



~ Agenda ~

## Special Town Board Meeting of September 14, 2017 Southampton, New York

### I. Pledge of Allegiance

### II. Call to Order

10:00 AM Meeting called to order on September 14, 2017 at Town Hall - Town Board Room, 116 Hampton Road, Southampton, NY.

Attendee Name	Present	Absent	Late	Arrived
Supervisor Jay Schneiderman	..	..	..	
Councilwoman Julie Lofstad	..	..	..	
Councilwoman Christine Preston Scalera	..	..	..	
Councilman John Bouvier	..	..	..	
Councilman Stan Glinka	..	..	..	

### III. Public Portion

### IV. Town Board Resolutions

#### Town Board Resolution 2017-875

Category: SEQRA  
 Sponsors: Supervisor Jay Schneiderman  
 Department: Long Range Planning

**Resolution to Accept and File a Notice of Completion of Final Environmental Impact Statement (FEIS) in Connection with the Zone Change Application Entitled "The Hills at Southampton Mixed Use Planned Development District," East Quogue**

WHEREAS, on January 12, 2015, the Town Board of the Town of Southampton received a formal application for a Change of Zone to allow a Mixed Use Planned Development District (MUPDD) on several properties in East Quogue; for the project entitled: "The Hills at Southampton" from DLV Quogue, LLC ("Applicant"); and

WHEREAS, the proposed action seeks to change four separate land holdings totaling 591 acres located in the Hamlet of East Quogue, from Country Residential 200 (CR200) to Mixed-Use Planned Development District (MUPDD); and

WHEREAS, the largest owned land component, known as the Hills Property, consists of 340.91 acres south of Sunrise Highway and 86.92 acres north of Sunrise Highway, for a total of 427.83 acres; with contiguous property to the west known as the Kracke property which consists of 61.26 acres, and noncontiguous property to the east known as the Parlato property which consists of 101.91, for a total of 591 acres; and

WHEREAS, the proposed action is to develop a 165.53 acre property with 118 residential units, an 18-hole golf course and associated club house, a pond/pond house, and maintenance area, all to be accessed by new roads and driveways, and to leave 424.4 acres undisturbed; and

WHEREAS, the proposed Change of Zone is a Type I Action pursuant to the State Environmental Quality Review, and the regulating provisions of 6 NYCRR Part 617; and

WHEREAS, on February 10, 2015, by Resolution No. 2015-211, the Town Board commenced the SEQRA process to coordinate lead agency; and

WHEREAS, on March 24, 2015, by Resolution No. 2015-398, the Town Board assumed Lead Agency; and

WHEREAS, on April 14, 2015, by Resolution No. 2015-458, the Town Board adopted a Positive Declaration pursuant to the State Environmental Quality Review Act (SEQRA) and Chapter 157 of the Town Code for this change of zone application; and

WHEREAS, on July 14, 2015 by Resolution No. 2015-733, the Town Board issued a final written scope for the purposes of preparing a DEIS; and

WHEREAS, on October 11, 2016 by Resolution No. 2016-951, the Town Board deemed the DEIS adequate for the purpose of commencing public review; and

WHEREAS, public hearings were held on the DEIS on November 7, 2016, December 5, 2016, January 10, 2017, February 7, 2017; and

WHEREAS, on June 30, 2017 the project sponsors submitted a draft Final Environmental Impact Statement (FEIS) for consideration by the Town Board; and

WHEREAS, in accordance with SEQRA procedures (Section 617.10 of 6 NYCRR), the Town Board as lead agency is charged with issuing its own FEIS; and

WHEREAS, to facilitate the completion of the FEIS, the Town Board utilized its consultants retained on this project (AKRF, and Anthony Martin Petrovic, PhD) with coordination and assistance from the Department of Land Management to prepare a Final EIS based on the submitted Draft FEIS that adequately provides responses to substantive comments compiled by the Town Board during the SEQR public review; and

WHEREAS, said FEIS considers verbal comments presented at the public hearings as well as written comments submitted by the public and/or involved/interested agencies for a period of 30 days after the close of the final public hearing and reflects revisions to the DEIS made in response to these comments; and

WHEREAS, the Town Board hereby finds that said document will facilitate the preparation of findings and legislative decision related to the proposed change of zone; now therefore,

BE IT RESOLVED, that the Town Board has determined to issue the FEIS in connection with "The Hills at Southampton", and the Town Clerk is hereby directed to prepare and file A Notice of Completion of Final Environmental Impact Statement for Publication in the Environmental Notice Bulletin (ENB) as prescribed in SEQRA (6 NYCRR) Section 617.12; and be it further

RESOLVED, that the Town Clerk is hereby directed to send this resolution together with a copy of the FEIS document to the following involved agencies:

1. Town of Southampton Town Board
2. Town of Southampton Planning Board, Dennis Finnerty, Chairman
3. New York State Department of Environmental Conservation  
Region I- Carrie Meek Gallagher, Regional Director  
SUNY Building 40 Stony Brook, NY 11790
4. Suffolk County Water Authority  
4060 Sunrise Highway, Suite 1000, Oakdale, NY 119769
5. Suffolk County Department of Health Services
6. Office of Wastewater Management, PE Principal Public Health Engineer  
360 Yaphank Avenue Suite 2C Yaphank, NY 11980
7. Central Pine Barrens Joint Planning & Policy Commission  
624 Old Riverhead Road, Westhampton Beach, NY 11978
8. Suffolk County Planning Commission c/o Sarah Lansdale, Director  
P.O. Box 6100, Hauppauge, NY 11788-0099

BE IT FURTHER RESOLVED, the following interested agencies/parties shall be given this resolution and is hereby notified that the FEIS is available to access on the Town website:

1. East Quogue Union Free School District c/o Les Black, Superintendent  
6 Central Avenue East Quogue, NY 11942
2. Westhampton War Memorial Ambulance Association 3 Hazelwood Avenue,  
Westhampton Beach, New York 11978
3. East Quogue Citizen Advisory Committee
4. East Quogue Fire Department

Pursuant to SEQRA, the Town Clerk is further directed that this resolution, together with a printed copy of the FEIS document, be forwarded to NYSDEC Commissioner at 625 Broadway, Albany, New York, 12233-1011; and

BE IT FURTHER RESOLVED that printed copies of the Final EIS shall be made available to all interested persons at the following locations:

- \* In the Town Clerk's Office, Monday through Friday, from 8:30 a.m. to 4:00 p.m.
- \* On the Town's website at <http://www.southamptontownny.gov>
- \* At the Quogue Public Library
- \* At Westhampton Public Library

**Financial Impact:**

None

Ú Vote Record - Town Board Resolution RES-2017-875					
		Yes/Aye	No/Nay	Abstain	Absent
.. Adopted		..	..	..	..
.. Adopted as Amended	Jay Schneiderman				
.. Defeated	Julie Lofstad	..	..	..	..
.. Tabled	Christine Preston Scalera	..	..	..	..
.. Withdrawn	John Bouvier	..	..	..	..
.. Failed To Move	Stan Glinka	..	..	..	..

V. Closing