lawns, ornamental shrubs and golf course turf grasses. The potential impacts related to this limitation with respect to erosion potential and re-vegetation will be overcome by using proper grading techniques and erosion control measures, installing proper drainage and using suitably-adapted drought tolerant indigenous vegetative species for landscaping as well as site stabilization and restoration.*

The proposed Lewis Road PRD will utilize a soil amendment program within the ITHMP that will follow that of the Hills PDD proposal, which was reviewed by the Town. As a result, it is expected that there would be no significant differences in potential impacts between these two proposals. The potential impacts associated with soil amendment will be overcome by using proper grading techniques and erosion control measures, installing proper drainage and using suitably-adapted drought tolerant indigenous vegetative species for landscaping, site stabilization and restoration. As a result, these impacts were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant. Therefore, it is expected that the potential impacts for the proposed project would likewise not be significant.

- (vii) *STP facilities will be placed in good leaching soil and design will ensure adequate depth to water below leaching structures given the observed and published soil characteristics and the depth to groundwater. Project review will require test holes during Town site plan review and SCDHS review for locating the STP. Though not expected, if unsuitable material is encountered, it will be removed and replaced with good leaching material to ensure proper functioning of STP leaching areas as well as for stormwater catchment.*

The STP for the Lewis Road PRD will be sited in the same location as was proposed for the Hills PDD, where soils having proper leaching characteristics are present and adequate separation between the leaching facilities and the water table are found. Further, this facility will be subject to full and detailed engineering review and approval by the SCDPW and the SCDHS. The potential impacts associated with the STP for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, it is expected that the potential impacts for the proposed project would likewise not be significant.

- (viii) *Consistent with the requirements of the Central Pine Barrens Comprehensive Land Use Plan (CLUP), natural recharge areas and/or drainage system designs will be employed as part of the Project site plan design.*

As was determined for the Hills PDD, the natural topography of the site is considered in the design of the site's drainage systems, although, there are no natural recharge areas that could be incorporated into the drainage system to meet all of the storage requirements of the Town. As a result, the design includes a combination of catch basins, drainage swales, detention ponds/areas and leaching pools in order to meet Town requirements for site drainage. The proposed project is very similar to what was proposed for The Hills PDD in terms of drainage system design. Therefore, like the Hills PDD, this potential impact was considered and no significant adverse impacts were identified. The table in **Appendix F** details the conformance of the proposed Lewis Road PRD to the Standards and Guidelines of the CLUP, as the proposed project may be classified as a DRS by the Commission.

3.2 Water Resources

- (i) *The Proposed Project site is located in Groundwater Management Zone III, and ultimately the groundwater in this subwatershed flows into Weesuck Creek and Western Shinnecock Bay. Of particular concern is nitrogen loading, which is responsible for the decline in surface water quality as evidenced by algal blooms which cause an increase in brown and red tides, reduced levels of shellfish and other habitat impacts. The proposed project complies the policies and plans for this area that are designed to protect water resources including the Town APOD, the Central Suffolk Special Groundwater Protection Area (SGPA), and the CLUP.*
- a. *The APOD imposes limits on the disturbance of natural vegetation and in this case, 71.77% of the existing natural vegetation must be left undisturbed, it also restricts fertilized vegetation to 15%.*
 - b. *The goals and objectives of the CLUP will be met for the Compatible Growth Area, namely:*
 - i. *preserve natural vegetation in large, unbroken blocks (86.92 acres and 101.91 acres);*
 - ii. *there will be no significant discharges within 200 ft. of any public supply well*
 - iii. *The PDD serves as a receiving area for 30 credits originating within the Core Preservation Areas of the Town.*

The above establishes that the Hills PDD would conform to the standards and requirements of the APOD and the CLUP, ensuring that minimal potential for impacts to either groundwater or surface water quality would result. The proposed Lewis Road PRD would be similar in layout, uses and yields as the Hills PDD, and would include a tertiary STP, the same landscape fertilization characteristics, and similar natural vegetation retention, so that the potential impacts of the proposed Lewis Road PRD project would be similar to those of the Hills PDD. The potential groundwater impacts associated with the Hills PDD were reviewed by the Town Board, and were deemed to not be significant as reflected in the Findings Statement which is based on the EIS record for the project. The Lewis Road PRD will ensure protection of 72% of the site in existing natural vegetation and will limit fertilizer dependent vegetation to not more than 15% of the site, or 88.26 acres. The design of the Lewis Road PRD provides 65% open space outside of the development area, to align with off-site open space as required by the CLUP. Further, there will be no significant discharges within 200 feet of any public supply well. Since the project conforms to zoning, no transfer of credits is required. Based on these factors, the Lewis Road PRD is consistent with the Findings Statement and there are no significant adverse impacts expect with regard to water resources.

- (ii) *The area to be developed as part of the Proposed Project site does not immediately adjoin to existing surface water, ponds or wetlands; however, the headwaters of Weesuck Creek as well as Shinnecock Bay are downgradient of the site. Nitrogen impact reduction has been a focus of the Project and comprehensive impact analyses were provided in the FEIS. It is expected that the proposed project, inclusive of its land preservation and wastewater treatment system, will have a nitrogen concentration of less than 1.0 mg/l, which conforms to the nitrate-nitrogen guideline of 2.5 mg/l per CLUP and is less than what could be achieved under alternative development scenarios. Overall, the proposed project results in the lowest nitrogen load of all alternatives analyzed. With the proposed irrigation-fertigation system that will utilize groundwater that already contains high concentrations of nitrogen and take it out of the system, the project is expected to result in a net negative nitrogen load which is beneficial to underlying groundwater within the Central Pine Barrens, as well as downgradient streams, bays, and coastal resources.*

The above indicates that the Hills PDD would result in the reduction in nitrogen impact to groundwater (net negative), as well as to surface waters of Weesuck Creek and Shinnecock Bay, due to its inclusion of on-site land preservation, the tertiary STP, and implementing its proposed irrigation-fertigation system. The nitrogen budget has been updated to reflect the Lewis Road PRD proposal, and the concentration of nitrogen in recharge will continue to be less than 1 mg/l and therefore will conform to this Guideline in the CLUP. The potential impacts associated with groundwater quality protection for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. The proposed Lewis Road PRD will include all these measures, supporting a conclusion that this proposal would also protect and improve groundwater and surface water quality to the same or similar degree. Therefore, it is expected that the potential impacts for the proposed project would likewise not be significant and the project is found to be consistent with the Findings Statement.

- (iii) *The applicant has proposed an Integrated Turf Health Management Plan (ITHMP). Among the design requirements of the ITHMP is a design requirement for liners under the greens to capture drainage water. This drainage water would then be collected and treated or reused for irrigation.*

The proposed Lewis Road PRD includes the same ITHMP as that of the Hills PDD. The Lewis Road PRD will include a similar drainage system design (including installation of 40 mil liners beneath the greens and treating stormwater) and the full measures for turf management for maximum nutrient uptake as outlined in the ITHMP which was incorporated into the EIS record. The potential impacts related to turf management were reviewed as part of The Hills PDD, and were deemed to not be significant. Therefore, it is expected that the potential impacts for the proposed project would likewise not be significant.

- (iv) *The use of groundwater with elevated nitrogen levels for both irrigation and as a fertilizer source would be supplemented with fertigation which is projected to improve local groundwater and minimize project impacts on groundwater, particularly with respect to nitrogen.*

Like the Hills PDD, the Lewis Road PRD will include use of groundwater from beneath the site (having high nitrogen levels due to agricultural use upgradient of the site) for golf course irrigation, supplemented with fertigation techniques, to improve the quality of groundwater down gradient of the site. This will result in a net negative nitrogen load and will improve local groundwater quality with respect to nitrogen. The potential impacts associated with this proposal for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, it is expected that the corresponding potential impacts for the proposed project would likewise not be significant.

- (v) *In addition, the applicant has agreed to limit the amount of fertilized land to 88 acres (e.g., greens, tees). The ITHMP and fertilizer limits will be implemented through a Management Program document reviewed, approved and implemented by the Town which will establish protocols for the use of fertilizer, pesticides, and ground water monitoring. The local law will require the ITHMP to establish a maximum application of fertilizer to no more 2.5 lbs/1000 SF/yr of nitrogen to greens, tees and fairways and 1.0 lbs/1000 SF/yr to rough and residential areas. Further, if there is any violation of said protocols all fertilization and pesticide application activities shall halt, and the use of the golf course shall cease until such time as it can be determined the cause of the violation and the corrective action can be identified. In addition, the Town would have the ability to impose a substantial fine for any violations of the protocols established in the ground water monitoring and protection program. The monitoring would be based on submitted reports to the town and oversight by the Town. The town could also inspect the site to monitor compliance and would also have data from the monitoring wells (see below).*

The proposed project will include an ITHMP similar in content to that prepared for and reviewed by the Town for the Hills PDD. In this way, it is expected that the Lewis Road PRD will provide the same or similar level of protection to groundwater and surface water resources as was reviewed by the Town for the Hills PDD. The Lewis Road PRD will include a maximum application of fertilizer to no more 2.5 lbs/1000 SF/yr of nitrogen to greens, tees and fairways and 1.0 lbs/1000 SF/yr to rough and residential areas to be implemented by whatever means the Planning Board finds appropriate. Total fertilized acreage will not exceed 15% of the site, or 88.26 acres, and will include golf course tees, greens and fairways, and areas within lots and in the community clubhouse area. The potential impacts anticipated from the ITHMP for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, it is expected that the potential impacts for the proposed project would likewise not be significant.

- (v) *The proposed ITHMP includes the limited use of certain environmentally sensitive pesticides that may be used on the site to achieve reasonable pest control and to maintain healthy turf at the proposed golf course. The Town Board is aware that every pesticide product which is used, distributed, sold or offered for sale in New York State must be registered by the NYS Department of Environmental Conservation (NYSDEC). Under Sections 33-0301 and -0303 of the Environmental Conservation Law (ECL), the NYSDEC has sole jurisdiction in all matters pertaining to the distribution, sale, use and transportation of pesticides. They also regulate the registration, commercial use, purchase and custom application of pesticides. As described by NYSDEC, "pesticides, properly used for the control of insects, fungi, weeds, and nematodes, and as defoliants, desiccants, and plant regulators and for related purposes, are valuable, important and necessary to the welfare, health, economic well-being and productive and industrial capabilities of the people of this state; however, such materials, if improperly used, may injure health, property and wildlife." It is noted that review of specific compounds and chemical structures contained in pesticide formulations labeled for the control of pests commonly associated with turfgrass management are pre-empted by the State; however, through the pesticide registry those labeled for use here are tested and formulated specifically for Long Island because of the sole- source aquifer.*

In the Mixed Use PDD alternative, the entire property, which includes the single-family dwelling lots, will be managed and maintained by a single entity that will be required to comply with the ITHMP as described in the DEIS and FEIS. Integrated Pest Management (IPM) is a decision-making process that requires training in all phases of turfgrass management, including biology, soil science, pest management, and cultural practices. It involves establishing pest response threshold levels that are consistent with the intended use of the turf, intensive field monitoring, good record keeping, and consideration of different pest control strategies.

The keystone of a turfgrass IPM program is frequent, careful monitoring of pest activity. If the monitoring program is successful, pests can be detected early and controlled before the threshold level is exceeded. By keeping good records of previous pest activity, turfgrass managers will know where and when to look for subsequent pest issues and utilize certified applicators to apply registered pesticides to targeted areas when needed.

Certified pesticide applicators are subject to NYSDEC requirements in terms of pesticide reporting. The Pesticide Reporting Law requires every certified commercial applicator to report regulated pesticide activities from January 1 through December 31 of each year. This report requires detailed information on the type, area and quantity of pesticide used in an application. This type of oversight is typically unavailable for a single-family subdivision in an environmentally sensitive area as most people apply their own pesticides and fertilizers, which has a higher likelihood of misuse and over-application than that of a professional who is charged with maintaining the grounds to the highest standard. A certified pesticide applicator is also educated on best management practices, including those that minimize aerial drift and curtail unintended exposure, as well as following personal protection protocols required by the label and New York State law. The MUPDD will have monitoring wells and reports to confirm that the standards are routinely met, and the ITHMP will require that turfgrass/sod come from approved Long Island sources.

Implementation of the ITHMP is intended to provide a level of safety to ensure that no impact occurs to people, wildlife, water resources or the local ecology as a result of the action. The whole premise behind an integrated turf management program is to promote the health and vitality of the soil. Utilizing the strategies in the program will result in a more efficient use of pesticides, which translates into a reduction in need for pesticide use. With the safety, reporting and monitoring

protocols followed, the limited use of pesticides as outlined in the ITHMP is not expected to result in any significant impacts. This expectation has been factually demonstrated within the other two monitored golf courses within the Town, namely Sebonack and The Bridge.

The proposed Lewis Road PRD will utilize the same ITHMP (and IPM) as was prepared for and reviewed by the Town for the Hills PDD, and found to be appropriate in terms of groundwater and surface water quality protection, as well as for human health protection. The Lewis Road PRD will also include the GMP incorporated into The Hills EIS record. NYSDEC Licensed pesticide applicators and trained personnel will be involved with all aspects of management of the golf course recreational amenity and appropriate safety, reporting and monitoring protocols are agreed to by the applicant to be incorporated into the decision making on the Lewis Road PRD. In this way, it is expected that these resources will be protected to at least the same degree as was established for the Hills PDD. The potential impacts anticipated from the ITHMP for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, it is expected that the potential impacts for the proposed project would likewise not be significant.

- (vi) *In addition to the above, the Applicant will be required to engage in a regular sampling program to monitor groundwater quality, which is necessary to ensure that the Proposed Project does not adversely impact water resources. The groundwater monitoring program for the proposed golf course is proposed to be comprised of two parts: 1) monitoring the volume of fertilizer being applied; and 2) monitoring any impacts on groundwater quality from the fertilizer applied and all applied pesticides potentially leaching into groundwater. As part of the groundwater monitoring program a total of fourteen (14) groundwater monitoring wells and nine (9) lysimeters will be installed throughout the golf course to monitor the water quality beneath the golf course four times per year. The irrigation pond will also be monitored.*

The Lewis Road PRD will include the same groundwater sampling program as was prepared for the Hills PDD, in order to ensure that groundwater quality is properly protected. The GMP proposed as part of The Hills is incorporated into the decision making process on the Lewis Road PRD. As a result, the proposed project is consistent with the Findings Statement and no significant impacts are expected given these protocols.

- (vii) *The applicant has developed and proposed a program to monitor groundwater quality, which is necessary and sufficient to ensure that the project does not adversely affect water resources. Under this proposed monitoring program, a five-year sampling plan will be supplemented with a quarterly sampling of nitrogen and the pesticides that may have been used during the previous twelve-month period. An independent laboratory, acceptable to the Town, will conduct all water testing. The sampling would be conducted under the direction of an entity acceptable to the Town.*

The Lewis Road PRD will include the same groundwater sampling program as was prepared for the Hills PDD, and will include a supplementary quarterly sampling program for nitrogen and pesticides applied during the previous year. The groundwater sampling program will be reviewable after a period of five (5) years. Additionally, the same requirements for use of an independent sampler, and use of an independent laboratory (both of which shall be acceptable to the Town) to perform all sample testing will ensure that groundwater quality is properly monitored. Consequently, the proposed project is consistent with the Findings Statement and no significant adverse impact is expected.

- (viii) *If a pesticide or nitrogen species is detected above a response threshold in any lysimeter or groundwater sample: (a) the use of the pesticide and or nitrogen fertilizer will be stopped; (b) the lysimeter or well will be tested again as soon as practically possible to confirm the presence of the pesticide/nitrogen and to see if the concentration is rising; (c) the environmental (rainfall after application) and management (amount of irrigation after application, amount of pesticide-fertilizer application, etc.) conditions at the time of the pesticide-fertilizer application and immediately after would be documented; d) when nitrate concentrations drop below 2 mg/L fertilization can resume; e) when the concentration of a pesticide drops below the response threshold its use may resume.*

The Lewis Road PRD will include the same groundwater sampling program, including the same action thresholds and requirements, as was devised for the Hills PDD, in order to ensure that groundwater quality is properly protected. As a result, the proposed project is consistent with the Findings Statement and no significant adverse impact is expected.

- (ix) *Based on an independent review of the proposed project it is concluded that with the above measures in place, the proposed project would not result in any significant adverse impacts on groundwater or surface waters.*

By design, the Lewis Road PRD incorporates all of the on-site aspects and features of the Hills PDD with respect to groundwater and surface water quality and health protection. In this way, the Lewis Road PRD would, like the Hills PDD, not result in any significant adverse impacts on groundwater or surface water resources. As a result, the proposed project is consistent with the Findings Statement and no significant adverse impact is expected.

- (x) *The ITHMP that contains the components described above will be subject to final review and approval by the Town with a requirement for the submission of regular monitoring reports.*

As noted above, the proposed Lewis Road PRD will utilize the same ITHMP as was prepared for and reviewed by the Town for the Hills PDD, and found to be acceptable in terms of groundwater and surface water quality protection, as well as for human health protection. The project's ITHMP will contain provisions for regular reports of monitoring activities to be submitted to the proper Town office. As a result, the proposed project is consistent with the Findings Statement and no significant adverse impact is expected.

- (xi) *The Suffolk County Water Authority (SCWA) has expressed the desire for new wells on the project site. The Applicant has included in their site plan approximately 4 acres for a new well field to be dedicated to the SCWA as part of the proposed public benefits. The Planning Board questioned if the dedication of 4 acres for a well site was considered a public benefit if it was instead a project requirement. The DEIS included correspondence from the SCWA dated September 21, 2015 that indicated this agency did not anticipate any water quality impacts due to the proposed project. The letter further indicated that once constructed, the proposed well(s) on the property would produce high quality water for the foreseeable future. After the FEIS was deemed complete, the SCWA submitted another letter dated November 6, 2017 indicating that they will be providing water for domestic consumption and fire suppression for the 118 housing units and clubhouse. It further states that "the developer will be responsible for making system improvements including*

distribution system piping, booster upgrades and a new booster station in order to ensure water is available". The letter further discusses the irrigation well plan and the conveyance of the land for SCWA to use as a new well field and storage. This dedication is not required as a condition of approval from SCWA but the system improvements are. Therefore, the Town Board still considers this dedication to be a public benefit to all users within Suffolk County Water Authority jurisdiction.

While the Hills project was a PDD, and so required provision of Community Benefits, the Lewis Road project is a PRD, which under zoning law of the Town does not require Community Benefits to offset an increase in density as would be provided for under "incentive zoning." The Lewis Road PRD will be supplied with public water for domestic use from the existing SCWA distribution system, while its irrigation needs will be addressed by installation of a new on-site irrigation well. The proposed project will provide improvements to the SCWA distribution system as needed to serve the proposed project, and on-site irrigation wells will be permitted by NYSDEC and installed for irrigation of the golf course recreational amenity and landscaping. Therefore, the Lewis Road PRD need not and does not include dedication of land for a new SCWA public water supply wellfield.

- (xii) *The project will conform to all Suffolk County Department of Health Services (SCDHS) regulations for the disposal of wastewater. Additionally, an on-site sewage treatment system will be installed and will consist of tertiary treatment with a nitrogen treatment level of 10 mg/l or less. The STP shall be located in the northwestern corner of the Project Site. This location is in-line with groundwater flow that shows elevated nitrogen concentrations from upgradient historic/current farming is on the west side of the site and would situate the STP as far as possible, approximately 1.5 miles, from downgradient wetlands and the surface waters of Weesuck Creek and Shinnecock Bay. Thus, this proposed facility is located at the greatest distance possible from surface waters. In accordance with applicable SCDHS requirements, an area for this facility has been set aside on the site plan that is twice the building footprint in size, in the event that expansion at a later date is necessary. The site plan also includes an access drive and leaching area, with additional area for leaching area set aside for future expansion, if required by the SCDHS. The Applicant has presented information that this system can potentially achieve compliance the NYS effluent limitation of 10 mg/l and is expected to perform consistently with much lower total nitrogen concentrations. SONIR modeling has also been provided in this FEIS assuming a 10 mg/l nitrogen effluent with the proposed project, noting that the residential density is still consistent with the CR-200 (5 acre) zone and there is a significant amount of open space and undisturbed natural vegetation to provide for aquifer recharge.*

The proposed Lewis Road PRD will provide a tertiary STP in the same location as was evaluated in the Hills PDD. This facility is expected to result in the same or similar level of performance, providing effluent within the applicable SCDHS standard of 10 mg/l. SONIR modeling is updated for the proposed project and will still result in a concentration of nitrogen in recharge of less than 1.0 mg/l. The STP will be reviewed and approved by SCDHS and will perform as outlined in the EIS record for The Hills PDD. The potential impacts associated with the STP performance were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant. Therefore, the proposed project is consistent with the Findings Statement and the potential impacts for the proposed project will likewise not be significant.

- (xiii) *An independent review of the proposed project by Dr. Christopher Gobler at Stony Brook University concluded that the PDD alternative with the 33-acre parcel preservation and other measures offered as community benefits has the greatest potential to reduce and mitigate nitrogen loading in this watershed.*

The proposed project will include the measures from the Hills PDD to reduce and mitigate potential water resources impacts to a degree similar to that of the Hills PDD. The 33 acre parcel preservation was not needed for the proposed project to meet the applicable water quality protection requirements. This was proposed based on PDD requirements for “incentive zoning” associated with the PDD. The proposed project conforms to zoning and the Community Benefits associated with a PDD are therefore not required. The potential impacts associated with nitrogen loading in the watershed were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant.

3.3 Ecological Resources

A. Aquatic Ecology

- (i) *There are no existing wetlands within the development area of the project.*

As there are no wetlands in the area of the site that will be developed for the Hills PDD, and the Lewis Road PRD will develop the same or similar area, there will be no impact to such a resource from either proposal.

- (ii) *As described within the DEIS and FEIS, the proposed Project would not result in any indirect impacts on the water quality of Weesuck Creek or Shinnecock Bay and therefore is not expected to result in any impact on the aquatic ecology of these resources.*

This Finding confirms that, as the Hills PDD would not result in nitrogen-related impact to groundwater or, through subsurface flow, to surface waters of Weesuck Creek or Shinnecock Bay, that proposal would not impact the aquatic ecology of these surface water bodies. The proposed Lewis Road PRD will include the same or similar water resources-related measures, supporting a conclusion that this proposal would also not impact the aquatic ecology of Weesuck Creek or Shinnecock Bay.

B. Terrestrial Ecology

- (i) *Clearing limitations will conform to Town of Southampton Central Pine Barrens Overlay District and the limitations of the CLUP. The proposed project has put heavy emphasis on the preservation of existing natural resources. Therefore, of the total 591 acres, only 165.53 acres (about 28 %) will be developed as part of the proposed project. Outside of the proposed development area, the Proposed Project would provide 424.14 acres (about 72% of the site) of open space preservation area with public trails. Additionally, a 33 acres site located in the head lands of Weesuck Creek will be preserved, which could have potentially yielded 32 additional dwelling units.*

The configuration of the clearing program for the Lewis Road PRD will conform closely to that of the Hills PDD, so that impacts to natural vegetation and ecology would be similar as well. However, as the detailed design of the PRD has been revised to provide a greater amount of retained open

spaces outside of the development area, the contiguous open space associated with the proposed project will be improved. It is noted that with the slightly modified design, the property size is 588.39 acres. The same percentages will be applied based on the project site size, such that 72% of the existing natural vegetation will be retained. The Lewis Road PRD will not, however, provide preservation of the non-contiguous 33-acre parcel, as this feature was a Community Benefit for the Hills PDD, but is not required for the proposed project. The potential impacts associated with clearing were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant. Therefore, it is expected that the potential impacts for the proposed project would likewise not be significant.

- (ii) *The majority of the existing natural vegetation on the site is pitch pine forest habitat. There are also areas that have been previously disturbed. Clearing is necessary to implement the proposed project; however, this clearing is proposed to be concentrated in areas that are for the most part, previously cleared or disturbed. The project will concentrate development on 142 acres of land to be cleared, of which 44 of those acres have been previously cleared. The previously disturbed areas will be used for construction of the residential units, roads, and accessory structures. Reuse of previously disturbed areas is proposed to minimize impacts on woodland/Pine Barrens habitat. With the proposed project approximately 115 acres of pitch pine forest will be cleared; however, the proposed project will also preserve 424 acres of the site with a significant amount of land offered for dedication to the Town of ±to commencement of construction with routine monitoring and surveillance during the process to ensure that the clearing and grading activities will not negatively impact the surrounding ecosystem.*

The Lewis Road PRD layout closely follows the general development and layout design of the Hills PDD (including its general intent to concentrate development on the site's previously-disturbed areas), so that its clearing area, development area and retained natural open spaces also follow those of the Hills PDD. The detailed design of the PRD provides 65% of the site as open space outside of the development area, while retaining 72% of the existing natural vegetation on the site. The potential impacts associated with clearing of natural vegetation for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, the proposed project is consistent with the Findings Statement and it is expected that the corresponding potential impacts for the proposed project would likewise not be significant.

- (iii) *The proposed subdivision and site design of the project supports preservation of natural vegetation in large unbroken blocks that allow contiguous open spaces to be established. The subdivision and golf course site designs are found to be configured in a manner that prioritizes the preservation of native Pine Barrens vegetation to the maximum extent practicable.*

The Hills PDD was designed to provide its retained natural open spaces in large blocks insofar as practicable, to result in substantial contiguity of open spaces in the area. The Lewis Road PRD also is designed and configured to produce this outcome. The potential impacts associated with planned configuration of clearing for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, the proposed project is consistent with the Findings Statement and it is expected that the corresponding potential impacts for the proposed Lewis Road PRD project would likewise not be significant.

- (iv) *Consistent with the CLUP, the preservation of the above-referenced 424 acres will maintain the*

essential character of the existing Pine Barrens environment, including the protection of indigenous plant and animal species and their associated habitats to the maximum extent practicable. As described, the proposal centers the development on the previously disturbed areas to maximize retention of the existing Pine Barrens habitat. Consistent with the Recommended Plan described in the East Quogue GEIS, any other disturbed area in the Core is not being utilized as a deduction in calculating vegetative clearing limits.

Following the revisions to the design of the PRD, to provide a greater amount of retained open spaces, it is expected that the proposed Lewis Road PRD would retain an estimated 424± acres of open space, and conforms to the standards of the CLUP, including those standards addressing plant and animal species and habitat protection. The Hills PDD was designed to provide 424.11 acres of retained natural open spaces in large blocks insofar as practicable, to result in substantial contiguity of open spaces in the area, and to concentrate development on the site's previously-disturbed areas. The potential impacts associated with the preservation of natural spaces for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. The Lewis Road PRD also is designed and configured to produce this outcome, and retains much the same layout of retained open spaces as the Hills PDD. Therefore, the proposed project is consistent with the Findings Statement and it is expected that the corresponding potential impacts for the proposed project would likewise not be significant.

No areas of previously-disturbed land of the project site are within the CPB CPA, so no such areas were utilized in calculations of vegetative clearing limits.

- (v) *Investigations were undertaken for the DEIS to confirm that areas of the site that may be sensitive for rare, threatened, or protected species have been avoided. In addition, as part of the site plan review and pre-construction, a survey of areas proposed for development will be performed to confirm that none of the protected species that are known to inhabit this area of the Pine Barrens would be impacted by any proposed clearing or project construction. Based on these investigations, if protected species are identified, the Applicant has proposed as mitigation measures that these areas would be avoided by the site plan and/or other options would be implemented, such as plant rescue/relocation. If transplanting is determined to be possible, a professional horticulturalist will perform the transplanting of the species to optimize survival. Transplanting of this species would be the responsibility of the Applicant and would be performed under the supervision of the Applicant in accordance with a protocol approved by the Town prior to the commencement of construction activities.*

The limits of clearing for the Hills PDD were reviewed by the Town as part of its review of that application and, in consideration of the distribution of habitat types on the site, determined whether those limits would impact any sensitivity for rare, threatened or endangered species. Consistent with the Findings, should field investigation reveal the presence of sensitive species in areas to be disturbed, the Applicant will perform appropriate mitigation, which may include but not be limited to transplantation. The potential impacts of the Hills PDD with respect to rare, threatened or endangered species were reviewed by the Town Board, and were deemed to not be significant. The Lewis Road PRD will conform closely to the clearing area and development area values and configuration of the Hills PDD, so that impacts to natural vegetation and ecology would be similar as well. Therefore, the proposed project is consistent with the Findings Statement and it is expected that the potential impacts for the proposed project would likewise not be significant.

- (vi) *With the proposed project, approximately 25 acres of former farmland will be restored through a planting plan that is proposed to include a combination of native woodland, shrubland and grassland/meadow habitats to be provided under the supervision of a certified ecologist. Detailed restoration plans will be provided during site plan review. Only native species will be utilized for any restoration work to ensure that native habitat restoration goals are achieved.*

In the same manner as was proposed for the Hills PDD, the Lewis Road PRD will revegetate the estimated 3 acres of the Hills South Parcel/Kracke Property that had been farmed. An additional 7± acres on the Parlato Property and the Hills South Parcel/Kracke Property that had been disturbed but not farmed will be revegetated. Specific revegetation plans are included as part of the Lewis Road PRD site plan application. The potential impacts associated with the Hills PDD revegetation plan were reviewed by the Town Board, and were deemed to not be significant. Therefore, the proposed project is consistent with the Findings Statement and it is expected that the potential impacts for the proposed project would likewise not be significant.

- (vii) *As described in the FEIS and above, in addition to the large tracts of land proposed for preservation, the 33 acres known as the Parlato parcel will also be sterilized from development through the TDR process and this added benefit will not only reduce nitrogen loading but will also increase the open space assemblage in the area and eliminate development pressure. The portion of the project area designated as a Critical Resource Area will also be preserved. In total the project is found to promote the preservation and conservation of open space, natural resources, diverse ecological communities, species diversity, and groundwater quality and quantity and provides connection of open space areas. Maximization of unfragmented open space will support terrestrial ecosystem functions by allowing for plant and animal species to have suitable habitat as well as migratory corridors for climate change adaptation.*

The proposed Lewis Road PRD will preserve the entirety of the 101.91-acre Parlato Property, and would reduce nitrogen loading to groundwater and increase the amount of open space in the area east of the subject site. This will ensure protection of the Critical Resource Area associated with the Parlato Property. With respect to the 33-acre Parlato parcel, while the Hills project was a PDD which required Community Benefits under “incentive zoning” provisions, the Lewis Road project is a subdivision for a PRD, conforms to zoning, and does not require Community Benefits. Therefore, the Lewis Road PRD does not include purchase of the 33-acre Parlato parcel. The Lewis Road PRD includes other aspects of the Hills PDD that would result in substantial preservation of open space, natural resources, ecological communities, and groundwater quality and quantity, and will provide its open spaces in large contiguous blocks. As a result, no significant adverse impacts are expected.

3.4 Transportation Resources

- (i) *A traffic analysis for the proposed project demonstrates that the Proposed Project would not result in any significant adverse impacts and said Traffic Impact Analysis was peer-reviewed by the Town’s consultant, AKRF. An operational traffic monitoring program will be required to be prepared and submitted with the site plan to confirm that traffic circulation at the intersection of the proposed access road and Lewis Road is operating acceptably as identified in the traffic analysis.*

The Lewis Road PRD does not allow for any outside golf club memberships, so that the trip

generation of the project will be less than that of The Hills PDD. As a result, it is expected that the potential impacts on traffic flow on local roadways and at local intersections will be reduced for the Lewis Road PRD. As required by the Findings Statement, a program will be prepared for the Lewis Road PRD and submitted to the Town as part of the site plan application, to monitor the performance of the site entrance on Lewis Road. The potential traffic-related impacts of the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, the proposed project is consistent with the Findings Statement and it is expected that the potential impacts for the proposed project would likewise not be significant.

- (ii) *The FEIS identified preliminary grading and associated quantities of material to be filled or cut and removed as excess material which is expected to total up to 350,000 cubic yards. Although the applicant identified additional options transport this material to the adjoining mine site, as outlined below, there will be no significant impact to traffic as a result of the transport of the fill material utilizing Lewis road as was analyzed within the DEIS.*

Option 1: The existing farm road on the western adjacent property, which would avoid commercial vehicle use of Lewis Road.

Option 2: Lewis Road via the proposed roadway to the proposed project from Lewis Road.

Option 3: A temporary conveyor belt system would be installed for transporting material to East Coast Mines and the farm road or Lewis Road would be used to import soils to the Hills site. This option reduces vehicle trips on Lewis Road and transports the excess soils to the sand mine pit.

Option 4: Construct a temporary construction haul road over the adjacent western farmland property to East Coast Mines.

Under options that include the farmland, the proposed project must obtain a license agreement with the owner of property. In addition, the Town's agricultural easement requires the Town permission to temporarily utilize the existing farm road. The Planning Board recommends that the applicant pursue the alternative that would convey the sand from within the site. As stated in the FEIS (Page 1-19), the applicant will continue to pursue the potential to utilize a conveyor belt system or temporary haul road (options 3 & 4). In the event that options 3 & 4 are not feasible, in order to minimize the potential impact to Lewis Road due to the transport of the subject fill material between the Hills property and East Coast Mines, a performance bond will be required to ensure Lewis Road is restored to pre-construction conditions.

The Lewis Road PRD will result in a similar volume and configuration of grading as the Hills PDD, so that the excess soil removal options are likewise anticipated to be the same or similar as well. Like the Hills PDD, the applicant will obtain the proper access agreement (including performance bonding) with the adjacent landowner to enable the removal system to be implemented across land not under the control of the applicant. In the event this is not feasible, a performance bond will be provided to ensure Lewis Road is restored to pre-construction conditions. The project is consistent with the Findings with respect to soil removal and related construction impacts and based on this conformity, no significant adverse impacts are expected.

3.5 Land Use, Zoning and Plans

- (i) *The site is currently undeveloped and would be developed by the Proposed Project in conformance with current plans and policies. The current zoning on the site is CR-200 with several overlay*

districts including the Town's APOD (Article XIII, Sections 330-66 and 330- 67), the Town's Central Pine Barrens Overlay District (Chapter 330, Article XXIV, Sections 215 to 221). The clearing restrictions within these plans have been developed to ensure the highest level of groundwater recharge and vegetation protection and therefore the Board is requiring strict adherence to the percentage of clearing established within these plans. The local law accounts for delineating the limits of clearing and demarcation of any large caliper trees within the development area that can be protected. The Proposed Project would be developed under the Town's MUPDD requirements (§330-240 E) and this proposed zone would not conflict with the objectives of any other zoning districts in the area. The proposed project is consistent with the planning objectives of the Southampton Tomorrow 1999 Comprehensive Plan Update, the 1993 Western Town Generic EIS, the East Quogue GEIS and adopted Recommended Land Use Plan, the SGPA and the Central Pine Barrens CLUP. The most recently adopted East Quogue GEIS and Recommended Land Use Plan indicates the subject parcels should be developed as a mixed-use proposal that combines housing, resort/recreation, and open space uses with protected areas of natural resources. It articulates the goal to "encourage uses that will generate positive net tax ratables, while having little or no adverse financial impact on the school district". The Recommended Plan also indicates that the number of potential housing units could be increased (by no more than 15 percent) if the development can submit satisfactory and sufficient documentation to the Town confirming a housing profile of only seasonal or resort type residences.

This Findings confirm that the Hills PDD conforms to the policies and recommendations of the Town APOD, the Town Central Pine Barrens Overlay District, the Town Comprehensive Plan Update, the Western Town GEIS, the East Quogue GEIS and adopted Recommended Land Use Plan, the SGPA and the Central Pine Barrens CLUP. The potential impacts associated with these recommendations upon the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. The uses, yields, design and features of the proposed Lewis Road PRD closely follow those of the Hills PDD (with elimination of outside golf memberships which will reduce impacts), so that it is expected that the potential impacts for the proposed project would likewise not be significant.

It is noteworthy that the Recommended Land Use Plan allows for a 15% increase in residences if it can be demonstrated that the residences would be limited to only seasonal occupancy. Both the Hills PDD and the Lewis Road PRD would satisfy this requirement, so that the number of units could be increased to 135 units. In the case of the Lewis Road PRD, twelve (12) units of workforce affordable housing are being added to the project to conform with Town Code and the Long Island Workforce Housing Act.

- (ii) *In the subject proposal, the number of housing units conforms to the total amount that would be allowed in the underlying CR200 (5 acre) residential zone. There is no increase in residential density as part of the subject PDD proposal. The proposed action does allow for a private golf course use that is accessed through a membership program and the construction of a clubhouse and various amenities that will be provided for the exclusive use of the residents/members. The nitrogen component of the golf course use is accounted for through the extinguishment of Pine Barrens Credits and complies with the purpose and intent of sending/receiving areas as well as §330-246B where there is no substantial increase in the number of dwelling units or population within the Town because development has been redirected in order to channel growth and preserve more ecologically sensitive lands. The PDD proposal represents a density reduction plan in that the thirty (30) Pine Barrens Credits transferred will not result in actual residential density from the Core Preservation Areas within the Town of Southampton. Further, the proposal was amended*

within the FEIS to include the preservation of an additional 33-acre parcel (Parlato South) that will reduce density in the East Quogue hamlet by at least 32 homes and the corresponding offset of nitrogen loading in this watershed is significant.

The Lewis Road PRD seeks the same 118-unit yield that was reviewed by the Town Board for the Hills PDD application, so that there will be no increase in impacts associated with yield. The Lewis Road PRD will further reduce the intensity of site use by eliminating outside golf club memberships, which would reduce such use to only the 118 households and their guests. As the proposed project is a subdivision developed under the site's existing zoning, there is no requirement under Town law for inclusion of off-site mitigation measures proposed in the Hills PDD (e.g., purchase and retirement of PBCs, and purchase and retirement of yield from a proposed 33-acre subdivision application). Based on thorough review during the EIS process, not significant adverse impacts are expected.

- (iii) *Discovery Land has offered a restrictive covenant for the residential units that confirms the seasonal use of the housing units and the local law has added safeguards to be sure that the covenants are enforceable. The golf course use itself is also seasonal in nature (April- November) which is considered desirable to the community versus the alternative of a year- round residential subdivision. The local law has been amended to allow for limited access for Town residents at an affordable rate so that in addition to the open space and trail system being dedicated to the Town, Town residents can also enjoy the recreational resource of the golf course use.*

Like the Hills PDD, the Lewis Road PRD will be used as a secondary home subdivision, so that no school enrollment impact will occur. Based on its experience in this area, DLC expects that the second- or third-home nature of the 118 proposed residences would preclude year-round occupancy, or anything more than seasonal (primarily summer, based on the inclusion of the high-quality golf course) occupancy, when schools are not in session. The Applicant will offer a restrictive covenant on occupancy, as described in the Findings for the Hills PDD, as part of the Lewis Road PRD to meet this objective.

Further, in an effort to reduce potential traffic and land use intensity impacts, the golf course in the Lewis Road PRD will not be open to the public, nor will member ships be available to non-residents. The project is consistent with the Findings with respect to occupancy and based on this conformity, no significant adverse impacts are expected.

- (iv) *With respect to open space and public access, under existing conditions, the site is private property and provides no public access. The Applicant is proposing 424 acres of preserved land with property dedication to the Town of Southampton and is also proposing to implement a public access and a public trails plan. It is proposed by the applicant that this trails plan be further advanced in coordination with the recommendations of the Town's Trails Advisory Board. The Applicant will also coordinate with the Town on the maintenance of the public trail system. The Town Board finds that providing public access and a trails system as part of this application is a necessary and important component of the project in terms of providing public benefits.*

The proposed Lewis Road PRD includes substantial dedications of naturally-vegetated open space to the Town, for use as public open space/passive recreational purposes. The proposed project, like the Hills PDD, will add to the system of walking trails within the several public open space areas in the vicinity. The Lewis Road PRD will provide a new trailhead near the point where the LIRR

tracks cross Lewis Road, provide new trails within the southern and eastern borders of the Hills South Parcel, to connect to existing trails on public lands to the east. The project is consistent with the Findings with respect to trails and access and based on this conformity, no significant adverse impacts are expected.

- (v) *The Recommended Plan analyzed in the East Quogue GEIS and adopted as part of the Comprehensive Plan was found to be consistent with the Article 57 and Central Pine Barrens CLUP by preserving contiguous blocks of open space and utilizing already disturbed areas for development. Consistent with the Recommended Plan, the proposed action would construct seasonal housing and recreation (golf) uses with state-of-the-art approaches to protecting existing environmental conditions and preserves 424 acres of Pine Barrens land and 33 acres of land in the headwaters of Weesuck Creek. The proposed project is therefore consistent with the Recommended Plan and through the project-specific EIS process, it is found to be a development proposal that complies with all relevant Planning documents and studies while minimizing/mitigating impacts to the greatest extent practicable while providing many social and economic benefits to the East Quogue community. Therefore, it is concluded that the Proposed Project is consistent with the above-referenced zoning requirements, plans, and policies.*

The proposed Lewis Road PRD is a subdivision to be developed under the site's existing CR-200 zoning, so that there is no requirement under Town law for inclusion of Community Benefits, which is a requirement for a PDD. Thus, the Community Benefits of the Hills PDD, including purchase of a 33-acre site at the headwaters of Weesuck Creek (with an associated retirement of the yield of that site), and purchase/retirement of PBCs, are not required or proposed for the Lewis Road PRD. The proposed project will result in a number of social and economic benefits to the East Quogue community, including:

- Protection of groundwater and surface water quality;
- Substantial dedications to the Town of natural open spaces;
- General ecological and wildlife benefits, such as installation of bird and bat boxes, for wildlife use and to help control mosquito populations;
- Developing the site in a manner that conforms to expressed community goals;
- Developing the site in a manner that minimizes changes in the community's character;
- Developing the site at a yield that minimizes the anticipated increase in local trip generations;
- Significantly increasing the amount of taxes generated on the site, with associated increases in tax allocations to all taxing jurisdictions while minimizing the potential increases in the levels of community services demanded; and
- Eliminating the potential for an increased in public school enrollment.

The project is consistent with the Findings with respect to zoning requirements, plans, and policies and based on this conformity, no significant adverse impacts are expected.

3.6 Community Facilities and Services

- (i) *The Proposed Project would place limited, if any, demands on local facilities and services and has proposed community benefits that will support community services.*

Demands on local community facilities and services were evaluated for the Hills PDD by the Town Board, and the potential impacts on each service provider were deemed to not be significant. The corresponding values of the Lewis Road PRD are expected to be similar in terms of types and levels of demand, so that the potential impacts of the Lewis Road PRD are likewise anticipated to be similar to those of the Hills PDD. Therefore, it is expected that the potential impacts for the proposed project would likewise not be significant.

Unlike the Hills PDD, the proposed Lewis Road PRD is not a planned development district, and so it is not required by the Town Zoning Code to provide Community Benefits.

- (ii) *Based on the occupancy restriction placed on the subject dwelling units as proposed by the project, the Proposed Project would not generate any school children or demands on the East Quogue Union Free School District. However, the proposed project would generate tax ratables in the district as a net benefit to the school district. Therefore, it is concluded that the fiscal impacts on the school district are positive, particularly when compared to other possible alternatives (see the discussion below).*

The residences in the proposed Lewis Road PRD, like those in the Hills PDD, will be secondary homes, so that none of any school-age children that may be present will attend East Quogue UFSD schools. The tax assessment and revenue will be determined by the sole assessor of the Town of Southampton based on the proposed project. The Lewis Road PRD will generate a substantial increase in tax allocations to all community service providers, with minimal increases in service provider expenditures required.

3.7 Community Character

- (i) *The Proposed Project will not result in any adverse impacts on community character.*

The potential for impacts upon community character were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant. With the exception of the clubhouse area, the uses, yields, layout and architectural treatment of the Lewis Road PRD will be similar to or identical to those of the Hills PDD. It is noteworthy that the Lewis Road PRD includes replacing the single, large clubhouse structure of the Hills PDD with a series of smaller structures to provide a reduced number and square footage of interior resident amenity spaces. In particular, these buildings will be lower in height, to reduce visibility to outside observers and thereby reduce potential adverse impacts to community character. Further, the Lewis Road PRD does not involve any outside golf club memberships, which will reduce potential visitors (and associated traffic) to and from the site. Therefore, it is expected that the potential impacts for the proposed project would be similar to or less than those of the Hills PDD, and likewise not be significant.

- (ii) *With respect to visual and scenic resources, a comprehensive assessment of the Proposed Project's potential to impact visual and scenic resources was performed. The assessment consisted of 1) characterizing the existing visual resources; 2) identifying potentially impacted views; 3) identifying key views that may change due to project development; 4) preparing visual simulations at the selected viewpoints that show the before and after conditions or view impacts; and 5) evaluating the impact of change in public views. Based on this analysis and a review of the proposed site plan and buffers, the proposed project will not impact locals view or the visual*

character of East Quogue. Wooded buffers that were proposed during the MUPDD review as a screening buffer from adjacent properties will be mandated.

The potential for visual/aesthetic impacts on the character of the community from the Hills PDD were evaluated, which determined that no such impacts would occur. The Lewis Road PRD involves development having the same or similar characteristics of uses, yields, layout and architecture as was reviewed in the Hills PDD, so it is expected that the same potential for impacts (including land use intensity, traffic, noise, and particularly visual character) will occur. It is noteworthy that the clubhouse area for the Lewis Road PRD will be occupied by buildings that are smaller and lower in height than the single large clubhouse structure evaluated for the Hills PDD, which would tend to mitigate the potential for visual impact associated with the proposed project.

- (iii) *With respect to affordable housing, it is recommended that the Applicant provide \$2,659,200 to fund affordable (workforce) housing in accordance with calculations outlined in the Southampton Town Code, Chapter 216, Section 216-9. Given the isolated nature of the subject property and the proposed seasonal objective of the project, this is the preferred approach in lieu of providing on-site affordable housing. With this funding, it is concluded that the Proposed Project would be compliant with the Town's requirements to provide workforce (attainable) housing.*

The Town Planning Board is not amenable to an "in-lieu" payment from the Applicant to the Town housing fund of \$2.66 million for twelve (12) affordable housing units. The Planning Board recommends that the Applicant build or otherwise provide these housing units in the East Quogue UFSD, at an off-site location to meet the affordable housing obligation of the PRD.

The Applicant owns two half-acre lots on the north side of Old Country Road between Lewis Road and Central Avenue in East Quogue and proposes to build an affordable 1,500 SF single-family home on each. In addition, the Applicant has a proposed operations/administration building on the Kracke Property close to the proposed site access road (on the alignment of the approved Kijowski subdivision) and before the entrance to the Lewis Road PRD subdivision. The Applicant proposes to build ten 600 SF rental apartments at that location. This will conform to Town requirements for affordable housing under Town Code and the Long Island Workforce Housing Act.

3.8 Cultural Resources

- (i) *Archeological studies of the property have been completed. Based on these studies it is determined that the Proposed Project would not result in any impact on archaeological features.*

The potential for impacts on cultural resources was evaluated for the Hills PDD; a substantial test hole excavation program undertaken for that study did not reveal the presence of any cultural resources on the area to be developed, so that no such impacts would occur. As the proposed Lewis Road PRD project will clear the same or similar portions of the subject site, it is expected that the Lewis Road PRD proposal will similarly not impact cultural resources.

3.9 Construction Impacts

- (i) *As described in greater detail in the DEIS and the FEIS, the Proposed Project has committed to a number of measures to avoid impacts during construction include but are not limited to: alternative*

methods for soil importation that are under consideration (see "Geological Resources," above); vehicular construction access will be limited to Lewis Road; repair and replacement of local roads that be damaged as a result of construction; material storage and soil stockpiling on site will only be at locations that do not impact the adjacent community; noise attenuation and control measures will be implemented during construction; implementation of a SWPPP; and areas within the site to be dedicated for parking and materials storage will be located in the vicinity of the proposed maintenance area and not near existing residences.

The procedures and impacts associated with construction of the Hills PDD were detailed and reviewed by the Town; as a consequence of that review, the above-specified mitigation measures were required. It is expected that, because the uses, yields, layout and clearing of the Lewis Road PRD will be the same or similar to those of the Hills PRD, the corresponding construction procedures and impacts of the Lewis Road PRD will be the same or similar to those of the Hills PDD as well. The Lewis Road PRD will conform to the same construction-related procedures and mitigation measures as were required for the Hills PDD.

- (ii) *A construction management plan will be prepared and submitted to the Town for review and approval prior to construction to ensure the mitigation measures and construction approaches described in the DEIS and FEIS (e.g., truck and vehicle traffic trip reduction, noise and fugitive dust controls) are properly implemented during construction.*

As stated above, the Lewis Road PRD will conform to the same construction-related procedures and mitigation measures as were required for the Hills PDD, including preparation of a construction management plan.

SECTION 4.0

WORKFORCE HOUSING COMPLIANCE

4.0 WORKFORCE HOUSING COMPLIANCE

This section provides an assessment of the conformance of the proposed project with the workforce housing requirements outlined in the Statement of Findings and the Town's Long Island Workforce Housing Program, and further provides an analysis of the potential impacts associated with this housing.

4.1 Introduction and Background

The Town has established procedures for conformance with the Long Island Workforce Housing Act through the adoption of Chapter 216. Housing for Income Eligible Households; Community Housing Opportunity Fund. More specifically, Chapter 216; §216-9. outlines the provisions of the Town's Long Island Workforce Housing Program. This section provides three (3) methods by which applications involving subdivisions or site plans with five or more residential units may comply with the program, specifically noted as follows:

- A. When the Town approves a subdivision plat or site plan for five or more residential units, or a mixed-use development that incorporates five or more residential units, except as otherwise provided in Subsection B of this section, the applicant shall receive a density bonus or other incentive pursuant to a written agreement between the applicant and the Town, and the Town shall require, at the Town's option, that the applicant:
 - (1) Set aside at least 10% of such units for affordable workforce housing on site; or
 - (2) Provide other land and construct the required affordable workforce housing units that are not part of the applicant's current subdivision plat or site plan, but which must be provided, on another site within the Town; or
 - (3) Pay a fee equal to two times the median income for a family of four for the Nassau-Suffolk Primary Metropolitan Statistical Area as defined by the Federal Department of Housing and Urban Development, for each additional unit which results, or would have resulted, from the density bonus, except that when such fee exceeds the appraised value of each lot resulting from such density bonus, then such fee shall be equal to the appraised value of the lot or lots, or the equivalent thereof, for each additional unit created by the density bonus.

In the Final EIS for The Hills MUPDD, the Applicant outlined a preference to contribute \$2,659,200 to fund workforce housing in accordance with calculations outlined in the Southampton Town Code, Chapter 216, Section 216-9. This was reflected in the Statement of Findings as the method by which the Applicant would comply with the program.

The Statement of Findings addresses workforce housing in two (2) sections of the document; Section 5. Land Use, Zoning and Plans, and Section 7. Community Character, as follows:

1.0 Land Use, Zoning and Plans

- (ii) *With respect to affordable housing, it is recommended that the Applicant provide \$2,659,200 to fund affordable (workforce) housing in accordance with calculations outlined in the Southampton Town Code, Chapter 216, Section 216-9. Given the isolated nature of the subject property and the proposed seasonal objective of the project, this is the*

preferred approach in lieu of providing on-site affordable housing. With this funding, it is concluded that the Proposed Project would be compliant with the Town's requirements to provide workforce (attainable) housing.

7. Community Character

- (iii) *With respect to affordable housing, it is recommended that the Applicant provide \$2,659,200 to fund affordable (workforce) housing in accordance with calculations outlined in the Southampton Town Code, Chapter 216, Section 216-9. Given the isolated nature of the subject property and the proposed seasonal objective of the project, this is the preferred approach in lieu of providing on-site affordable housing. With this funding, it is concluded that the Proposed Project would be compliant with the Town's requirements to provide workforce (attainable) housing.*

After preparation of the Findings Statement and as part of the Subdivision Pre-Application review, the Town Planning Board specified a preference for constructing these units rather than paying into a housing fund as per the adopted Pre-Application Report: *"Although the applicant's preferred plan includes payment of a fee in lieu of constructing the units, the Planning Board agrees with the recommendations of the Southampton Town Planning and Development Administrator and will require the units to be constructed."* The report included a discussion of the location of units, finding that constructing the units on the Parlato Property (per one alternative plan included in the Pre-Application submission) was not favored. In terms of location, preference was expressed for units to be constructed nearer downtown East Quogue. As a result, the applicant has defined an updated proposal to conform with the Long Island Workforce Housing Program, which involves constructing ten (10) units on-site, and two (2) units off-site on parcels along Old Country Road and within walking distance of downtown. The findings conformance analysis included in **Section 3.0** of this document describes the following:

The Applicant owns two half-acre lots on the north side of Old Country Road between Lewis Road and Central Avenue in East Quogue and proposes to build an affordable 1,500 SF single-family home on each [see **Figure 2-1**]. In addition, the Applicant has a proposed operations/administration building on the Kracke Property close to the proposed site access road (on the alignment of the approved Kijowski subdivision) and before the entrance to the Lewis Road PRD subdivision. The Applicant proposes to build ten 600 SF rental apartments at that location. This will conform to Town requirements for affordable housing under Town Code and the Long Island Workforce Housing Act.

This results in the construction of units that will provide needed workforce housing in the area, and further locates these units within East Quogue, with ten (10) units conveniently located on the Lewis Road PRD site, and two (2) units near downtown. All units are walkable to the Lewis Road PRD or downtown, and the units on the Lewis Road site may be occupied by persons that work at the Lewis Road PRD site. As a result, based on input from the Town, compliance with the Long Island Workforce Housing Program as administered by the Town will be achieved.

4.2 SEQRA Analysis of Workforce Housing

The following sections provide an analysis of the potential impacts of the ten (10) apartments to be constructed on the Lewis Road PRD site. The two (2) single family homes to be constructed on existing lots on Old Country Road are considered to be Type II Actions pursuant to SEQRA.

6NYCRR Part 617.5 indicates the following with respect to the list of Type II Actions:

- (a) *Actions or classes of actions identified in subdivision (c) of this section are not subject to review under this Part, except as otherwise provided in this section. These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8. The actions identified in subdivision (c) of this section apply to all agencies.*

The Type II list includes the following actions [6NYCRR Part 617.5 (c)]:

- (11) *construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system or both, and conveyances of land in connection therewith;*

The proposed residences on Old Country Road each involve construction of a single-family residence on an approved lot. The homes will be served with public water supply from the Suffolk County Water Authority, and both lots will have septic systems consisting of Innovative/Alternative On-Site Wastewater Treatment System (I/A OWTS) units for sanitary waste treatment and disposal. As a result, these Type II Actions have been pre-determined to not have a significant adverse environmental impact and no further SEQRA review is required.

The ten (10) apartment units are to be constructed in a single building to be located on the Lewis Road PRD site, in an existing cleared area south of the access road to the Lewis Road PRD subdivision. An access driveway will extend south from the main access road along an existing dirt road that runs centrally down the southern extension of the Kracke property. The building will be approximately 70'x110' and two stories in height. The units will be connected to the water supply distribution system of SCWA through the Lewis Road PRD water utility connection, and will also be connected to the STP that will serve the overall subdivision. On-site drainage will be provided pursuant to Town Engineering requirements, and will consist of subsurface catch basin and leaching pools constructed to required capacity based on the applicable design storm event. The majority of parking will be provided under the building (20 stalls) and some at grade parking will be provided east of the building (18 stalls). The building will be set back from Lewis Road and screened by distance and landscaping.

The total of twelve (12) units provided as described herein are required under Town Code and will be provided to benefit workforce housing in the area. Nevertheless, assessment of potential impacts based on the impact categories in the Findings Statement is provided below:

4.2.1 Geological Resources

The location of the proposed building is flat terrain and existing cleared area. The depth to groundwater is approximately 30 feet. Excavation is needed for the subsurface parking and drainage installations, which will be well above the water table. Any excess material will be

transported to East Coast Mines under the same program as for the subdivision development. No adverse impacts to geologic resources are expected.

4.2.2 Water Resources

The proposed units will be served by public water from SCWA and will be connected to the Lewis Road PRD STP. Pursuant to SCDHS design flow factors, housing units up to 600 SF have a design flow of 150 gpd. As a result, the ten (10) units will generate 1,500 gpd of sanitary waste. When added to the wastewater flow of the overall project and factored into the SONIR model run, the concentration of nitrogen in recharge increases to 0.34 mg/l (without mitigation) from 0.31 mg/l (with mitigation), and increases to 0.24 mg/l (with mitigation) from 0.24 mg/l. The recharge volume increases from 442.41 MGY to 442.95 MGY. These changes are not significant and would not be expected to be significant due to the low flow and proposed treatment of wastewater. Stormwater will be handled with subsurface leaching structures and the depth to groundwater and soil leaching capability of soils in the area will accommodate this recharge. Overall, the proposed project will not exceed 15 percent fertilized turf, and the project will be net negative in terms of nitrogen load. As a result, there will be no significant impact with respect to water resources from the proposed workforce housing component of the project.

4.2.3 Ecological Resources

The location of the workforce housing building is in an existing cleared area that had previously been used for nursery stock. An access driveway will be provided south from the main subdivision access along an existing dirt driveway already on the Kracke property. Since the driveway alignment is along an existing dirt road and the building is in an existing cleared area, there will not be any substantive clearing and the ecological resources in this area of the subject site will not be impacted. Overall, the proposed project will retain 65 percent open space outside of the development area, and 72 percent of the existing natural vegetation on site will be retained. As a result, no significant adverse impact to ecological resources is expected.

4.2.4 Transportation Resources

The proposed workforce housing will add minimally to the vehicle trips generated by the project. Based on the results of the trip generation analyses, it is anticipated that the proposed project will generate 55 trips during the AM peak hour (27 entering, 28 exiting), 55 trips during the PM peak hour (24 entering, 31 exiting) and 69 trips during the Saturday Midday peak hour (33 entering, 36 exiting). The proposed workforce housing will add 5 trips in the AM peak hour, 6 trips in the PM peak hour and 5 trips during the Saturday peak hour. The breakdown of vehicle trips is shown in **Table 4-1** as follows:

Table 4-1
WORKFORCE HOUSING TRIP GENERATION

Period Movement	10 Apartments	
	Enter	Exit
AM Peak (vph)	1	4
AM Peak Total (vph)	5	
PM Peak (vph)	4	2
PM Peak Total (vph)	6	
Saturday Peak (vph)	3	2
Saturday Peak Total (vph)	5	

Source: ITE Trip Generation Manual; 10th Edition; Land Use Code 210

The TIS (**Appendix D**) finds the following with respect to the site access and area intersections:

- After completion, the stop-controlled intersection of Quogue Riverhead Road and Lewis Road will continue to operate at No Build levels of service for all peak periods. Therefore, no significant impacts are created, and no mitigation measures are proposed at this intersection.
- After the completion of the project, the stop-controlled intersection of Spinney Road and Lewis Road will continue to operate at No Build levels of service for all peak periods. Therefore, no significant impacts are created, and no mitigation measures are proposed at this intersection.
- After the completion of the project, the stop-controlled intersection of Old Country Road and Lewis Road will continue to operate at No Build levels of service for all peak periods. From the review of the capacity analyses results, during the worst peak period the 95% queue length on both Lewis Road approaches are less than one vehicle and the available storage exceed one vehicle length on both approaches. The accident data did not indicate any accidents related to the railroad crossing occurred on Lewis Road. It should also be noted that less than 8 trains cross Lewis Road at this at-grade crossing daily. Hence, no queueing and safety issues are expected at this location. Therefore, no significant impacts are created, and no mitigation measures are proposed at this intersection.
- After the completion of the project, the stop-controlled intersection of Old Country Road/Box Tree Road and Lewis Road will continue to operate at No Build levels of service for all peak periods. Therefore, no significant impacts are created, and no mitigation measures are proposed at this intersection.
- After the completion of the project, the southbound Site Driveway approach is anticipated to operate at LOS B during all peak periods. The eastbound Site Driveway approach is anticipated to operate at LOS A during all peak periods.

Given the conditions of nearby intersections and the lack of impact on future project No Build Conditions, and the excellent Level of Service provided at the site access, the minor increase in vehicle trips from the workforce housing will have no appreciable impact on area roadways.

4.2.5 Land Use, Zoning and Plans

The proposed workforce units are compatible with existing land use in the area, as they will be located on the interior of the site in an existing cleared area, set back from residential neighbors, and buffered by landscaping. The building will be the size of a large residential home, and will

not exceed 2-stories in height. The architecture of the structure will be attractive and in keeping with the overall quality of architecture of the Lewis Road PRD.

The project will comply with zoning provisions that mandate workforce housing to comply with applicable codes of the Town including the Long Island Workforce Housing Program. The site design accommodates this use and zoning compliance will be ensured through the subdivision/site plan review process.

The proposed use will provide needed housing that is identified in Land Use Plans of the Town of Southampton. Land use plans recognize the need to comply with the Long Island Workforce Housing Program as administered by the Town through Chapter 216-9. As a result, no significant adverse impact is expected with respect to land use, zoning and plans.

4.2.6 Community Facilities and Services

The proposed project will generate substantial tax revenue and job creation. Employment opportunities will be created during the construction process, as well as staffing for operations. The proposed workforce housing will obtain water supply from the overall Lewis Road PRD water supply connection, and is only expected to use 1,500 gpd. The units will be connected to the on-site STP. No adverse impact to these utilities is expected. The site will be readily accessible for fire, police and ambulance response if needed, and ten (10) proposed units are not expected to burden these services given the low number of units, new construction consistent with current building codes and the relationship of the workforce units to the overall Lewis Road PRD project. The proposed project will gain access from private roads and will be privately maintained, therefore, no burden on highway, drainage or other Town services will occur.

The type of units proposed are not expected to generate a large number school-aged children. Ten (10), 600 SF, 1-bedroom units are demonstrated to have low school-aged child occupancy. The proposed rent will be just over \$1,000, to be determined by the Town through affordable housing computations and guidelines. Low-rise residential apartments in this rental rate range are projected to generate 0.03 school-aged children per unit.¹ As a result, the ten (10) units are expected to result in less than 1 school-aged child. This occupancy is not expected to burden the East Quogue UFSD. In addition, the overall taxes and lack of school-aged children will establish a positive fiscal benefit to the school district. As a result, there will be no significant adverse impact to community facilities or services.

4.2.7 Community Character

As described under land use, the proposed workforce housing units are compatible with existing land use in the area of the subject site as they will be located on the interior of the site in an existing cleared area, set back from residential neighbors, and buffered with landscape

¹ Rutgers University, Center for Urban Policy Research Residential Demographic Multipliers — Estimates of the Occupants of New Housing; (Residents, School-Age Children, Public School-Age Children) by State, Housing Type, Housing Size, and Housing Price; June 2006.

vegetation. The building will be the size of a large residential home, and will not exceed 2-stories in height. The architecture of the structure will be attractive and in keeping with the overall quality of architecture of the Lewis Road PRD. As a result, no significant adverse impact to community character is expected.

4.2.8 Cultural Resources

The proposed building will be located in a substantially disturbed area that has been subject to nursery growing for many decades. The access driveway aligns with an existing compacted dirt road. There are no historic structures on the site in the area of the proposed workforce housing. As a result, no significant adverse impacts to cultural resources are expected.

4.2.9 Construction Impacts

The workforce housing units will be constructed as part of the overall Lewis Road PRD. The units are part of one building that can easily be staged for construction within the site without impacting Lewis Road. There are no immediate neighbors to be impacted and construction will be short term, with only temporary minor localized impacts from activity, noise and dust which are expected to be minimal and will not represent a significant adverse impact.

4.3 Workforce Housing Summary/Conclusions

The proposed project complies with the Long Island Workforce Housing Action and Town of Southampton Town Code Chapter; Chapter 216, Section 216-9 with respect to workforce housing. The proposed project will provide twelve (12) workforce housing units consistent with 10 percent of the proposed project density. This will fulfill a need for such housing in the area.

The housing will be provided in a manner that is provided for in Section 216-9, which is preferable to the Town, specifically, the housing will actually be constructed, rather than having the applicant pay into a fund to construct housing. This is preferable to the Town as the housing will come to fruition without the Town having to locate land, obtain approvals and construct the housing. In addition, the housing will be provided within the hamlet of East Quogue, where the project is proposed.

The impacts associated with this housing are minimal in that ten (10) units will be 600 SF, 1-bedroom rental apartments which will be located in an existing cleared area of the Lewis Road PRD site. These units are small, do not require clearing, will not generate a large number of school-aged children, will be connected to the Lewis Road STP, and overall will not have significant adverse impact. Two (2) additional units will be constructed as individual single family homes on existing separate tax lots. These units are considered to be a Type II Action pursuant to SEQRA and therefore do not require further SEQRA review.

SECTION 5.0

SUMMARY AND CONCLUSIONS

5.0 SUMMARY AND CONCLUSION

This section provides a summary of the conformance analyses presented in **Section 3.0**. This is then followed by a brief statement addressing the relationship between the conformance analysis for the Lewis Road PRD and the Findings Statement for the Hills PDD, to enable an informed decision by the Town Planning Board.

5.1 Summary of Compliance Analyses

The following items summarize the individual Findings compliance analyses, as presented in more detail in **Section 3.0** of this document.

5.1.1 Geological Resources

- The configuration of grading for the proposed Lewis Road PRD is similar to that of the Hills PDD. The plan will retain 65% of the site as open space outside of the proposed development area and will retain 72% of the existing natural vegetation on the site. Grading will not occur in the areas to be retained as natural development and open space. As a result, any impacts to the site's topography from the proposed project would be similar to or less than those associated with the Hills PDD, which were reviewed by the Town Board and deemed to not be significant. Therefore, it is expected that the potential impacts to topography from the proposed project would likewise not be significant and the proposed Lewis Road PRD is consistent with the Findings Statement in this regard.
- Like the Hills PDD, a SWPPP will be prepared for and implemented at the onset of construction of the Lewis Road PRD. Because of the similarity between the two proposals in terms of site layout, it is expected that the SWPPP for the Lewis Road PRD will be similar as well.
- As noted above, the configuration of the site grading program for the proposed project generally conforms closely to that of the Hills PDD. As a result, any impacts to the site's soils topography from the proposed project would be similar to the Hills PDD, which was reviewed by the Town Board and deemed to not be significant. Therefore, it is expected that the potential impacts to soil resources from the proposed project would likewise not be significant.
- The potential adverse impacts and constraints due to soil limitations were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant. As grading for the Hills PDD and the Lewis Road PRD are expected to be similar, it is expected that the potential adverse impacts from soil limitations upon the proposed project would likewise not be significant.
- The potential adverse impacts associated with landscape fertilization were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant. As landscaping for the Hills PDD and the Lewis Road PRD are expected to be similar, it is expected that the potential adverse impacts from landscape maintenance for the proposed project would likewise not be significant.
- The potential adverse impacts associated with soil amendment were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant. As the soil amendment program and overall ITHMP of the Lewis Road PRD will be similar to those of the Hills PDD, it is expected that the potential adverse impacts for the proposed project would likewise not be significant.
- The STP planned for the Lewis Road PRD will be sited in the same location as was proposed for the Hills PDD. Further, like the STP for the Hills PDD, this facility will be subject to full and detailed engineering review and approval by SCDPW and SCDHS. The potential adverse impacts associated

with the STP for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, it is expected that the potential adverse impacts for the proposed project would likewise not be significant.

- It was determined for the Hills PDD that there are no natural recharge areas on the site that could be used to recharge wastewater or that could be incorporated into that proposal's drainage system. Therefore, like the Hills PDD, it is expected that the use of natural recharge areas is not practicable for the Lewis Road PRD.
- Analysis indicates that the proposed project conforms to all of the Standards and Guidelines of the CPB CLUP. As such, the proposed project would not require a hardship exemption from the Commission.

5.1.2 Water Resources

- The Hills PDD would conform to the standards and requirements of the APOD and the CLUP with respect to limitations on fertilizer dependent vegetation, retention of natural area and compliance with discharge standards for water quality protection. The proposed Lewis Road PRD will be similar in layout, uses and yields as the Hills PDD, and would include a tertiary STP, the same landscape fertilization characteristics, and similar natural vegetation retention, so that the potential adverse impacts of the proposed Lewis Road PRD project would be similar to those of the Hills PDD which was found to not adversely impact water quality. In addition, measures for use of groundwater with elevated nitrogen for irrigation will ensure that the project will have a net negative nitrogen load and will thus improve groundwater and downgradient surface water quality.
- The potential adverse groundwater impacts associated with the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, it is expected that the potential adverse impacts for the proposed project would likewise not be significant.
- The Hills PDD would result in the reduction in nitrogen impact to groundwater, as well as to surface waters of Weesuck Creek and Shinnecock Bay. The potential adverse impacts associated with groundwater quality protection for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. The proposed Lewis Road PRD will include all the same on-site design features and control measures, supporting a conclusion that this proposal would also protect groundwater and surface water quality to a similar degree.
- The proposed Lewis Road PRD includes an ITHMP similar to that of the Hills PDD, which will include a similar drainage system design (including installation of 40 mil liners beneath the greens). The potential adverse impacts anticipated from the ITHMP for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, it is expected that the potential adverse impacts for the proposed project would likewise not be significant.
- Like the Hills PDD, the Lewis Road PRD will use groundwater from beneath the site (having high nitrogen levels due to agricultural use upgradient of the site) for golf course irrigation, supplemented with fertigation techniques, to improve the quality of groundwater down gradient of the site. The potential adverse impacts associated with this proposal for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, it is expected that the corresponding potential adverse impacts for the proposed project would likewise not be significant and will in fact create a net improvement in groundwater and downgradient surface water quality.
- The proposed project will include an ITHMP identical to that prepared for and reviewed by the Town for the Hills PDD. In this way, it is expected that the Lewis Road PRD will provide the same or similar level of protection to groundwater and surface water resources as well as to human health protection, as was reviewed by the Town for the Hills PDD. The potential adverse impacts anticipated from the ITHMP for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, it is expected that the potential adverse impacts for the proposed project would likewise not be significant.

- The Lewis Road PRD will include the same groundwater sampling program as was prepared for the Hills PDD, in order to ensure that groundwater quality is properly protected.
- While the Hills project was a PDD, and so required provision of Community Benefits, the Lewis Road project is a PRD, which under zoning law of the Town does not require Community Benefits to offset an increase in density as would be provided for under “incentive zoning.” The Lewis Road PRD does not seek an increase in density and it conforms to existing zoning. The Lewis Road PRD will be supplied with public water for domestic use from the existing SCWA distribution system, while its irrigation needs will be addressed by installation of a new on-site irrigation well. The proposed project will provide improvements to the SCWA distribution system as needed to serve the proposed project, and on-site irrigation wells will be permitted by NYSDEC and installed for irrigation of the golf course recreational amenity and landscaping. Therefore, the Lewis Road PRD need not and does not include dedication of land for a new SCWA public water supply wellfield.
- The proposed Lewis Road PRD will provide a tertiary STP in the same location as was evaluated in the Hills PDD. This facility is expected to result in the same or similar level of performance, providing effluent within the applicable SCDHS nitrogen standard of 10 mg/l and is expected to be consistently less than 10 mg/l. The potential adverse impacts associated with the STP performance were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant. Therefore, it is expected that the potential adverse impacts for the proposed project would likewise not be significant.
- The proposed project will include many of the measures from the Hills PDD to reduce and mitigate potential water resources impacts to a degree similar to that of the Hills PDD. The potential impacts associated with nitrogen loading in the watershed were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant. Therefore, it is expected that the potential impacts for the proposed project would likewise not be significant and the proposed project is consistent with the Findings with respect to water resources.

5.1.3 Ecological Resources

- As there are no wetlands in the area of the site that will be developed for the Lewis Road PRD, there will be no adverse impact to wetlands.
- This Finding confirms that, as the Hills PDD would not result in nitrogen-related impact to groundwater or surface waters of Weesuck Creek or Shinnecock Bay, that proposal would not impact the aquatic ecology of these surface water bodies. The proposed Lewis Road PRD will include the same or similar water resources-related measures, supporting a conclusion that this proposal would also not impact the aquatic ecology of Weesuck Creek or Shinnecock Bay. As noted under Water Resources above, the proposed project will reduce impacts to groundwater and downgradient surface waters as a result of the net negative nitrogen load.
- The configuration of the clearing program for the Lewis Road PRD will conform closely to that of the Hills PDD, so that impacts to natural vegetation and ecology would be similar as well. The proposed project will retain 65% open space outside of the development area, and will retain 72% of the overall site in natural vegetation. As a result, the project will retain substantial natural vegetation and contiguous open space for ecological resource protection and conformance with the APD and CPB CLUP. The potential impacts associated with clearing were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant. Therefore, it is expected that the potential impacts for the proposed project would likewise not be significant.
- The Lewis Road PRD layout closely follows the general development and layout design of the Hills PDD (including its general intent to concentrate development on the site’s previously-disturbed areas), so that its clearing area, development area and retained natural open spaces also follow those of the Hills PDD. The potential impacts associated with clearing of natural vegetation for the Hills

PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, it is expected that the corresponding potential impacts for the proposed project would likewise not be significant.

- The Hills PDD was designed to provide its retained natural open spaces in large blocks insofar as practicable, to result in substantial contiguity of open spaces in the area. The Lewis Road PRD also is designed and configured to produce this outcome, and retains much the same layout of retained open spaces as the Hills PDD. The detailed design of the PRD provides 65% open space outside of the development area, and 72% of the natural vegetation on the overall site. The potential impacts associated with planned configuration of clearing for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, it is expected that the corresponding potential impacts for the proposed Lewis Road PRD project would likewise not be significant.
- It is expected that the proposed Lewis Road PRD would retain an estimated 424± acres of open space, and conforms to the standards of the CLUP, including those standards addressing plant and animal species and habitat protection. The Hills PDD was designed to provide its 424.11 acres of retained natural open spaces in large blocs insofar as practicable, to result in substantial contiguity of open spaces in the area, and to concentrate development on the site's previously-disturbed areas. The potential impacts associated with the preservation of natural spaces for the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. The Lewis Road PRD also is designed and configured to produce this outcome. Therefore, it is expected that the corresponding potential impacts for the proposed project would likewise not be significant.
- No areas of previously-disturbed land of the project site are within the CPB CPA, so no such areas were utilized in calculations of vegetative clearing limits.
- The limits of clearing for the Hills PDD were reviewed by the Town as part of its review of that application and, in consideration of the distribution of habitat types on the site, determined whether those limits would impact any sensitivity for rare, threatened or endangered species. The potential adverse impacts of the Hills PDD with respect to rare, threatened or endangered species were reviewed by the Town Board, and were deemed to not be significant. The Lewis Road PRD will conform closely to the clearing area and development area values and configuration of the Hills PDD, so that adverse impacts to natural vegetation and ecology would be similar as well. Therefore, it is expected that the potential adverse impacts for the proposed project would likewise not be significant.
- Consistent with the Findings Statement, should field investigation reveal the presence of sensitive species in areas to be disturbed, the Applicant will perform appropriate mitigation, which may include but not be limited to transplantation.
- Similar to the Hills PDD, the Lewis Road PRD will revegetate the 3± acres of the Hills South Parcel/Kracke Property that had been farmed. An additional 7± acres on the Parlato Property and the Hills South Parcel/Kracke Property that had been disturbed but not farmed will also be revegetated. The potential adverse impacts associated with the Hills PDD revegetation plan were reviewed by the Town Board, and were deemed to not be significant. Therefore, it is expected that the potential adverse impacts for the proposed project would likewise not be significant. Revegetation plans are included with application submission materials.
- The proposed Lewis Road PRD will preserve the entirety of the 101.91-acre Parlato Property, and would reduce nitrogen loading to groundwater and increase the amount of open space in the area east of the subject site. This will ensure protection of the Critical Resource Area associated with the Parlato property. With respect to the 33-acre Parlato parcel, while the Hills project was a PDD which required Community Benefits under "incentive zoning" provisions, the Lewis Road project is a subdivision for a PRD, conforms to zoning, and does not require Community Benefits. Therefore, the Lewis Road PRD does not include purchase of the 33-acre Parlato parcel. The Lewis Road PRD includes other aspects of the Hills PDD that would result in substantial preservation of open space, natural resources, ecological communities, and groundwater quality and quantity, and will provide its open spaces in large contiguous blocks. As a result, no significant adverse impacts are expected.

5.1.4 Transportation Resources

- While the uses and yields of the proposed Lewis Road PRD are identical to those of the Hills PDD, the Lewis Road PRD does not allow for any outside golf club memberships, so that the trip generation of the project will be less than that of the Hills PDD. As a result, it is expected that the potential adverse impacts on traffic flow on local roadways and at local intersections will be reduced for the Lewis Road PRD. The potential traffic-related adverse impacts of the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. Therefore, it is expected that the potential adverse impacts for the proposed project would likewise not be significant.
- As required by the Findings Statement, a program will be prepared for the Lewis Road PRD and submitted to the Town as part of the site plan application, to monitor the performance of the site entrance on Lewis Road.
- The Lewis Road PRD will result in a similar volume and configuration of grading as the Hills PDD, so that the excess soil removal options are likewise anticipated to be the same or similar as well. Like the Hills PDD, the applicant will obtain the proper access agreement (including performance bonding) with the adjacent landowner to enable the removal system to be implemented across land not under the control of the applicant.

5.1.5 Land Use, Zoning and Plans

- This Findings confirm that the Hills PDD conforms to Town zoning requirements and the policies and recommendations of the applicable and Town and regional plans. The potential adverse impacts associated with these requirements upon the Hills PDD were reviewed by the Town Board, and were deemed to not be significant. The uses, yields, design and features of the proposed Lewis Road PRD closely follow those of the Hills PDD, so that it is expected that the potential adverse impacts for the proposed project would likewise not be significant.
- The Lewis Road PRD seeks the same 118-unit yield that was reviewed by the Town Board for the Hills PDD. The Lewis Road PRD will reduce the intensity of site use by eliminating outside golf club memberships, which would reduce such use to only the 118 households and their guests. As the proposed project is a subdivision developed under the site's existing zoning, there is no requirement under Town law for inclusion of off-site mitigation measures (e.g., purchase and retirement of PBCs, and purchase and retirement of yield from a proposed 33-acre subdivision application).
- Like the Hills PDD and as described in the Findings, the Lewis Road PRD proposes a restrictive covenant on occupancy of the residences, so that no school enrollment impact will occur. Based on its experience in this area, DLC expects that the second- or third-home nature of the 118 proposed residences would preclude year-round occupancy.
- The proposed Lewis Road PRD includes substantial dedications of naturally-vegetated open space to the Town, for use as public open space/passive recreational purposes. The proposed project, like the Hills PDD, will add to the system of walking trails within the several public open space areas in the vicinity. The Lewis Road PRD will provide a new trailhead near the point where the LIRR tracks cross Lewis Road, provide new trails within the southern and eastern borders of the Hills South Parcel, to connect to existing trails on public lands to the east.
- The proposed Lewis Road PRD is a subdivision under the site's existing zoning, so that there is no requirement under Town law for inclusion of Community Benefits, which is a requirement for a PDD. Thus, the Community Benefits of the Hills PDD, including purchase of a 33-acre site at the headwaters of Weesuck Creek (with an associated retirement of the yield of that site), and purchase/retirement of PBCs, are not required or proposed for the Lewis Road PRD. The proposed project will result in a number of social and economic benefits to the community.

5.1.6 Community Facilities and Services

- Demands on local community facilities and services were evaluated for the Hills PDD by the Town Board, and the potential adverse impacts on each service provider were deemed to not be significant. The corresponding values of the Lewis Road PRD are expected to be similar in terms of types and levels of demand, so that the potential adverse impacts of the Lewis Road PRD are likewise anticipated to be similar to those of the Hills PDD. Therefore, it is expected that the potential adverse impacts for the proposed project would likewise not be significant.
- Unlike the Hills PDD, the proposed Lewis Road PRD is not a planned development district, and so it is required by the Town Zoning Code to provide Community Benefits.
- The residences in the proposed Lewis Road PRD, like those in the Hills PDD, will be secondary or vacation homes, so that any school-age children that may be present will not attend East Quogue UFSD schools. Like the Hills PDD and as described in the Findings, the Lewis Road PRD will include a covenant to ensure that the homes are second (or third or more) homes and therefore of limited occupancy with no potential for children to attend local schools. The Lewis Road PRD is projected to generate a similar amount of property taxes as the Hills PDD, including its allocation to the East Quogue UFSD, and as a result the Lewis Road PRD will generate a substantial increase in tax allocations. In addition to school related tax revenues, the Lewis Road PRD will generate a substantial increase in tax allocations to all community service providers, with minimal increases in service provider expenditures required.

5.1.7 Community Character

- The potential for adverse impacts upon community character were reviewed by the Town Board for the Hills PDD project, and were deemed to not be significant. With the exception of the amenity area, the uses, yields, layout and architectural treatment of the Lewis Road PRD will be similar to or identical to those of the Hills PDD. Further, the Lewis Road PRD does not involve any outside golf club memberships, which will reduce potential visitors (and associated traffic) to and from the site. Therefore, it is expected that the potential adverse impacts for the proposed project would be similar to or less than those of the Hills PDD, and likewise not be significant.
- The potential for visual/aesthetic adverse impacts on the character of the community from the Hills PDD were evaluated, which determined that no such adverse impacts would occur. The Lewis Road PRD involves development having the same or similar characteristics of uses (with no outside golf memberships), yields, layout and architecture as was reviewed in the Hills PDD, so it is expected that the same potential for adverse impacts (including land use intensity, traffic, noise, and particularly visual character) will occur. It is noteworthy that the clubhouse area for the Lewis Road PRD will be occupied by buildings that are smaller and lower in height than the single large clubhouse structure evaluated for the Hills PDD, which would tend to mitigate the potential for visual impact associated with the proposed project.
- The Town Planning Board is not amenable to an “in-lieu” payment from the Applicant to the Town housing fund of \$2.66 million for twelve (12) workforce housing units. The Planning Board recommends that the Applicant build or otherwise provide these housing units in the East Quogue UFSD, at an off-site location to meet the affordable housing obligation of the PRD. The Applicant owns two approximately half-acre lots on the north side of Old Country Road between Lewis Road and Central Avenue in East Quogue and proposes to build an approximately 1,500 SF single-family home on each. In addition, the Applicant has a proposed operations/administration building on the Kracke Property close to the proposed site access road (on the alignment of the approved Kijowski subdivision) and before the entrance to the Lewis Road PRD subdivision. The Applicant proposes to build ten 600 SF rental apartments at that location.

5.1.8 Cultural Resources

- The potential for adverse impacts on cultural resources was evaluated for the Hills PDD; that study did not reveal the presence of any cultural resources on the area to be developed, so that no such adverse impacts would occur. As the proposed Lewis Road PRD project will clear the same or similar portions of the subject site, it is expected that no impact will occur.

5.1.9 Construction Impacts

- The procedures and adverse impacts associated with construction of the Hills PDD were detailed and reviewed by the Town; as a consequence of that review, specific mitigation measures were required. It is expected that, because the uses, yields, layout and clearing of the Lewis Road PRD will be the same or similar to those of the Hills PRD, the corresponding construction procedures and adverse impacts of the Lewis Road PRD will be the same or similar to those of the Hills PDD as well. The Lewis Road PRD will conform to the same construction-related procedures and mitigation measures as were required for the Hills PDD.
- The Lewis Road PRD will conform to the same construction-related procedures and mitigation measures as were required for the Hills PDD, including preparation of a construction management plan.

5.2 Workforce Housing

The proposed project complies with the Long Island Workforce Housing Action and Town of Southampton Town Code Chapter; Chapter 216, Section 216-9 with respect to workforce housing. The proposed project will provide twelve (12) workforce housing units consistent with 10% of the proposed project density. This will fulfill a need for such housing in the area.

The housing will be provided in a manner that is provided for in Section 216-9, which is preferable to the Town, specifically, the housing will actually be constructed, rather than having the applicant pay into a fund to construct housing. This is preferable to the Town as the housing will come to fruition without the Town having to locate land, obtain approvals and construct the housing. In addition, the housing will be provided within the hamlet of East Quogue, where the project is proposed.

The impacts associated with this housing are minimal in that ten (10) units will be 600 SF, 1-bedroom rental apartments which will be located in an existing cleared area of the Lewis Road PRD site. These units are small, do not require clearing, will not generate a large number of school-aged children, will be connected to the Lewis Road STP, and overall will not have significant adverse impact. Two (2) additional units will be constructed as individual single family homes on existing separate tax lots. These units are considered to be a Type II Action pursuant to SEQRA and therefore do not require further SEQRA review.

5.3 Conclusions

The applicant prepared this document to inform Town planning and environmental staff of the issues anticipated to be of concern during their review. The information and analyses contained herein will be used by the Town Planning Board to determine the consistency of the proposed project with the Statement of Findings issued by the Town Board for the Hills PDD.

The environmental review process is a balancing process. The proposed project conforms to the local land use and zoning patterns, conforms to the recommendations of the East Quogue LUP and Generic EIS, the CPB CLUP and Town Aquifer Protection Overlay Zone requirements, and incorporates sensitive environmental design and features.

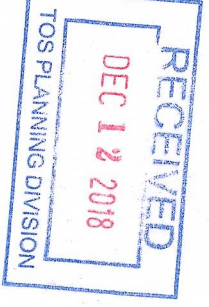
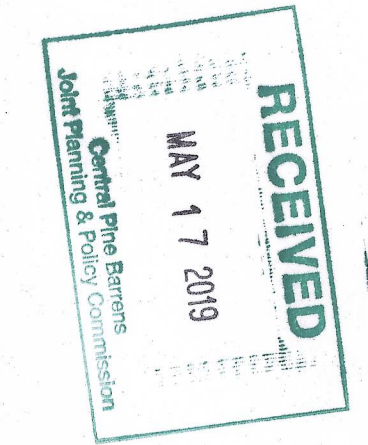
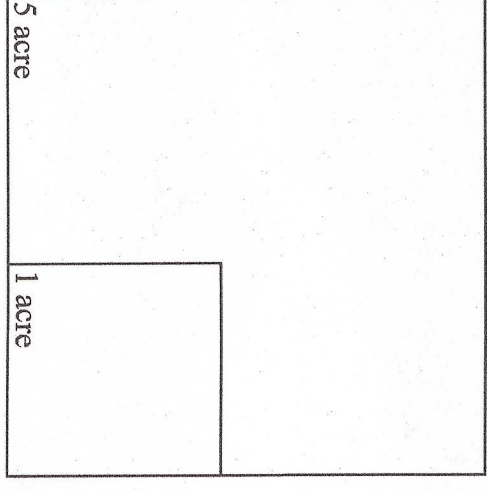
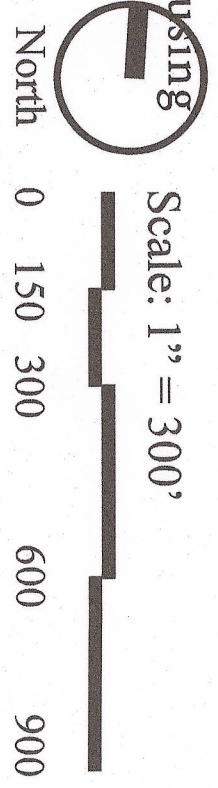
Any changes in the proposed project that are reflected in the Lewis Road PRD, are minor or insignificant and will not result in a significant adverse environmental impact. In fact, the primary change is the elimination of golf memberships as a commercial activity on the subject site, which is what necessitated the PDD that was pursued as The Hills at Southampton. With the inclusion of a golf recreational amenity as part of the Lewis Road PRD, the intensity of use of the site is reduced by not providing for outside golf memberships, and the impacts are therefore reduced (particularly as related to traffic). This document provides a full description of the project and a complete assessment of the conformance of the project with the Statement of Findings (to approve) which were adopted in connection with The Hills PDD.

Based on the Findings conformance analyses contained in this SEQRA Consistency Analysis, the proposed Lewis Road PRD would result in slightly less adverse impacts to the environment than those of the Hills PDD, the proposal on which the Findings were prepared. Therefore, as that Findings Statement supported approval, it is respectfully submitted that the proposed project is found to be consistent with the Statement of Findings and also support approval.



Legend:

- Open Space (all outside of development)
- Existing Cleared Area - To Be Revegetated
- Existing Natural Area within development
- Golf Area
- Wetland / Pond
- Lawn / Playfields
- Common Buildings and Workforce Housing
- Our parcels and paper roads



Master Plan

December 6, 2018

LEWIS ROAD PRD AT EAST QUOGUE

TOWN OF SOUTHAMPTON, NEW YORK

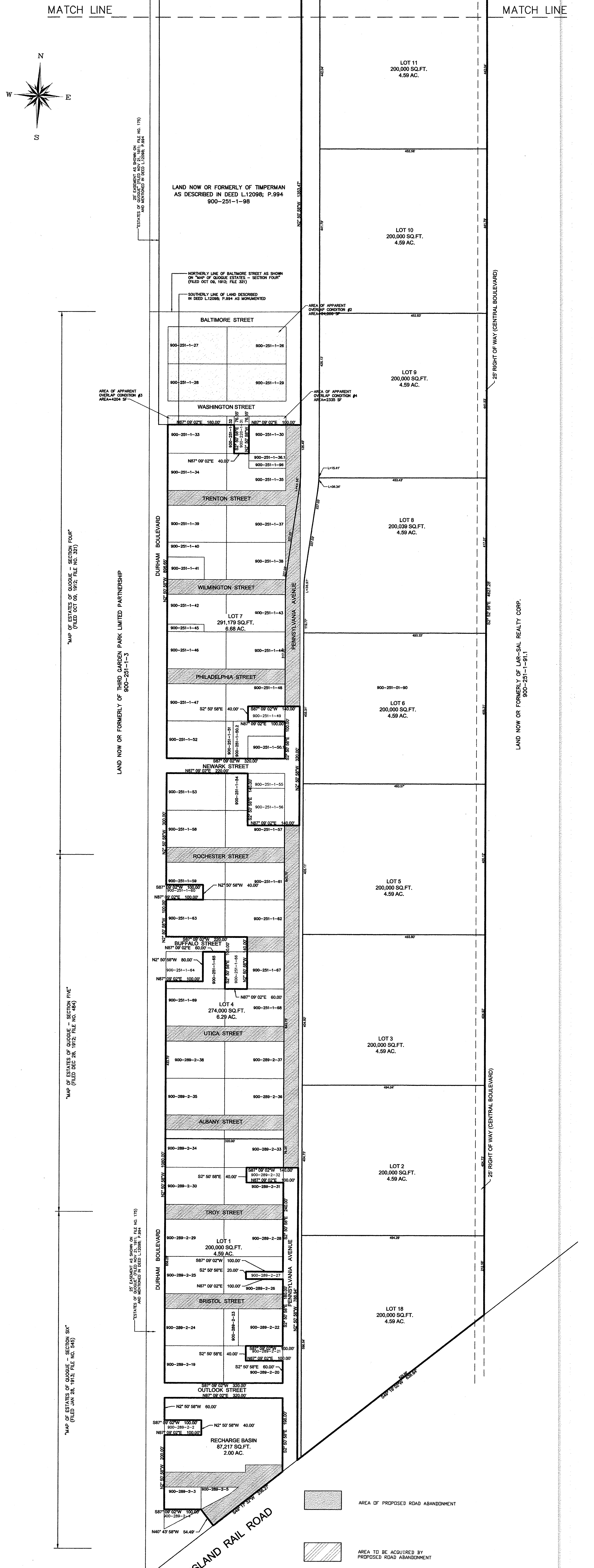
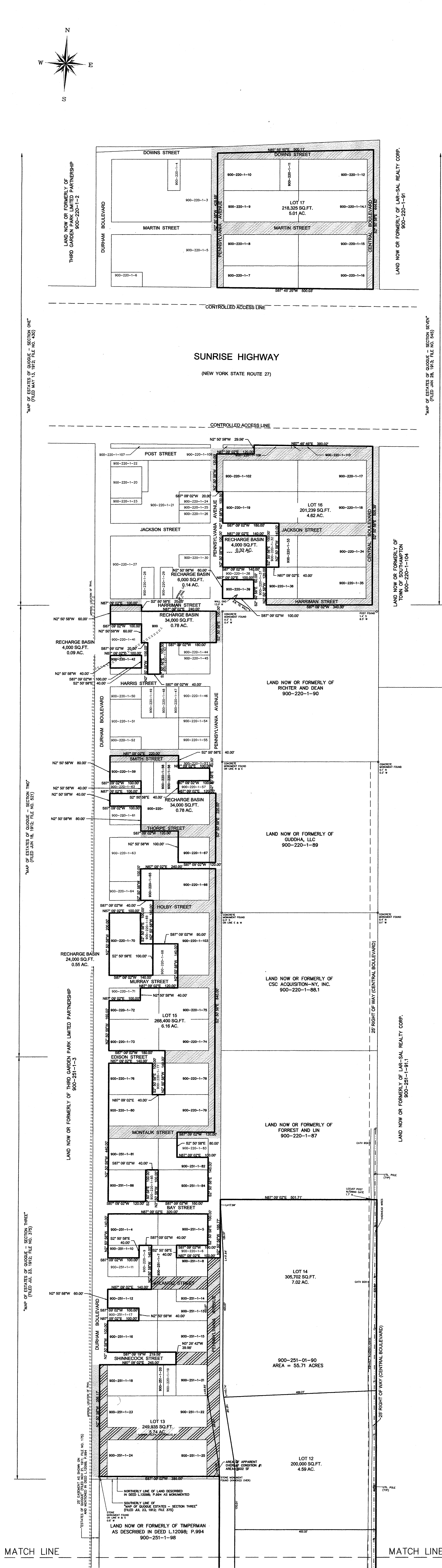


TABLE OF AREAS				
PARCEL	SUFFOLK COUNTY TAX MAP NOS.	AREA		
DISTRICT	SECTION	BLOCK	LOT	
A	220	1	1	92,000 SF
	220	1	10	
	220	1	11	
	220	1	12	
B	220	1	7	79,049 SF
	220	1	13	
	220	1	14	
	220	1	15	
C	220	1	109	2,726 SF
	220	1	110	
	220	1	111	
	220	1	112	
D	220	1	18	92,000 SF
	220	1	19	
	220	1	20	
	220	1	102	
E	220	1	31	14,000 SF
	220	1	32	
	220	1	33	
	220	1	34	
F	220	1	40	6,000 SF
	220	1	41	
	220	1	42	
	220	1	43	
G	220	1	36	6,000 SF
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	220	1	38	
	220	1	39	
H	220	1	40	4,000 SF
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	220	1	42	
	220	1	43	
I	220	1	56	48,000 SF
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	220	1	59	
J	220	1	60	48,000 SF
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	220	1	62	
	220	1	63	
K	220	1	64	22,000 SF
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	220	1	66	
	220	1	67	
L	220	1	70	24,000 SF
	220	1	71	
	220	1	72	
	220	1	73	
M	220	1	74	28,000 SF
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	220	1	76	
	220	1	77	
N	220	1	78	60,000 SF
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	220	1	80	
	220	1	81	
O	220	1	82	54,000 SF
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	220	1	84	
	220	1	85	
P	220	1	86	60,000 SF
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	220	1	88	
	220	1	89	
Q	220	1	90	50,000 SF
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	220	1	92	
	220	1	93	
R	220	1	94	60,000 SF
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	220	1	96	
	220	1	97	
S	220	1	98	39,776 SF
	220	1	99	
	220	1	100	
	220	1	101	
T	220	1	102	64,000 SF
	220	1	103	
	220	1	104	
	220	1	105	
U	220	1	106	64,000 SF
	220	1	107	
	220	1	108	
	220	1	109	
V	220	1	110	64,000 SF
	220	1	111	
	220	1	112	
	220	1	113	

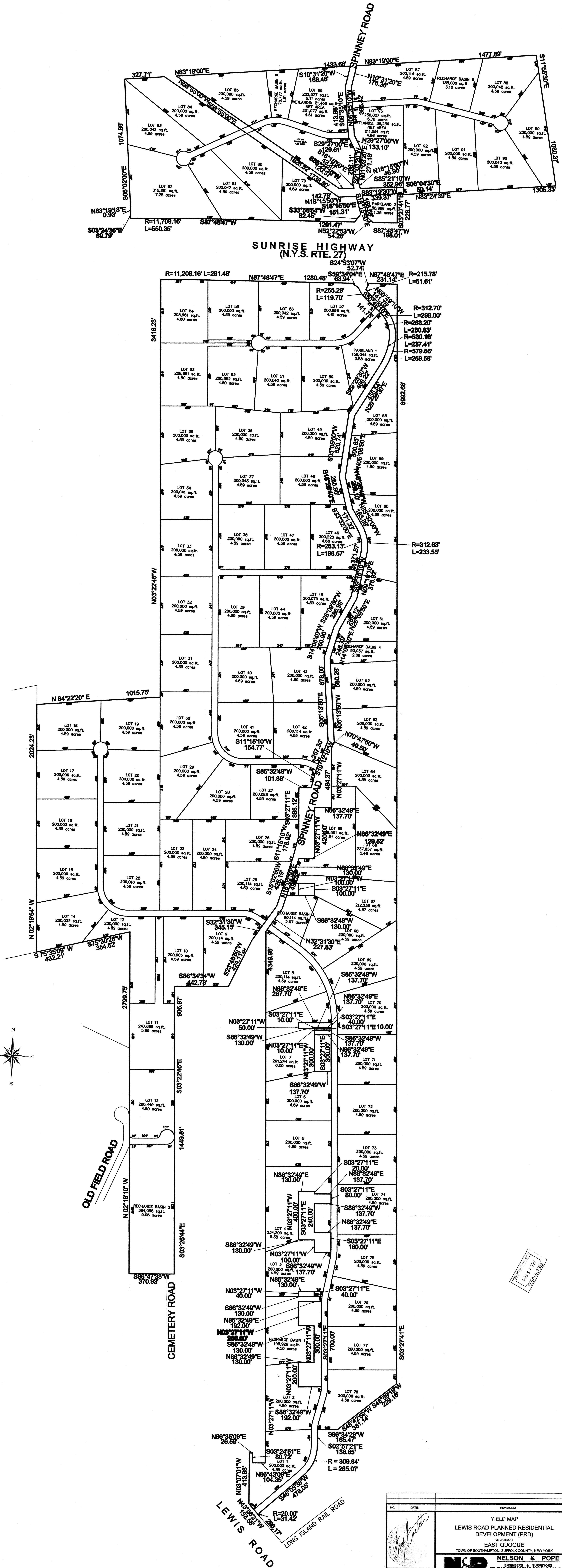
PARCEL	SUFFOLK COUNTY TAX MAP NOS.	AREA		
DISTRICT	SECTION	BLOCK	LOT	
W	220	1	114	60,000 SF
	220	1	115	
	220	1	116	
	220	1	117	
X	220	1	118	64,000 SF
	220	1	119	
	220	1	120	
	220	1	121	
Y	220	1	122	64,000 SF
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	220	1	124	
	220	1	125	
Z	220	1	126	64,000 SF
	220	1	127	
	220	1	128	
	220	1	129	
AA	220	1	130	50,000 SF
	220	1	131	
	220	1	132	
	220	1	133	
BB	220	1	134	60,000 SF
	220	1	135	
	220	1	136	
	220	1	137	
CC	220	1	138	50,000 SF
	220	1	139	
	220	1	140	
	220	1	141	
DD	220	1	142	64,000 SF
	220	1	143	
	220	1	144	
	220	1	145	
EE	220	1	146	60,000 SF
	220	1	147	
	220	1	148	
	220	1	149	
FF	220	1	150	60,000 SF
	220	1	151	
	220	1	152	
	220	1	153	
GG	220	1	154	60,000 SF
	220	1	155	
	220	1	156	
	220	1	157	
HH	220	1	158	58,000 SF
	220	1	159	
	220	1	160	
	220	1	161	
II	220	1	162	9,266 SF
	220	1	163	
	220	1	164	
	220	1	165	

SITE DATA
TOTAL AREA: 4,447,804 SQ. FT. - 102.11 AC.
AREA IN ROAD ACQUISITION: 411,614 SQ. FT. - 9.46 AC.
AREA IN PROPERTY: 4,036,190 SQ. FT. - 92.65 AC.
AREA IN LOTS: 4,006,921 - 92.03 AC.
AREA IN FENCES: 186,599 - 4.26 AC.
AREA IN RECHARGE BASINS: 240,417 - 5.52 AC.
ZONING: R-200
No. OF LOTS: 18

Note: This map is based upon the possible merger of all contiguous lots due to the fact that there are 120+ single and separate lots. However, actual yield will be determined based upon the provisions of the old filed map regulations and/or Chapter 244 of the Town Code which may indicate a higher yield.

TOTAL OF AREAS IN TABLE: 38.54 ACRES (1,678,617 SF)
AREA OF TAX LOT 500-251-1-90: 55.71 ACRES
TOTAL AREA: 94.25 ACRES
TOTAL AREA: 94.25 ACRES
LESS AREA OF APPARENT OVERLAP CONDITIONS: 1.68 ACRES (73,141 SF)
TOTAL NET AREA: 92.57 ACRES

NO.	DATE	REVISIONS	BY
YIELD MAP FOR PARLATO PROPERTY EAST QUOGUE TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK			
PROJECT NO. 14003			BY: GEO
DRAWN BY: CV			CHECKED BY: CV
DATE: OCTOBER 2016			SCALE: 1"=100'
FILE NO. 14003			PROJECT NO. 14003
CADD: 14003 PARLATO 3			DRAWING NO. C-101
SHEET NO. 1 of 1			



NOTES:

BEARINGS SHOWN ARE BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM (NAD 83).

COUNTOURS SHOWN ARE BASED ON NAVD 88.

NO.	DATE	REVISIONS	PROJECT NO.	05105
YIELD MAP			DRAWN BY:	GRD
LEWIS ROAD PLANNED RESIDENTIAL DEVELOPMENT (PRD)			CHECKED BY:	MR
SITUATED AT			DATE:	DECEMBER 2018
EAST QUOGUE			SCALE:	1" = 100'
TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK			FILE NO.:	
N&P NELSON & POPE			CADD:	1482 COMPLETION/DOING
ENGINEERS & SURVEYORS			DRAWN BY:	Y-101
872 WALL STREET, NEW YORK, N.Y. 10017				
PHONE: (212) 277-2800 FAX: (212) 427-9620				
WWW.N&P.COM				