EXPANDED ENVIRONMENTAL ASSESSMENT FORM (EAF)

FOR

Adoption of Village Zoning Code Text Changes for the Village Business (VB) District and Adoption of Design Guidelines under the Vision Plan for the Village Center

VILLAGE OF SOUTHAMPTON, TOWN OF SOUTHAMPTON
SUFFOLK COUNTY, NEW YORK
NP&V #11085

Prepared for: Village Board of Trustees
Village of Southampton
Village Hall
23 Main Street
Southampton, NY 11968

Prepared by: Nelson, Pope & Voorhis, LLC
Village Environmental Planning Consultant
572 Walt Whitman Road
Melville, New York 11747

February 2013
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1.0 Introduction

This document provides an analysis of the anticipated impacts of the Proposed Action, which is the adoption of Zoning and Architectural Design Guidelines including recommended changes to Chapter 116 (Zoning) of the Village Code to implement the Southampton Village Center Vision Plan (hereafter, the Vision Plan)\(^1\). The Zoning & Architectural Design Guidelines, which includes recommended changes to the zoning code, were prepared to conform to the Vision Plan for the Village Center’s future. The process of developing the Vision Plan began in 2009 and included a series of public meetings, resulting in the development of a complete version of the code, dated September 24, 2012, which was made available to the public. Based on further input received during the public process, the Vision Plan was revised in January 2013, and the draft code sections were modified to clarify and further restrict several provisions of the code. A copy of the proposed zoning code modifications is included as Appendix A.

This document is an Expanded Environmental Assessment Form (EAF) prepared to assist the Village Board of Trustees in assessing the potential adverse environmental impacts of the code changes. A Full EAF (Parts I and II) have been prepared and are included in Appendix B of this document. The Expanded EAF ensures that the Board takes a “hard look” at the modifications prior to issuing a Determination of Significance pursuant to 6NYCRR Part 617, the State Environmental Quality Review Act (SEQRA) as administered by the Southampton Village Board of Trustees.

\(^1\) The Vision Plan was prepared by EE&K, affiliated with Perkins Eastman, Architects; consultants to the Village.
The following provides the text of the Executive Summary from the Zoning & Architectural Design Guidelines document; this narrative describes and discusses the overarching Vision Plan and provides useful background for the purpose of SEQRA analysis.

**The Process:** The proposed zoning changes for the Village of Southampton represent the culmination of several years of work. The process started in 2009 when consensus was achieved on a Vision Plan for the Village Center’s future.

The Vision Plan identified the main challenges facing the Village Center’s development and addressed the community’s need to create a road map for the future, one that builds on the Southampton’s distinctive beauty and charm in its historic context. The Plan responds to the need to redefine existing zoning to comply with the Village Center’s historic character represented on Main Street and Jobs Lane.

Once the Vision was agreed upon, the next step for the Village was to develop a concrete set of new zoning and architectural guidelines to implement the Vision and ensure it would become a reality, in accordance with historic growth patterns.

In preparing the new zoning guidelines, the Planning Commission and Trustees conducted surveys and held numerous public meetings to solicit the opinions and proposals of village residents. A parallel effort took place in the field observing existing conditions in order to determine what constitutes the Village’s existing character. Research on past Village plans, proposals, and projects helped to inform the new guidelines; current technical requirements for approvals and development criteria were also consulted. All this information was then synthesized and used to develop zoning and architectural guidelines about such essential, conventional physical attributes as public rights of ways, private properties and blocks, land uses, all forms of circulation, parking, open spaces, properties, and buildings.

**The Vision:** The Vision Plan expresses a widespread desire among the residents of Southampton to preserve their existing Village and its unique historic character. New development is sought that will fit in with and be appropriate to the Village’s building and architectural traditions. Another key goal of the Vision was to ensure that the future of the Village would be planned first and foremost for its residents (not tourists) and that the Village should cater to year-round activities and uses. Making the Village increasingly sustainable was also a central objective. The key principles of the Vision are to:

- Preserve the Village’s unique historic fabric; build new like old
- Maximize walking throughout
- Integrate circulation and parking strategy
- Maintain a year-round, central focus
- Create improved and sustainable stormwater handling
- Make art a defining Village characteristic
- Emphasize the Village streets and open spaces

Based on these principles, the Vision Plan seeks to secure the Village’s future as a lively, year round, pedestrian-oriented, and sustainable community for the benefit of its residents.
Implementing the Vision: In order to preserve its existing fabric and also to ensure the appropriate kinds of new development, the Village must pursue a broad range of actions. Many of these are public actions that will both regulate and support private, market-driven development. In some cases, the Village can pursue shorter-term public policy and administrative actions requiring no capital outlays. Other actions will require significant public capital outlays and can be staged over time. The key tools needed to realize the Village’s Vision are zoning and architectural guidelines. Other implementation tools include work on parking management, traffic management, and capital planning of future infrastructure - all of which will complement and support the zoning efforts.

The Need for Zoning Changes: The goal of the new zoning regulations is to encourage development that learns from and fits into the Village’s existing character. There is no need to change either the Village’s existing zoning boundaries or its current allowable densities; both already support the development goals articulated in the Vision Plan.

Architectural Character: All the proposed zoning changes are based on studying what already exists in the Village. An in-depth building analysis was undertaken to understand what specifically constitutes the Village’s architectural character. Most of the zoning analysis is based on Main Street and in particular, on the two opposite block frontages on Main Street near the intersection with Jobs Lane. Southampton’s most important building characteristic - and one which the proposed zoning takes up in detail - is its street wall: the building wall built, in most cases, right up to the front properly line. Other architectural features contributing to the Village’s distinct character are taken up in the architectural guidelines attached to the zoning, to be administered by Design Review.

Residential: In order to restore the Village’s historic mix of uses (in keeping with the Vision’s focus on historic preservation), residential [use] is reintroduced to the Southampton Village zoning. Adding residential zoning brings a number of benefits. It allows the Village to maximize its use of existing and future infrastructure, it encourages year-round activity, and it provides more opportunities for affordable housing. Residential zoning also promotes a more compact, higher-density type of development in the Village, thereby minimizing further sprawl and minimizing the loss of existing residential stock outside the Village. Lastly, residential growth within the Village center helps promote walking and bicycling, and gives people fewer reasons to own and/or use cars.

In addition to residential, hotels are introduced into the village business district to help create the desired mix of uses. Hotels, however, are not proposed to be in the historic district. Hotels, by their nature, add significant street life and village activity for all seasons, day and night. They can fit into the historic design character, as proposed in the new guidelines. They are a mix of both residential and commercial design, which is very consistent with the historic building types in the Village.

Parking: Parking is another critical area addressed by the new zoning guidelines. Currently, parking has a highly negative impact on the Village’s historic character. Although the historic Village developed without onsite provisions for vehicles, today parking is essential - but it must be seriously rethought. Both zoning regulations and traffic management need to be coordinated and greatly improved. These guidelines propose more convenience parking on the streets as part of traffic management. They also propose more Village-owned parking and better managed parking.

Conclusion: A consensus has been reached on a Vision for the Village’s future in which preservation is the top priority. While the Vision Plan welcomes growth and change, they must happen in a form appropriate to the existing historic Village. To implement the Vision, the Village needs a set of new regulations, both in the form of zoning and related architectural guidelines. These
new guidelines are the result of studying what constitutes the existing Village character. Implementing the Vision also depends on many other related public actions involving policy making, administrative changes, and capital projects (paid for with public funds).

The Vision Plan for Southampton Village is an ambitious projection of future growth, but one scaled according to local precedent and conventional wisdom. By defining the Village’s future growth as “evolutionary,” the Vision offers a way to preserve Southampton Village while building on its unique sense of place.

Appendix II of the Zoning & Architectural Design Guidelines document provides recommended zoning changes to codify the development controls and implement the type of re-development sought in the Vision Plan. The recommended code amendments are described in detail in Section 2.0 of this document, Description of the Proposed Action. The Proposed Action is limited to the existing Village Business (VB) District, which is located exclusively in the Southampton Village Center.

As stated in the Vision Plan, the intent is to retain the Village architectural character and key elements that make Southampton a great historic downtown. The code changes seek to emulate the existing historic architectural character by promoting re-development and infill in a manner that situates new buildings at or near the street front, similar to the existing Main Street setting. This allows for parking toward the rear of the buildings, and further promotes coordinated integrated parking within and between these rear lot areas and improves efficiency in parking and pedestrian circulation. Parking requirements are reduced as a result of the enhanced use of public and shared parking in the downtown area. The code amendments also allow residential use on upper floors of downtown buildings through Special Exception. Architectural design guidelines are provided to guide the appearance of buildings. A key element of main street design is to allow appropriate height of buildings, and the code amendments allow properly spaced and proportioned 3-story buildings in a controlled manner through consideration of a Special Exception with separation and size criteria. A further provision requires alleyway connections along rows of buildings between streets within the Village Center and the rear lot parking areas. The January 2013 revisions clarify that a third story is not allowed in the historic district portion of the downtown area (primarily Main Street and Jobs Lane), and that the existing height restriction of 2½ stories is to be retained throughout the downtown area (i.e., no change in the current code provision).

The preliminary analysis determined that the code amendments were consistent with the downtown vision, and would not result in significant growth above what could be developed under existing conditions. However, quantifying the anticipated growth that could be achieved based on the proposed code changes was determined to be necessary to support the initial determination and comply with SEQRA.

The analysis contained herein is multi-faceted and aimed toward a quantitative method of determining if the proposed code provisions would cause a significant increase in the density of development and/or the intensity of use of land. The Village remains a vibrant downtown and the code amendments simply seek to have the code which dictates development in the downtown (i.e., the Village Business zoning), more accurately reflect the “vision,” should re-development.
or infill occur. The analysis therefore establishes a baseline of existing development, and projects a “build out” of “soft sites”\(^2\) for the purpose of SEQRA analysis. The build out compares what would be allowed under current code with what would be allowable under the proposed code. This allows a “hard look” to be taken at the effective changes in the code and how these changes may impact development and/or redevelopment in the downtown VB zoned portions of the Village.

This document includes **Section 2.0**, Description of the Proposed Action, followed by **Section 3.0**, which entails a “Build Out” analysis of “soft sites.” As noted, this analysis includes existing use, future use under existing zoning, and future use under proposed zoning to allow an effective determination of the impact of the code changes. Once the build out scenarios are established, the document includes **Section 4.0**, Analysis of Anticipated Impacts, and finally **Section 5.0**, Summary and Conclusion.

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\(^2\) Soft sites refer to those sites that are undeveloped and/or underdeveloped and therefore are more likely to be subject to development and/or re-development. Sites that are currently built out to more than current or proposed zoning code provisions would allow are considered “hard sites”, where there would be no incentive to re-develop the site. This is a common technique used to identify a “reasonable worst case scenario” for the purpose of SEQRA analysis.
2.0 Description of Proposed Action

For purposes of this document, the Proposed Action refers to the following components:

- Adoption of amendments to the text of the Village Zoning Code for the VB District (see Table 1), including:
  - changes to permitted uses, to allow apartments with up to 2 bedrooms on upper floors by Special Exception approval of the Board of Appeals and approval by the Suffolk County Department of Health Services, allow hotel, motel or transient use as a Special Exception approval of the Board of Appeals outside the Historic District, allow medical arts, professional offices or other business office uses on upper floors only on Main Street and Jobs Lane;
  - changes to parking regulations to require shared parking between adjacent lots accessed via shared alleyways for pedestrian and/or vehicular access provided at a maximum of 235 feet from the nearest intersection or alleyway, codify parking requirements for residential use at 1 space for 1-bedroom unit and 1.5 spaces for 2 bedroom units, and reduce the parking required per Section 116-14 for all other uses by 40%;
  - changes to dimensional regulations for maximum building depth of 75 feet on North Main, Main and Jobs Lane, and 120 feet on other streets within the VB District;
  - change to dimensional regulations for increased maximum building height to 40 feet (only by Special Exception approval of the Board of Appeals), except within the Historic District part of the downtown which will be limited to a width of 60’ and at an occurrence of not more than one 60’ wide three story element every 150’, and;
  - changes to dimensional regulations to enact height regulations to achieve varied building heights along the street wall; and,
  - a change to the yard regulations to provide a maximum 3-foot front yard setback; to achieve a continuous street wall.

- Adoption of Zoning and Architectural Design Guidelines for the Village Center, to:
  - provide guidance to maintain the current architectural character of Main Street;
  - establish similar characteristics on adjacent streets in the VB District (including Nugent Street, West Main Street, Jobs Lane, Windmill Lane and Hill Street);
  - implement roadway improvements, including:
    - addition of two new streets, one between Nugent Street and Windmill Lane, and one between West Main Street and Windmill Lane; and
    - closure of one small street segment between Jobs Lane and Windmill Lane.
  - establish public park improvements, with a new park to be built at Nugent Street and Windmill Lane and an enlargement of Agawam Park; and
  - establish easements along Windmill Lane for bio-swales for stormwater management.

Table 1 provides a comparison of the existing and proposed dimensional requirements and Table 2 provides proposed changes in the use regulations for the VB District.
### Table 1

**Zoning Text Comparison**

Summary of Existing and Proposed Dimensional Requirements for VB District

<table>
<thead>
<tr>
<th>Dimensional Requirements</th>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Coverage</td>
<td>70%</td>
<td>70%</td>
</tr>
<tr>
<td>Maximum Coverage, 1-story building</td>
<td>10,000 SF</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum Coverage, 2-story building</td>
<td>7,500 SF</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum Building Depth, from front property line (on Jobs Lane, Main St. or North Main St.)</td>
<td>n/a</td>
<td>75 feet</td>
</tr>
<tr>
<td>Maximum Building Depth, from front property line (other than on Jobs Lane, Main St. or North Main St.)</td>
<td>n/a</td>
<td>120 feet</td>
</tr>
<tr>
<td>Lot Width</td>
<td>20 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Maximum Height/Stories within a designated historic district</td>
<td>35 feet, 2½ stories</td>
<td>35 feet, 2½ stories</td>
</tr>
<tr>
<td>Maximum Height/Stories outside of a designated historic district</td>
<td>35 feet, 2½ stories</td>
<td>35 feet and 2½ stories unless Special Exception approval is obtained from the Board of Appeals to exceed maximum to permit up to 40’ and 3 stories.³</td>
</tr>
<tr>
<td>Maximum Height, 1-story building</td>
<td>n/a</td>
<td>20 feet</td>
</tr>
<tr>
<td>Height based upon height of adjacent buildings</td>
<td>n/a</td>
<td>New standards to promote variability including for single story buildings⁴</td>
</tr>
<tr>
<td>Minimum Front Yard</td>
<td>10 feet (or average of adjacent buildings where the average front yard is less than 10 feet)</td>
<td>None</td>
</tr>
<tr>
<td>Maximum Front Yard for 1-story building or first floor of multi-story building</td>
<td>n/a</td>
<td>3 feet</td>
</tr>
<tr>
<td>Span of Principal Building (minimum)</td>
<td>n/a</td>
<td>90% of frontage</td>
</tr>
<tr>
<td>Maximum Front Yard for upper stories</td>
<td>n/a</td>
<td>8 feet beyond 1st floor setback</td>
</tr>
<tr>
<td>Minimum Side Yard</td>
<td>0 feet or 15 feet, where provided</td>
<td>0 feet</td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>35 feet</td>
<td>Depends upon allowable maximum building depth⁵</td>
</tr>
</tbody>
</table>

---

³ One or more adjacent buildings above 35 feet in height shall not continue more than 60 feet along a street or be located within 150 feet of another building above 35 feet in height. Maximum height of 40 feet is permissible only by Special Exception approval.

⁴ One or more adjacent single story buildings shall continue for no more than 50 feet along the street.

⁵ The minimum rear yard setback will be controlled based upon the maximum building depth at 75’ for properties on Jobs Lane, Main St. or North Main St. and 120’ for other streets.
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Table 2  
Zoning Text Comparison  
Changes in Use Regulations for the VB District

<table>
<thead>
<tr>
<th>Use Regulations</th>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments</td>
<td>Not permitted</td>
<td>One or more permitted by Special Exception on upper floors only, provided that requirements of SCSC Article 6 are met and required parking is provided (1 space for 1-bedroom and 1.5 spaces for 2-bedroom units)</td>
</tr>
<tr>
<td>Medical Arts</td>
<td>Permitted</td>
<td>Permitted on upper floors only on Main Street and Jobs Lane and on all floors on other streets.</td>
</tr>
<tr>
<td>Auditorium, meeting hall</td>
<td>Not permitted</td>
<td>Special Exception Use</td>
</tr>
<tr>
<td>Hotel, motel, transient</td>
<td>Not permitted</td>
<td>Special exception use limited to property located outside a designated historic district</td>
</tr>
<tr>
<td>Offices</td>
<td>Permitted</td>
<td>Permitted on upper floors only on Main Street and Jobs Lane and on all floors on other streets.</td>
</tr>
<tr>
<td>Home occupation other than home office, home professional office, private swimming pool</td>
<td>Permitted</td>
<td>Special exception accessory uses.</td>
</tr>
</tbody>
</table>

With respect to the potential change in building area within the VB District, an analysis has been prepared by the Village Planning Commission to compare and study the existing and proposed building areas, as well as to anticipate the potential for multiple buildings with 40 in height (presuming Special Exceptions for height increases were approved by the Zoning Board). The analysis provides a build out analysis based upon the existing building area, the build out under existing zoning (at 70% coverage), and the build out for the proposed zoning which utilizes building depths of 75 feet for the Historic District and 120 foot building depths for other areas. The analysis indicates that the potential build out under the proposed zoning results in an increase in building area above the build out under the existing code. As a result, additional analysis was found to be necessary to quantify the expected change in build out between the existing and proposed zoning code.

The quantification of the potential for additional density in the VB District under the proposed zoning would depend upon many factors. The primary limiting factors to development include parking requirements and sanitary flow restrictions imposed under Article 6 of the Suffolk County Sanitary Code (SCSC). In addition, the allowance by Special Exception of a limited number of three story buildings outside of the Historic District would have the potential to increase the allowable floor area as compared with the current zoning code provisions. Residential use would be in the form of apartments on the upper floors of existing or new multi-story buildings; this represents a new use, not currently permitted in the downtown and therefore also represents a change with potential impacts.
The existing zoning does not provide any incentive for redevelopment of existing buildings which maintain private parking areas; whereas the proposed zoning would require shared parking between adjacent properties and thereby reduce curb cuts and, by consolidating parking area, provide an opportunity for planned parking facilities.

With respect to greater building height, the proposed action would continue to allow for buildings up to 2½ stories and 35 feet in height. Buildings up to 40 feet in height with 3 stories could be achieved by Special Exception as long as the height is subject to a 60 foot width limitation (with an additional 60’ depth limitation for corner lots) and other 3 story buildings are no less than 150 feet apart. This would allow appropriate height but reduce the apparent bulk/mass of buildings which achieve such height. The required minimum spacing between such buildings of 150 feet would conform to and enhance the prevailing character of abutting and nearby buildings, increase variability of building heights, and limit the number of such structures that could be developed. The combination of the width limitation and the separation of structures would provide appropriate context for the limited (5 foot) height increase and therefore would not be expected to represent a significant new or adverse aesthetic impact.

Thus, a dramatic increase in overall floor space in the VB District would not occur, as the number of buildings of 40-foot height would be limited by the required minimum spacing between them. In addition, all new development or re-development would be required to conform to Article 6 of the SCSC, which places a limit on the maximum achievable density on a parcel regardless of zoning requirements. New developments would also be required to participate in infrastructure improvements commensurate with the intensity of use and demand for services.6

6 Such improvements could potentially involve: transportation system and parking improvements, updates to sanitary waste treatment systems, electrical service with potential underground installation, gas service improvements, recreational facilities/opportunities, civic space and sidewalk improvements, bike lanes, as well as other options depending on the type and density of proposed development.
3.0 Baseline and Build Out Scenarios

It is not possible to determine the multitude of scenarios that could occur if the zoning code is changed as proposed by this action. Scenarios range from no change to more extensive development/re-development. For the purpose of SEQRA analysis as related to the implementation of the Vision Plan, a reasonable development scenario is analyzed. This involves anticipated development/re-development of “soft sites,” or sites that are more likely to be redeveloped as they appear to potentially allow some degree of additional use when considering the existing level of development, potential additional sanitary density, and the ability to increase parking on a site. The identification of “soft sites” provides a basis for analysis of development potential under the new code provisions, and is considered to be “conservative” in that many of these sites may never be redeveloped or will slowly be redeveloped over time. Comparisons can then be made between existing conditions, conditions under existing zoning and conditions under proposed zoning. These analyses allow for “findings” with respect to the potential additional development (or lack of) that would be facilitated by the code change. These findings form the basis for assessment of the magnitude of impacts thereby allowing a “hard look” to be taken at the code changes in conformance with SEQRA assessment methods.

3.1 Build Out Methodology

This section outlines the methodology used to compare the potential build out condition under both the existing zoning code and proposed zoning code language. The primary changes to the proposed code which potentially increase the allowable floor area involve: a change in the building envelope (smaller building envelope and situates buildings toward the street so parking can be integrated toward the rear of the lot); the relaxation of parking requirements (40% reduction due to downtown public and shared parking opportunities); and, the potential for a third floor in the new code (limited by 150’ separation, 60’ width and 60’ width/depth for corner lots).

The proposed code limits the building line to a depth of 120 feet to create a uniform area behind the buildings for shared parking between sites. The maximum coverage remains unchanged at 70%. A limiting factor with respect to achieving the maximum sized building under both code provisions is the maximum allowable sanitary flow as regulated under SCSC Article 6.

The first step in the analysis was the identification of sites on which to conduct the build out analysis. As noted, “soft sites” were chosen based upon the potential development above what was already exists on a site. Sites that are currently built-out to greater than current or proposed zoning code provisions (i.e., no room for additional building/parking) and/or Article 6 density limitations, are considered “hard sites” where there would be no incentive to re-develop the site. NP&V utilized the Village tax parcel database in comparison with recent aerial imagery and field verification to identify properties where additional floor area could potentially be achieved under the proposed zoning code language. Those sites with little or no existing land available for parking or where current development exceeds the current allowable building area were
classified as hard sites. Through this method, a total of 46 “soft sites” were identified for further analysis. Figure 1, included in Appendix C, illustrates the sites analyzed for potential build out under existing and proposed zoning code provisions.

An Excel spreadsheet model was created so that a number of tests could be applied to each site for the purpose of analysis under certain build out parameters. The following information was obtained for use in the analysis of the proposed code amendments for comparison with the build out under the existing code:

a. Existing lot area: based upon Suffolk County tax maps.

b. Existing gross floor area (GFA): estimated based upon the approximate area of the footprint times the number of stories (determined based upon oblique aerial photographs and ground level photographs). (Buildings with partial two stories were calculated based upon the estimated percentage of the story plus the first story).

c. Existing parking spaces: estimated based upon multiple aerial views (both orthoimagery and oblique views)

d. Maximum building coverage: 70% of the lot area or the area computed by multiplying the street frontage times 120’ (unless the depth of the property was less than 120’, for which the actual lot depth was used), whichever value was smaller. For corner lots, the maximum building coverage per the depth provision was manually entered into the spreadsheet based upon diagramed footprints utilizing AutoCAD; however, in each of these cases the result exceeded the 70% maximum coverage and thus the coverage limitation prevails.

e. Maximum GFA: Maximum GFA permitted based upon zoning limits (not including parking).

f. Allowable sanitary flow: A portion of the study area allows 600 gallons per day (gpd)/acre of sanitary flow, and a portion allows 300 gpd/acre. For each parcel, the maximum allowable flow was calculated by multiplying the acreage by the allowable flow. If the total was less than 300 gpd, the site was allotted 300 gpd as a minimum grandfathered flow for single and separately owned parcels at the time that Article 6 was adopted.

g. Maximum GFA per SCSC: Based upon the allowable flow for the subject site utilizing a conservative rate of 0.03 gpd/SF (0.03 is the sanitary flow for a dry store – other uses would be more restrictive and result in lower GFAs).

h. Maximum size for a 3rd story floor: calculated based upon 60’ width times the depth of the property. (Although not every parcel would be permitted to achieve a 3 story building, this was used to calculate the maximum floor area for a building based upon the allowable coverage).

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7 including two sites made up of 2 or more tax parcels under the same ownership, as well as one publicly owned property where the Fire Department is located on Windmill Lane
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i. Final maximum GFA: Maximum chosen based upon the lesser of the two maximum GFAs above.

j. Parking requirements for additional GFA: Calculated in consideration of the Village code provision (§116-14 J) which exempts existing buildings from the parking requirements contained in §116-14 D. Parking calculations accounted for the additional GFA based upon the proposed 1 space per 180 SF of GFA times 0.60 as per proposed code (i.e. 40% reduction from existing required parking). Any existing parking stalls for the current development would be required to remain, and thus total parking requirements for the maximum redevelopment resulted in the sum of the calculation above plus any existing stalls.

k. Potential expansion over existing floor area: Maximum potential expansion over existing floor area (for comparison with potential additional GFA computed for the build out under the existing code provisions).

Using these quantities, it was possible to test the feasibility of achieving the maximum calculated GFA in a one, two or three story building. The first test measured whether the resulting maximum GFA, plus area for required parking and minimal space for other site amenities (walks, utility boxes, refuse, landscaping) would fit on the site in a 1 story building. If the test demonstrated that maximum GFA was achievable in a single story building with the required parking and site amenity space, the maximum potential additional GFA was allocated. If not, the spreadsheet required the next test, which determined the maximum floor area that could be accommodated on the site in a 2 story building. In addition, another test was conducted to determine the greatest floor area that could be accommodated on the site in a 2½ story building. Again, if the test demonstrated that maximum GFA was achievable in a 2 or 2½ story building with the required parking and site amenity space, the maximum GFA was allocated.

The next test determined if the maximum GFA could be accommodated in a 3 story building even though it was recognized that the physical feasibility of a three story building would need to be analyzed based on the separation requirements of the proposed code and require approval of a Special Exception by the Board of Appeals. For several softer sites, the maximum GFA could not be accommodated in a 1, 2 or 2½ story building; however, with the addition of a full 3rd story, greater floor area could be achieved. This analysis does not account for whether the total maximum GFA could be physically accommodated on the site as per the restrictions described in the proposed code for eligibility for Special Exception consideration. It is noted that for many of the buildings which would require the full 3rd story to achieve the maximum potential GFA, a 2½ story building achieved nearly the same additional floor area. This is noted here, since it is

8 The only exception for this was where an existing use provided more parking than is required for that use, in which case, only the required parking stalls would be required.

9 5% of site area was allocated for other amenities.

10 For the purpose of this comparison, additional floor areas were calculated without subtracting areas for stairwells etc. The same methods were used for both proposed and existing zoning code and it is recognized that the resulting total square footage does not account for reductions needed for variations in building plane, utility area, or stairwells. The actual potential increase in floor area would be less than projected in the analyses however, as the main purpose of this analysis was to compare the potential build out of the two codes, the goal was mainly to estimate the potential variation and between the two results and determine the impact of the proposed legislation.
recognized that not all of the sites which require the full third story to achieve the maximum GFA would receive the required Special Exception approval from the Board of Appeals, though a substantial portion of the increase over existing could be achieved in a 2½ story building. For the purpose of the SEQRA analysis, the maximum GFA is considered to represent a worst case analysis (i.e. the maximum GFA achievable for each test was allocated, resulting in a net additional GFA calculation based on the proposed zoning code).

Appendix C includes the spreadsheet analysis described by the methodology above, and used to derive existing and proposed conditions below.

3.2 Existing Conditions

The analysis of properties with potential for additional floor area included 46 sites with a total area of 1,056,368 SF (approximately 24 acres). The parcels range in size from 5,620 SF (0.13 acre) to 84,762 SF (1.95 acres) in size and all are currently developed with buildings and other improvements and thus all would require re-development if this additional floor area were to be achieved (a very unlikely scenario). Based upon a review of aerial imagery (both orthophotography and oblique air photos), the existing floor area was estimated based upon the existing footprint and number of stories. Based upon these calculations, the existing floor area of the soft sites is estimated at 336,313 SF which translates to an overall floor area ratio (FAR)\(^{11}\) of 0.32 (a low number indicating potential for increased FAR should re-development occur).

3.3 Build Out Under Existing Zoning

Under existing zoning, the total additional floor area that can be achieved on soft sites is approximately 141,203 SF, which increases the FAR to 0.45. The methodology for calculating the build out conditions under existing zoning was the same as for the potential zoning, except the 40% relaxation in the parking calculations for additional floor area was not provided and the maximum GFA was based on a 2½ story building (as no provision exists in the code to allow for a third story). As with the proposed zoning build out, allowances for grandfathered parking stalls were factored into the calculation. A spreadsheet which provides the factors and results from calculations performed in the analysis is provided in Appendix C.

3.4 Build Out Under Proposed Zoning

Under the proposed zoning code provisions, the total additional floor area that could be achieved if there were no further restrictions on third stories would be 189,380 (FAR of 0.50), or 180,353 SF (FAR of 0.49) if no Special Exceptions for full third stories were permitted (see Appendix C).

\(^{11}\) Ratio of the floor area of building space to the area of the site.
Although the analysis identified each of the sites where 3 stories would be required to achieve the full maximum GFA, the actual occurrence would depend upon a number of factors which cannot be predicted. Thus, it is most efficient to evaluate how the potential build out of a 2½ story building differs from the build out of 3 story buildings. The analysis identified those sites where a 3 story building would have the greatest potential to meet the maximum GFA and determined the floor area reduction that would occur in a 2½ story building. The result was a difference of 9,027 SF, an area that is less than 2%\(^\text{12}\) of the possible gross floor area for the sites studied.

\(^{12}\) 9,027 SF/ 525,693 SF
3.5 Analysis of Additional Yield

The analysis indicates that the proposed code provisions have the potential to increase the maximum gross floor area in the Village over the existing code by 48,177 SF (if it were feasible to construct all of the third stories that would require the additional height to achieve the maximum GFA). This increase in floor area is a relatively small amount of additional development, which can be quantitatively assessed. While the exact mix of future mixes is unknown, it is assumed for analysis purposes that the square footage is divided evenly between additional residential, retail and office. The following provides a generalized assessment of quantifiable parameters associated with this level of use:

**Table 3**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
<th>Comment/Derivation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Yield</strong></td>
<td>48,177 SF</td>
<td>As compared with existing zoning</td>
</tr>
<tr>
<td><strong>Use</strong></td>
<td>Retail/Office/Residential(1)</td>
<td>Assume 1/3 of each; 16,059 SF each</td>
</tr>
<tr>
<td><strong>Trip Generation (vph)</strong> (2):</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Weekday AM Peak Hour</td>
<td>101</td>
<td>ITE trip generation manual</td>
</tr>
<tr>
<td>Weekday PM Peak Hour</td>
<td>269</td>
<td>ITE trip generation manual</td>
</tr>
<tr>
<td>Saturday Peak Hour</td>
<td>345</td>
<td>ITE trip generation manual</td>
</tr>
<tr>
<td><strong>Water Resources:</strong></td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Water Use (gpd) (3)</td>
<td>5,366</td>
<td>225/apt(4); 0.05 retail(5); 0.06 professional office</td>
</tr>
<tr>
<td>Sanitary Flow (gpd) (2)</td>
<td>5,366</td>
<td>225/apt(4); 0.05 retail(5); 0.06 professional office</td>
</tr>
<tr>
<td><strong>Miscellaneous:</strong></td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Residents (capita)</td>
<td>37</td>
<td>2.31 capita per apartment/condo</td>
</tr>
<tr>
<td>School-Age Children (SAC) (capita)</td>
<td>4</td>
<td>0.23 SAC per apartment/condo</td>
</tr>
<tr>
<td>Employees (FTE)</td>
<td>88</td>
<td>556 SF/employee for retail; 270 SF/employee for office</td>
</tr>
<tr>
<td>Solid Waste (lbs/day)</td>
<td>498</td>
<td>3.5 per capita; 13/1000 SF retail; 1/100 SF office</td>
</tr>
<tr>
<td>Total Taxes ($/year)</td>
<td>$200,443</td>
<td>$5000/du res; $4/SF retail; $3.50/SF office (est.)</td>
</tr>
<tr>
<td>School District Taxes ($/year)</td>
<td>$144,319</td>
<td>72% average of total taxes; based on tax bill</td>
</tr>
<tr>
<td>Cost to Educate SAC ($/year)</td>
<td>$66,240</td>
<td>$18,000/year average; based on 2009-10 SD report</td>
</tr>
<tr>
<td>Net School Fiscal Impact ($/year)</td>
<td>$78,079</td>
<td>Difference between school taxes and cost</td>
</tr>
<tr>
<td>Parking (spaces)</td>
<td>131</td>
<td>1.5/apt plus 1 space/180 SF retail/office minus 40%</td>
</tr>
</tbody>
</table>

Notes:
1. Residential use assumes average 1,000 SF apartment/condo size resulting in 16 potential units.
2. See Trip Generation Calculations, Appendix D.
3. Full water use/sanitary flow may not be achievable due to SCDHS density limitations; ultimate use subject to SCSC Article 6 compliance.
4. Assumes apartments average 2 bedrooms.
5. Dry retail is 0.03 gpd/SF; 0.05 is used as a blended rate if some wet retail is present.
The parameters analyzed in the Impact Assessment Matrix provide a basis to determine if impacts are considered to be significant. In terms of trip generation, the values noted above are additive and do not account for any credits for shared or pass-by trips, which would be expected. As a result, the impact would be less than indicated. There is a small impact on vehicle trip generation which would be expected to be accommodated on the road system. In addition, there are incentives for additional road connections to enhance vehicle circulation in the downtown area and for installation of bike lanes and alleys to promote intermodal transportation. Water use is similarly not considered significant (5,366 gpd) in terms of the ability of the water utility to provide water using the existing well and distribution system that serves a significant amount of existing development in the downtown area. It is noted that full water use/sanitary flow may not be achievable due to SCDHS density limitations; the ultimate uses proposed will be subject to SCSC Article 6 compliance. A small number of additional residents (37 capita) would be expected in the apartment/condos, and a very low number of school age children would be expected based on 2-bedroom apartments (4 school age children). The increase in use would generate employment (88 employees) which is considered to be a benefit. Solid waste generation of the potential additional use is less than 500 pounds/day and therefore minimal with no expected adverse consequences. Tax revenue in the range of $200,000 per year is anticipated, and would be allocated to taxing jurisdictions, of which the tax revenue allocation to the school district (approximately 72 percent based on current tax rates) would be in the range of $140,000. Given the cost to educate of the projected four school age children ($66,240/year), the school district tax revenue is anticipated to exceed the educational costs by about $78,000/year. The additional parking demand would be expected to be accommodated on individual sites based on site plan requirements; shared parking between uses is expected and additional Village parking is available throughout the downtown. The requirement for alleyways will promote pedestrian connections within the downtown and will make parking more accessible. Prior studies have indicated that excess parking is available within walking distance to downtown shops.

The assessment matrix quantifies potential impacts associated with a potential increase in use above what would be permitted under current zoning. There is currently a significant amount of SF of gross floor area in the Village downtown area; uses line the streets along Main Street, Jobs Lane, Windmill Lane and Hampton Road along with other side streets in the VB district. Any increase in development would occur incrementally over time and would be subject to further review. The matrix provides a basis to conclude that the quantifiable impacts are minimal in consideration of the existing density of development, the relatively limited amount of additional development potential, and the small incremental increases in traffic, population, solid waste generation and parking demand. Other factors such as tax revenue and job creation are considered benefits of any potential increase in downtown development. As a result, based on this portion of the assessment, no significant adverse impacts are anticipated.

The proposed code will allow the construction of apartments on upper floors in the VB District. From the perspective of build out and density, the actual increase in potential GFA is maximized if all of the space is developed with non-residential use. This is due to sanitary flow as a limiting factor, since residential use utilizes a higher volume of sanitary flow on a square footage basis for apartment use – 225 gpd for an apartment. It is noted that the number of parking spaces is
reduced relatively (i.e., a 1,250 SF apartment requires 1.5 spaces, whereas for retail the same square footage would have a requirement for 4.2 or 5 spaces).

3.6 Findings

As noted, there is the potential to increase the maximum gross floor area in the Village over the existing code by 48,177 SF. In order for this to occur, all of the “soft sites” identified herein would have to be re-developed. This is unlikely to occur, and if it does occur, it would be over an extended period of time. Should this redevelopment occur, it would be more in keeping with the Vision Plan for downtown Southampton, and therefore would represent the “form” of development that emulates other successful areas of the downtown and the goals of the Village.

It is noted that some of the potential increase in GFA would be expected to be devoted to residential use, subject to ZBA Special Exception approval. This is a new allowable use in the Village downtown that is complementary and achieves planning goals. Space devoted to residential occupancy would be expected to benefit the downtown as a result of patronage of stores, an employee pool for businesses, and providing more year round and night activity that result in “eyes in the downtown,” in keeping with planning principles. If downtown residents work outside the Village, vehicle trips would not coincide with peak activity levels in the Village which would occur primarily during weekday daytime retail store hours, and parking would also occur during off-hours for retail activity, except for weekends. Based on parking occupancy studies prepared by Nelson & Pope for the Village in 2007, the existing parking lots are generally under-utilized with the supply exceeding the demand by more than 20% on both weekdays and weekends. A number of recommendations were provided by Nelson & Pope, which are being implemented by the Village to manage parking in the downtown area (see also Section 4.0, Impact on Transportation). If downtown residents work within the Village, then pedestrian activity would be a mode of transportation for the journey to work.

The proposed code also has a provision for hotel use, subject to Special Exception approval by the Zoning Board of Appeals. Such a use would be a highly complementary use that would provide overnight accommodations for destination guests of the Village resulting in patronage for restaurants and stores. Any such use would be required to provide adequate site planning to accommodate the use, as well as further environmental review at the time of application pursuant to SEQRA.

Regardless of the use, the potential increase in square footage is a relatively small number in comparison to the existing level of development in the downtown area, and such use would occur incrementally over time. The 48,177 SF also represents a theoretical “maximum” based on the spreadsheet analysis, and therefore, it is possible that sites would be built out to a lesser degree due to architectural design requirements, the required provision of alleyways in the new code, or applicant preference based on the intended site use.

The sites with the greatest likelihood of redevelopment are those sites which are currently developed with modest one story buildings. It is noted that this represents an existing level of development which is not accounted for in the comparison between existing and proposed code.

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provisions. Therefore, this level of development is already present, further reducing the significance of the theoretical maximum of 48,177 SF.

The potential for 3 story buildings will be determined by the Zoning Board of Appeals under the new code provisions. For those sites that qualify (separation of 150’ between potential 40’ high buildings), there is still a 60 foot width (and depth for corner lots) restriction. The ZBA will then evaluate the appropriateness of a 3 story building, the ability to accommodate off street parking and site amenities. Based on the analysis provided herein, there is low potential for additional 3 story buildings. An additional limit to achieving the estimated maximum GFA is the provision for alleyways to be spaced no more than 235 feet apart. This additional provision will need to be evaluated at the time of application and is likely to reduce the actual potential floor area possible.

The “hard sites” (which comprise the remainder of the VB district) are unlikely to be redeveloped as there is no incentive to do so since they already exceed what would be allowed based on parking, sanitary and site design requirements. If “hard sites” were redeveloped, the form may change, but the density would be the same or less, therefore, omitting them from the quantification of potential maximum GFA resulting from the code changes is appropriate.

Overall, should redevelopment occur, it will be in keeping with the Village Plan and it will occur incrementally over an extended and unpredictable period of time. The maximum redevelopment potential has been determined and it is a small number in comparison to the total amount of development in the downtown area. The increase in development is subject to provisions that will direct the form of development, and there are additional safeguards built into the legislation that involve Special Exception approval for residential use, hotel/motel use and 3rd story use, as well as approval of SCDHS for sanitary density. Additional design provisions such as providing an alleyway every 235 feet, and integration of parking are beneficial features of the code that advance Village goals and reduce the ultimate magnitude of density increase.

Redevelopment will be subject to site plan and SEQRA review as well as any Special Exception review for specified uses and approval of the SCDHS. There is currently an efficient road system, public water supply and municipal (as well as private parking) as well as police, fire, highway maintenance and related services that serve the downtown area. These services will continue and would not be expected to be overburdened as incremental redevelopment occurs. Redevelopment also brings increased tax revenue to assist in offsetting expenses associated with demand for services. The site plan, SEQRA and Special Exception use review will ensure that any potential uses which may cause a significant demand for services or infrastructure are evaluated and addressed at the time that development or redevelopment is proposed.

Based on the Impact Assessment Matrix included in Section 3.5, and the qualitative discussion of Findings contained in this section, no significant adverse environmental impacts have been identified with respect to the code revisions. Further evaluation of the significance of impacts is provided in the following section based on the SEQRA format of identifying potential impact categories in a Part 2 EAF, and providing a discussion of potential impacts related to each of these categories.
4.0 Analysis of Anticipated Impacts

The purpose of the EAF Part 2 is to establish the anticipated potential impacts of the proposed action on the various resources applicable to the project area. Based on the responses contained in the EAF Part 2, there are 12 resource areas where Small to Moderate Impacts were anticipated. This function of this Expanded EAF is to assess the magnitude of potential environmental impacts, of these 12 resource areas. The assessment is facilitated by the build out analysis (Section 3.0) which quantifies the anticipated level of development in comparison between existing conditions, conditions under existing zoning and conditions under proposed zoning. This information, including the analysis and findings, provide a quantitative basis of analysis. It is noted that in addition to the proposed code changes evaluated in Section 3.0 above, the proposed action also includes the adoption of Zoning and Architectural Design Guidelines for the Village Center. These Zoning and Architectural Design Guidelines include the following elements:

- provide guidance to maintain the current architectural character of Main Street;
- establish similar characteristics on adjacent streets in the VB District (including Nugent Street, West Main Street, Jobs Lane, Windmill Lane and Hill Street);
- implement roadway improvements, including:
  - addition of two new streets, one between Nugent Street and Windmill Lane, and one between West Main Street and Windmill Lane; and
  - closure of one small street segment between Jobs Lane and Windmill Lane.
- establish public park improvements, with a new park to be built at Nugent Street and Windmill Lane and an enlargement of Agawam Park; and
- establish easements along Windmill Lane for bio-swales for stormwater management.

The following sub-sections factor in the proposed Zoning and Architectural Design Guidelines, the build out potential assessed in Section 3.0, as well as qualitative considerations in order to assess the potential significance of Small to Moderate impacts identified in the Part 2.

**Impact on Land - Will the Proposed Action result in a physical change to the project site?**

Like the existing VB District regulations, the Proposed Action would continue to allow for development in the Village downtown area; however, new development would allow residential use and redevelopment would be situated differently within lots, with new construction subject to additional design criteria. Such development could include some infill development, additional parking areas, new streets and greater height for some new building construction. It should be noted that the proposed code changes would require fewer parking spaces in connection with re-development than would have been provided absent the code changes; however, downtown Southampton includes street parking and municipal parking lots and the intent of the code changes is to promote coordination of private parking between uses. Overall, parking in the downtown depends on shared parking between uses.

It should also be noted that the Proposed Action would allow for residential use, which is not presently allowed in the VB District. However, the Vision Plan and code changes were designed specifically to provide for controlled growth that is appropriate and desirable in the area, and is
designed in such a way as to promote planning goals and enhance the existing, prevailing village aesthetic that currently characterizes the Village downtown area. The Village Zoning Board of Appeals (Special Exception uses), Planning Board (site plans) and Architectural Review Board (building design) will evaluate any new development and/or re-development for consistency with Village Code and design standards.

Any applications for demolition of existing structures would be required to obtain a certificate from the Architectural Review Board prior to such demolition (as is the case currently). Thus, this potential new development, with the new residential use, the recognition of shared parking and reduction in required parking and simultaneous improvement in aesthetic impact, is a benefit of the Proposed Action.

The addition of residential use in the form of apartments above retail use in a downtown area is consistent with sound planning practice, and conforms to the character of historic downtowns such as Southampton Village. Residential use adds vibrancy, provides patrons for shops and services, increases activity and presence (“eyes in the downtown”), and reduces dependency on the automobile.

It should be noted that the Village downtown area is already primarily developed, and its land surfaces are generally paved or occupied by structures, so that new paving and/or building coverage would not significantly change the acreages of these coverage types or the character of the downtown. Finally, construction of new parking spaces (which would be distributed in a number of smaller parking lots and, possibly, parking structures, all in separate locations) would minimize the potential for adverse impacts on land, by reducing the acreage of each such use and distributing the impact throughout the downtown area.

With regard to land uses, the Proposed Action would allow for residential use, in the form of apartments in the upper floors of existing or new multi-floor structures. However, this would not represent an adverse impact on land use, as: this use is a desired one for the area; it would enhance the character of the Village downtown area; it is a use that previously had been allowed in the downtown; it would allow the Village to maximize the use of its infrastructure; and will encourage year-round activity in the downtown.

**Impact on Water - Will Proposed Action affect surface or groundwater quality or quantity?**

*Proposed Action would use water in excess of 20,000 gallons per day.*

The increase in water use over what could occur based on existing zoning is actually less than 20,000 gpd (see Table 3; 5,266 gpd). Though the Build Out analysis assessed potential development with and without the code changes, it is not possible to predict when such development would occur. An increase in water use as compared to the existing usage would be expected to occur over time; however, no specific projects are planned and no schedule of any such improvements is possible.
Generally speaking, the Village downtown area is already well-developed, and therefore currently consumes a significant amount of water and there are no current issues with respect to the availability of water; the Proposed Action would represent an incremental increase in this volume, which would not represent a significant adverse impact. The Suffolk County Water Authority (SCWA) is the local water purveyor and provides public water to the downtown area at present. The SCWA is chartered to provide public water pursuant to their tariffs, and maintains wellfields and a distribution system that serves downtown Southampton. Any future growth would not occur all at once, so that the public water supplier would have time to increase its supply system and capacity, if necessary, as demand increases. New development would also generate increased revenues to the water supplier, so that funding for any necessary water system improvements would be available.

It is noted that new development that involves a height of 3 stories would require sprinkler systems and would be required to maintain adequate water pressure to serve the proposed development. All such development would be required to conform to provisions of the New York State Building and Fire Codes as administered by the Village of Southampton.

All future development would continue to be required to conform to SCSC Article 6, which regulates sanitary system design and capacity, and indirectly, the amount of new construction. This mechanism would also ensure that new development would not adversely impact groundwater quality. In addition, significant additional density in the downtown is not possible unless and until sewage treatment facilities are provided. Any such improvements would require siting, design, permitting, SEQRA review and construction, as well as installation of conveyance systems. Further review and analysis would occur if and when sewage treatment is proposed. It is not possible at this time to anticipate the timing of such facilities or the density/intensity of resulting use.

**Impact on Water - Will Proposed Action alter drainage flow or patterns, or surface water runoff?**

It is expected that re-development associated with the Proposed Action would not change the location or amount of stormwater runoff on those properties, as the amount of impervious surfaces would not be significantly changed (i.e., re-development would occur on surfaces that are for the most part already impervious). In addition, design guidelines for the downtown area recommend and encourage that public and private parking utilize pervious surfaces where practical and feasible. As noted previously, it is expected that new development enabled by the Proposed Action would only incrementally increase impervious surface area, so that, overall, stormwater runoff volume would be only incrementally increased. However, all new development would be required to provide individual, on-site stormwater management. All development, whether new or re-development, would be subject to thorough Village site plan review procedures, including detailed engineering review of drainage plans, ensuring that proper drainage system capacity is provided. Stormwater management techniques will also be applied on Village-owned sites to decrease the potential for runoff impacts to local surface water bodies.
The above-described measures would ensure that impacts to groundwater quality or quantity would not occur.

The Proposed Action includes easements along both sides of Windmill Lane for installation of drainage facilities. Bioswales, a sustainable stormwater recharge concept that would improve the quality of recharge and reduce sheet flow, as well as other innovative stormwater management techniques, will be promoted and used where feasible.

**Impact on Aesthetic Resources - Will Proposed Action affect aesthetic resources?**

A primary goal of the Proposed Action is to protect and enhance aesthetics in the Village downtown area by implementing design guidelines. In addition, improvements to enhance traffic flow, improve parking access, increase residential opportunities, expand the local open space network, and improve the streetscape and walkability would also contribute to enhance aesthetics of this area.

The Vision Plan Update includes zoning code amendments to limit the number of buildings of 3 stories/over 35 feet in height, which would maintain and enhance the existing aesthetics of the Village downtown area by creating visual differences in building heights and variety in the streetscape.

**Impact on Historic and Archaeological Resources - Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?**

*Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of Historic Places.*

Part of the Village downtown area is within the Southampton Village Historic District, which is on the National Register of Historic Places. As a result, development occurring under the Proposed Action will have the potential for impact to the cultural resources of this District. However, the Proposed Action is designed to conform to and enhance development in the existing historic use and character of the Village downtown area, which is also the goal of the Historic District designation. All development applications in the VB zone that change the building footprint and/or façade are subject to review by the Architectural Review Board, so that the potential for adverse impacts to historic resources of the Historic District would be subject to review. As a result, no adverse impacts would be expected.

In addition, it is noted that the code changes do not permit the increased height to 40 feet in the existing historic district areas. This minimizes the potential impact of the proposed code changes in these areas, such that potential impacts to historic resources are minimized.
Impact on Open Space and Recreation - Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

The Vision Plan includes provisions to expand the open space/recreational facility resources of the Village downtown area. Specifically, there would be improvements to Agawam Park, and a new small park would be developed. The plan further recommends addition of bike lanes to enhance alternative forms of transportation and recreational opportunities. In this way, the Proposed Action would beneficially impact these resources.

Impact on Transportation - Will there be an effect to existing transportation systems?

Alteration of present patterns of movement of people and/or goods.

It is expected that incremental increases in vehicle trips would result from development associated with the Vision Plan. This increase would occur with or without the code changes. The impact of the code changes on trip generation has been quantified and there is a minor increase in the number of vehicle trips (see Table 3). This is not expected to represent a potentially significant adverse impact. In addition, the Proposed Action will create two new internal roadways (connecting Nugent Street to Windmill Lane around the new public park, and install a connection between West Main Street and Windmill Lane), thereby improving circulation.

In addition, the Proposed Action would increase the availability and accessibility of parking in the Village downtown area (by implementing parking management techniques, including increased Village-owned parking, convenient parking on streets, and shared parking), and would make traffic flow to and through the downtown area more efficient than presently exists. The Vision Plan also includes requirements for alleyways between blocks of buildings to improve pedestrian connections, and promotes the installation of bike lanes to promote intermodal transportation opportunities.

The Proposed Action includes revisions to the Village Code requirement to reduce the required off-street parking requirement in areas where shared parking will reduce the aggregate demand, as well as recommendations to disperse parking opportunities throughout the downtown and nearby area. The alleyway connections will assist in promoting access to underutilized parking areas as described below.

A parking occupancy study prepared by Nelson & Pope in 2007 for the Village indicated that the existing parking lots are generally under-utilized. This study provided recommendations for directing the public to accessible underutilized lots, as well as time interval management of existing on-street and Village parking areas. Identification of short-term versus long-term lots and street parking, and promoting locations for employee parking in longer term lots are management techniques that are supported and promoted by the Village. The Village has prepared educational materials to assist in parking management, and continues to monitor and

13 The recommendation is to allow 60% of the current parking requirement in recognition of shared parking.
adjust educational materials, signage, time intervals and related measures to manage parking in
the downtown area. The Village continues to examine potential for use of shared parking spaces
in proximity to complementary uses and other mechanisms for parking management. Mechanisms being explored to achieve this goal include: local government negotiation to obtain
leases with private landowners, indemnifying landowners against injury/accidents on their
property; and codification of incentives for private landowners to enter into shared parking
agreements.\textsuperscript{14}

The downtown area of the Village provides a network of streets, interconnected parking and
alternative transportation routes that promote vehicular circulation. In addition, diagonal and
parallel parking on downtown streets is in effect a traffic calming measure that slows the
movement of vehicles as parking is accessed and vacated. Traffic signals at key intersections
create gaps in the flow of vehicles through the downtown. The combination of these factors
allows the Village to achieve a balance that is typical of a vibrant downtown area such that
motorists move through the Village in a safe and calm manner. Increased commercial/office
development opportunities would not be expected to add significant additional vehicles to the
roadways, given the shared vehicle trips and multiple stops that patrons would seek in the
downtown area. If there are site-specific development proposals that could potentially increase
vehicle trips, further review and evaluation may be conducted in connection with such proposals.
As a result, the potential for traffic impacts is expected to be minimal, and should further review
be required, it would occur in connection with site-specific development applications.

\textbf{Impact on Growth and Character of Community or Neighborhood - Will Proposed Action affect the character of the existing community?}

\textit{The permanent population of the city, town or village in which the project is located is likely to grow by more than 5\%.}

Currently, residential use is not permitted in the VB District. The Proposed Action will
reintroduce residential use to the VB District (as a Special Exception use) by its ability to
provide for apartments in the upper floors of commercial structures. As a result, a residential
population will be introduced to the VB District. However, this is a change that is specifically
intended by the Proposed Action:

\begin{quote}
Adding residential zoning brings a number of benefits. It allows the Village to maximize its use of existing and future infrastructure, it encourages year-round activity, and it provides more
opportunities for affordable housing. Residential zoning also promotes a more compact, higher-density type of development in the Village, thereby minimizing further sprawl and minimizing the loss of existing residential stock outside the Village. Lastly, residential growth within the Village center helps promote walking and bicycling, and gives people fewer reasons to own and/or use cars.
\end{quote}

\textsuperscript{14} Including; local government negotiation to obtain leases with private landowners, indemnifying landowners against injury/accidents on their property; and codification of incentives for private landowners to enter into shared parking agreements.
Based on the rather limited number of multi-story structures that could be developed and/or re-developed for mixed-use purposes, the number of residential units that could be built is not significant. In addition, major infrastructure improvements would be needed in the form of sewage treatment due to the limitations placed on allowable sanitary discharge by SCSC Article 6.

The Proposed Action anticipates that the presence of local residents would have the beneficial impact of increasing the customer bases of businesses in the downtown, and would encourage visitation and business patronage of the downtown throughout the year, and an overall increase in general activity in the downtown area. Therefore, the expected increase in the number of residents in the Village downtown area would result in beneficial impacts.

Proposed Action will cause a change in the density of land use.

The Proposed Action would continue to allow for new and re-development in the Village downtown area, so that more development than presently exists here may occur. The change in the density of development that the code revisions would permit is compared with what existing zoning allows, and this change is not significant in the realm of the total GFA in the downtown area (see Section 3.5). The goal of the proposed changes in the standards of the Village’s VB District are not intended to change the amount of growth that could occur in this zone; below is an excerpt from the Plan that articulates the intent:

The goal of the new zoning regulations is to encourage development that learns from and fits into the Village’s existing character. There is no need to change either the Village’s existing zoning boundaries or its current allowable densities; both already support the development goals articulated in the Vision Plan.

The architectural design standards of the Proposed Action, with the continued oversight of the Village Planning Board and Architectural Review Board, would provide measures of land use control that would minimize adverse impacts of new development, and would provide for a growth pattern that is desired by the Village.

Thus, as the Proposed Action is intended by the Village and community to provide for attractive and appropriate growth in the area, there would be no significant adverse impact associated with the change in the amount of this potential growth in the area; this is supported by the analysis and findings included in Sections 3.5 and 3.6 of this document.

Development will create a demand for additional community services (e.g., schools, police and fire, etc.).

As noted above, the Proposed Action would continue to allow for new and re-development in the Village downtown area, so that more development than presently exists here may occur. However, the proposed changes in the standards of the Village’s VB District do not include a significant level of growth that could occur in this zone, so that the amount of development that could occur in the Village downtown area absent the Proposed Action would not necessarily be
changed (see Sections 3.5 and 3.6). Thus, while this new development would incrementally increase demands on public services such as schools, police and fire protection, water supply, and solid waste handling/disposal, these impacts would not be significantly changed from those that would have occurred if the Proposed Action were not implemented. It is noted that apartments above stores do not produce a large number of school-age children, though such use would add to the tax base (see Table 3). Any new development would conform to all applicable fire and building codes. Residential use would also increase the “presence” of the public and level of activity on the downtown area, two factors that would assist in deterring crime.

As noted, tax revenues generated by new development would help to offset the public services costs associated with the increased demands on these services. The Village downtown area is not presently served by a public sanitary sewer system, so that development is presently controlled by the restrictions of SCSC Article 6. The County is presently conducting a study to determine whether a public sanitary system is environmentally and economically feasible for the area. If the County proceeds, a Draft Generic Environmental Impact Statement (Draft GEIS) would be prepared to assess the potential impacts and necessary mitigation associated with the additional growth that could be achieved if public sewer were available.

Finally, analyses of demands on community services would be conducted as each site-specific development application is reviewed by the Village, as part of its site plan review process. The Village will seek to ensure that development provides community service improvements commensurate with the type and intensity of use. Such improvements could potentially involve: transportation system and parking improvements, sanitary waste treatment, electrical service with potential underground installation, gas service improvements, recreational facilities/opportunities, civic space and sidewalk improvements, bike lanes, as well as other options depending on the type and density of proposed development. Ongoing planning efforts of the Village will assist in identifying needed improvements that can be shared or implemented depending on the level of activity that occurs in the downtown area. Site plan review and ongoing planning efforts of the Village will provide a means to minimize and mitigate potential impacts on community services.

Proposed Action will set an important precedent for future projects

The Proposed Action has been designed to extend and enhance the prevailing pattern of uses and character of the entire Village downtown area. As such, it is intended to set a precedent for future projects in this zone, but it should be emphasized that this precedent reflects the desire of the Village and community to preserve and enhance its downtown area. Therefore, this would constitute a beneficial impact.
Proposed Action will create or eliminate employment.

It is expected that the new development in the Village downtown area caused by the Proposed Action would include commercial spaces as well as residential units. As a result, temporary construction jobs for both types of uses would be generated, and permanent jobs would result from the increased commercial spaces (see Table 3). However, implementation of the Vision Plan is a gradual, incremental land use initiative that does not involve specific projects or a predictable timetable. Nevertheless, if development/redevelopment occurs, these jobs would have beneficial impacts on local economic conditions.
5.0 Summary and Conclusion

5.1 Summary

The analyses and discussions of the anticipated impacts to the Study Area’s resources discussed in Section 3.0 indicates that there is a potential for some impacts (such as increases in water use, runoff volumes, trip generation, localized land use intensity and usages of community services), these impacts are not significant or adequate mitigation is in place. Specifically;

- The Proposed Action is expected to increase water use as compared to the existing usage in the Village downtown area. However, this area is already well-developed, and therefore currently consumes a significant amount of water and there are no current issues with respect to quantity of clean drinking water. The Proposed Action would incrementally increase this usage, which would not be a significant adverse impact. Additionally, it is expected that this growth would not occur simultaneously, so that the public water supplier would be able to improve its system, if necessary, as demand increases. The new development would also generate increased revenues to the water supplier, so that funding for any necessary water system improvements would be available. All future development would continue to be required to conform to SCSC Article 6, which regulates sanitary system design and capacity, and indirectly, the amount of new construction. This mechanism would also ensure that new development would not adversely impact groundwater quality.

- Re-development under the Proposed Action would not significantly change the location or amount of stormwater runoff generated on those properties, as the amount of impervious surfaces would not be significantly changed (i.e., redevelopment would occur on surfaces that are already impervious). In addition, design guidelines for the downtown area recommend and encourage that public and private parking utilize pervious surfaces where practical and feasible. Overall, then, the volume of runoff would be only incrementally increased by the Proposed Action. However, all new development would be required to provide individual, on-site stormwater management. All development, whether new or re-development, would be subject to thorough Village site plan review procedures, including detailed engineering review of drainage plans, ensuring that proper drainage system capacity is provided. Stormwater management techniques will also be applied on Village-owned sites to decrease the potential for runoff impacts to local surface water bodies. The above-described measures would ensure that impacts to groundwater quality or quantity would not occur. Finally, the Proposed Action includes easements along both sides of Windmill Lane for installation of bioswales, a sustainable stormwater recharge concept that would improve the quality of recharge and reduce sheet flow in this area.

- The increases in vehicle trips from new and redevelopment are not expected to be significant in the context of the existing downtown setting. As noted, the Village provides a network of streets that promote circulation, traffic calming measures such as street parking are in place, and existing traffic signals create gaps for traffic flow at key intersections. The Proposed Action includes appropriate roadway and parking improvements (based on a parking management principles, including shared parking), and these measures combined with the existing transportation systems would be anticipated to handle some increased traffic and parking demand. The Proposed Action also includes revisions to the Village Code requirement for parking. Any and all applications for site-specific development will be subject to a detailed review, including traffic analysis. In this
way, the potential for significant traffic impacts would be fully evaluated when specific development applications are submitted for Village review.

- The Proposed Action would continue to allow for new development and redevelopment in the Village downtown area, so that more development than presently exists may occur. However, the proposed changes in the standards of the Village’s VB District do not include a significant level of growth that could occur in this zone, so that the amount of development that could occur in the Village downtown area under the Proposed Action would not necessarily differ from that under the existing VB District standards. The Proposed Action is intended to “...encourage development that learns from and fits into the Village’s existing character. There is no need to change either the Village’s existing zoning boundaries or its current allowable densities; both already support the development goals articulated in the Vision Plan.” The proposed architectural design standards (to be referenced by the Village Planning Board and Architectural Review Board during site plan review) would minimize adverse impacts of new development, and would provide a land use pattern desired by the Village. The Village and community intend the Proposed Action to provide for attractive and appropriate growth in the area; there would be no significant adverse impact associated with the change in the amount of this potential growth in the area.

- The Proposed Action would continue to allow for new development and redevelopment in the Village downtown area, so that more development than presently exists here may occur. However, the proposed changes in the standards of the Village’s VB District do not include a significant level of growth that could occur in this zone, so that the amount of development that could occur in the Village downtown area under the Proposed Action would not necessarily differ from that under the existing VB District standards. While new development would incrementally increase demands on public services such as schools, police and fire protection, water supply, and solid waste handling/disposal, these impacts would not be significantly changed from those that would have occurred if the Proposed Action were not implemented. It is also expected that tax revenues generated by new development would help to offset the public services costs associated with the increased demands on these services. Analyses of demands on community services would be conducted as each site-specific development application is reviewed by the Village, as part of its site plan review process. Such reviews would mitigate possible adverse impacts on community services.

In contrast, some impacts of the Proposed Action are intentional on the part of the project sponsor (the Village Board of Trustees), and are beneficial in nature. These include:

- The Proposed Action would continue to allow for development and redevelopment in the Village downtown area, at a density that is comparable to or only slightly greater than what is allowed by current zoning. The proposed code changes would require fewer parking spaces than would have occurred absent the code changes, and would allow residential use, which is not presently allowed in the VB District. The Vision Plan was prepared specifically to provide for controlled growth that is appropriate and desirable in the area, and is designed to enhance the character of the Village downtown area, as codified in the VB District. Any future development and redevelopment will be evaluated by the Village Planning Board and Architectural Review Board for consistency with Village Code and design standards. Any applications for demolition of existing structures would be required to obtain a certificate from the Architectural Review Board prior to such demolition (as is the case currently). Thus, this potential new development, with the new residential use, the reduction in parking and simultaneous improvement in aesthetic impact is
A benefit of the Proposed Action. The Village downtown area is primarily developed, and its land surfaces are generally paved or occupied by structures, so that new paving and/or building coverage would not significantly change the acreages of these coverage types. Finally, parking is proposed to be provided using public and private land to accommodate parking demands of the downtown area. Parking would be distributed throughout the downtown area, and parking management would be used to promote parking in appropriate locations (i.e., short-term, long-term, employee parking, high turnover areas, etc.). The Proposed Action would allow apartments in the upper floors of existing or new multi-floor structures. This would not be an adverse impact on land use, as: this use is a desired for the area; it would enhance the character of the Village downtown area; this use had previously been allowed in the downtown; it would allow the Village to maximize the use of its infrastructure; and it encourages year-round activity in the downtown.

- A primary goal of the Proposed Action is to protect and enhance aesthetics in the Village downtown area, by implementing design guidelines and various improvements to enhance traffic flow, improve parking access, increase residential opportunities, expand the local open space network, and improve the streetscape and walkability. The Vision Plan Update includes zoning code amendments to limit the number of buildings of three stories/40 feet in height, to maintain and enhance the existing aesthetics of the Village downtown area by creating visual differences in building heights and variety in the streetscape.

- Part of the Village downtown area is within the Southampton Village Historic District, which is on the National Register of Historic Places, so that the Proposed Action has the potential to impact this resource. The Proposed Action is designed to conform to and enhance development in the district and of the existing historic use and character of the Village downtown area, which is also the goal of the Historic District designation. All development applications in the VB zone that change the building footprint and/or façade are subject to review by the Architectural Review Board, so that the potential for adverse impacts to cultural resources of the Historic District would be subject to review. In addition, height increase through Special Exception does not apply to the areas of the downtown within an Historic District. As a result, no adverse impacts are expected and future development would benefit (and may benefit from) these resources.

- The Proposed Action would expand the open space/recreational facility resources of the Village downtown area, in the forms of improvements to Agawam Park and two new small parks. In this way, the Proposed Action would beneficially impact open space/recreational resources.

- Currently, residential use is not permitted in the VB District. The Proposed Action will reintroduce residential use to the VB District, in the form of apartments in the upper floors of mixed commercial structures. As a result, a residential population will be introduced to the VB District. However, this is a change that is specifically intended by the Proposed Action, and would be a beneficial impact. The Proposed Action anticipates that local residents would: increase the customer bases of businesses in the downtown, and would encourage visitation and business patronage of the downtown throughout the year, from the increase in general activity in the downtown area. Based on the rather limited number of multi-story structures it is believed that could be developed and/or re-developed for mixed use purposes, the number of residential units that could be built is not significant at this time due to the limitations placed on such use by SCSC Article 6.
The Proposed Action was designed by the Village and community to support the pattern of uses and enhance the character of the Village downtown area. As such, it is intended to set a precedent for future projects in this zone, and so would constitute a beneficial impact.

It is expected that the Proposed Action would result in construction of both residential and non-residential spaces. As a result, temporary construction jobs for both types of uses would be generated, and permanent jobs would result from the increased non-residential spaces. While estimates of employment are not available, it can be seen that the increased employment in general would constitute beneficial impacts.

The Village Center is not connected to any public sanitary treatment system, so that all such wastewater is handled in individual, on-site septic systems, and is presently controlled by restriction of SCSC Article 6. This limitation restricts the amount of development that could be realized in the Village Center to a square footage as regulated under SCSC Article 6. Availability of wastewater treatment would be expected to represent a significant control on development in the Village Center until such time that access to a public sewer system becomes available. The County is presently conducting a study to determine whether a public sanitary system is environmentally and economically feasible for the area. If the County proceeds, a Draft Generic Environmental Impact Statement (Draft GEIS) would be prepared to assess the potential impacts and necessary mitigation associated with the additional growth that could be achieved if public sewer were available.

It should be noted that, absent the design guidelines of the Proposed Action, development in the Village Center under the existing controls may result in a level or type of growth having unacceptable aesthetic impacts on the Village Center.

5.2 Conclusion

In conclusion, based on the analyses contained herein, the Proposed Action is not expected to cause any significant adverse environmental impacts on the Village downtown area. Rather, the Proposed Action has been designed to preserve and protect the existing character of the Village Center, and, through the various zoning amendments and improvements described herein, ensure that proper development controls are in-place to enhance these characteristics.

With respect to the Proposed Action, the investigations described in this document are useful in determining the importance of the impacts based on the criteria included in the format for an Expanded EAF. The criteria are as follows:

- Probability of the impact occurring,
- The duration of the impact,
- Its irreversibility, including permanently lost resources of value,
- Whether the impact can or will be controlled,
- The regional consequence of the impact,
- The potential divergence from local needs and goals,
- Whether known objections to the project relate to this impact.
The environmental review process is a balancing process. The Proposed Action would retain the current boundaries of the VB District, which is found only in the Village Center, but would amend the Village Code so that the existing aesthetics and character of this area is preserved, protected and enhanced. The potential impacts identified in this document will be either insignificant or beneficial, so that no substantial adverse impacts are expected.

This report has been structured to describe in detail the Proposed Action and to discuss and analyze the issues and impacts that would concern the Village Board and community. The information contained in this document will be used by the Village Board to determine the environmental significance of the Proposed Action.

Based on the contents of this Expanded EAF, it is respectfully submitted that no significant adverse impacts have been identified with respect to the Proposed Action. If the Village Board is in agreement, a Negative Declaration under Title 6, New York Code of Rules and Regulations Part 617.7 could be considered.
APPENDICES
APPENDIX A

Proposed Zoning Code Modifications
This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.
Appendix II: Recommended Zoning Changes
### Business Districts – Table of Dimensional Regulations

<table>
<thead>
<tr>
<th>1. Lot area</th>
<th>Minimum (square feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum per dwelling unit (square feet)</td>
</tr>
</tbody>
</table>

| 2. Lot coverage, maximum coverage by main and accessory buildings and structures (percent) |

| 3. Lot width, minimum (feet) |

| 4. Height, Maximum Stories Feet |

<table>
<thead>
<tr>
<th>5. Yards, principal building, minimum (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
</tr>
<tr>
<td>Side, minimum for 1</td>
</tr>
<tr>
<td>Side, total for both on interior lot</td>
</tr>
<tr>
<td>Side, abutting side street on corner lot</td>
</tr>
<tr>
<td>(on the street designated by the planning Board)</td>
</tr>
<tr>
<td>Rear</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6. Yards, accessory buildings and structures, minimum (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance from street</td>
</tr>
<tr>
<td>Distance from rear line</td>
</tr>
<tr>
<td>Distance from side line</td>
</tr>
</tbody>
</table>

| 7. Lot coverage, maximum coverage by a one story building (square feet) |

| 8. Lot coverage, maximum coverage by a two story building (square feet) |

### NOTES:
* Dimensional regulations in the VB District are set forth in § 116-11.3.
# Business Districts – Table of Use Regulations

<table>
<thead>
<tr>
<th>A. Residential uses</th>
<th>VB Village Business</th>
</tr>
</thead>
<tbody>
<tr>
<td>7. Apartments on upper floors in the VB District</td>
<td>SE</td>
</tr>
</tbody>
</table>

| C. General Community Facilities | |
|--------------------------------| |
| 6. Medical arts building | P² |

| D. Business Uses | |
|------------------| |
| 3. Auditorium, meeting hall | SE |
| 12. Hotel, motel, transient | SE³ |
| 18. Office: business, utility or professional (except that offices and facilities for veterinarians are prohibited in the HA Hospital Accessory District) | P² |
| 32. Offices for a licensed health-care professional (except that offices and facilities for veterinarians are prohibited in the HA Hospital Accessory District) | P² |

| F. Accessory Uses | |
|-------------------| |
| 3. Home occupation other than home professional office | SE |
| 4. Home professional office | SE |
| 9. Private swimming pool | SE |

² Permitted on upper floors only on Main Street and Jobs Lane, and on all floors on other streets.
³ This special exception use (transient hotel or motel use) shall be limited to property located outside of a designated historic district under Chapter 65 of the Village Code.
§ 116-11.3 Dimensional regulations in VB district.

A. Lot area.
   (1) Where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the municipality and the Suffolk County Health Department.
   (2) No minimum lot area required.
   (3) No minimum lot area per dwelling unit required.

B. Lot width.
   (1) Minimum lot width shall be 20 feet

C. Lot Coverage.
   (1) Maximum coverage by main and accessory buildings and structures shall be 70 percent.
   (2) Maximum depth of building footprint from front property line shall be 75 feet for lots with frontage on North Main, Main and Jobs Lane.
   (3) Maximum depth of building footprint from front property line shall be 120 feet for lots with frontage on all streets other than North Main Street, Main, and Jobs Lane.

D. Height.
   (1) With respect to property located in a designated historic district under Chapter 65 of the Village Code, maximum building height shall be 35 feet and maximum stories shall be 2 ½ stories.
   (2) With respect to property located outside of a designated historic district under Chapter 65 of the Village Code, maximum building height shall be 35 feet and maximum stories shall be 2 ½ stories unless special exception approval is obtained from the Board of Appeals to exceed such limitations. Subject to the limitation set forth in subsection D(3), the Board of Appeals may grant special exception approval to exceed 35 feet in height in order to allow a height not exceeding 40 feet, and in conjunction therewith, the Board of Appeals may grant special exception approval to exceed 2 ½ stories in order to allow 3 stories.
   (3) One or more adjacent buildings above 35 feet in height shall not continue more than 60 feet along the street, or be located within 150 feet of another building above 35 feet in height.
   (4) Building height of one or more adjacent buildings shall not remain constant for more than 65 feet along the street. A change in building height shall consist of a minimum of three feet.
   (5) Maximum height of a single story building is 20 feet. One or more adjacent single story buildings shall continue for no more than 50 feet along the street.
   (6) One or more adjacent multiple story buildings shall not continue for more than 120 feet along the street without an eight foot setback of the upper story(ies).

E. Yards for principal buildings and accessory buildings.
   (1) No minimum yard setbacks are required.
   (2) Maximum front yard setback for first story is three feet.
   (3) Principal building must span a minimum of 90% of the frontage.
§ 116-14 Off-street parking, truck loading space and curb cut construction.  See Appendix IV.

K.  VB District.

(1) In accordance with the 2012 Village Master Plan Update and §116-38 B.(2), in order to eliminate multiple entrances and exits, reduce traffic hazards, gain a higher efficiency in vehicular and pedestrian circulation, conserve space and to promote orderly development, shared parking facilities shall be provided between adjacent lots to serve a number of uses in such a manner as to obtain the maximum efficiency in parking and vehicular circulation, except where it is not physically feasible.

(2) Shared alleyways for pedestrian and/or vehicular traffic shall be provided to connect public streets to parking areas to the rear of buildings. Alleyways shall be provided a maximum of 235 feet from the nearest intersection or alleyway and shall include a minimum sidewalk depth of five feet.

(3) Vehicular access to parking areas shall be provided by shared alleyways in lieu of individual lot curb cuts.

(4) Permeable pavement shall be used for all alleyways and parking areas.

(5) Parking requirements shall be 60% of the spaces set forth in § 116-14.D. Schedule of off-street parking space requirements for nonresidential uses.

(6) Parking requirements for residential uses shall be 1 space for a one bedroom unit, 1.5 spaces for a two-bedroom unit, and an additional 0.5 space for each additional bedroom.

ARTICLE IV Special Exception Uses (§ 116-20 – § 116-23) Special conditions and safeguards for certain uses.

B.  List of uses.

(19) Philanthropic, fraternal, social or educational institution office or meeting room, nonprofit.

(a) In any district, the lot area shall be not less than three acres nor shall the frontage be less than 200 feet on a street (not applicable in VB district).

(26) Apartments on upper floors in the VB District

(a) One or more apartments (dwelling units) may be allowed on upper floors only.

(b) No apartment (dwelling unit) shall be provided on the first floor.

(c) Provisions shall be made for proper sanitary waste disposal and water supply facilities in conformance with the requirements of the Suffolk County Department of Health Services, and such facilities shall be designed to protect the groundwater reservoir from pollution, saltwater intrusion or excessive demand detrimental to the environment and neighboring properties.
(d) With respect to property located in a designated historic district under Chapter 65 of the Village Code, such use shall be limited to existing (as of January 1, 2011) building floor area unless it is determined by the Board of Appeals that any proposed development or redevelopment of new or additional building floor area will be compatible with the historic character of such existing building and such historic district. In the case of any such proposed development or redevelopment, the Board of Appeals shall refer the application for special exception use approval to the Board of Architectural Review and Historic Preservation for its report and comments before any determination by the Board of Appeals.

(e) The maximum floor area of a one bedroom apartment shall be 800 square feet. The maximum floor area of a two bedroom apartment shall be 1,250 square feet. No apartment shall contain more than two bedrooms.
APPENDIX B

Full Environmental Assessment Form (EAF) Parts I and II
Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ✔ Part 1 ✔ Part 2 □ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a CONDITIONED negative declaration will be prepared.*
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Adoption of Village Zoning Code Text Changes for the Village Business (VB) District and Adoption of Design Guidelines Under the Vision Plan for the Village Center

Name of Action

Village of Southampton Board of Trustees

Name of Lead Agency

Hon. Mark Epley

Print or Type Name of Responsible Officer in Lead Agency

Mayor

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

Page 1 of 21
PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Adoption of Village Zoning Code Text Changes for the Village Business (VB) District and Adoption of Design Guidelines Under the Vision Plan for the Village Center

Name of Action

Location of Action (include Street Address, Municipality and County)

Village Business (VB), Village of Southampton

Name of Applicant/Sponsor    Village of Southampton Village Board

Address     23 Main Street

City / PO     Southampton    State NY    Zip Code 11968

Business Telephone     (631) 283-0247

Name of Owner (if different)

Address

City / PO    State    Zip Code

Business Telephone

Description of Action:

The proposed action is the adoption of Zoning and Architectural Design Guidelines for the Village Business (VB) District which includes zoning amendments, and some recommended roadway and park improvements. The Zoning amendments include changes to permitted uses, parking, and dimensional regulations. The use changes would allow residential use on upper floors with Special Exception approval, and would restrict office uses on the ground floor on Main Street and Jobs Lane. The parking regulations require shared parking accessed via alleyways, permeable pavement, codify parking space requirements for residential use, and reduce the required parking spaces for all other uses by 40%. The dimensional regulations address the goals of the Proposed Action and include maximum building depth, maximum height increase to 40 feet outside of a designated historic district and with Special Exception approval, height regulations to achieve varied heights along the street wall, a maximum 3 foot front yard setback and frontage requirement to achieve a continuous street wall, and other architecturally based regulations. The Design Guidelines provide guidance that will maintain the current architectural character of Main Street and establish similar character on other streets in the District. Two new streets would be mapped and one small street segment would be closed. Two new parks would be mapped. Easements would be mapped for bioswales for stormwater treatment.
A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☑ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
    ☐ Forest ☐ Agriculture ☐ Other

2. Total acreage of project area: __±75 acres.

   APPROXIMATE ACREAGE

   PRESENTLY               AFTER COMPLETION
   Meadow or Brushland (Non-agricultural)  ______ acres  ______ acres
   Forested  ______ acres  ______ acres
   Agricultural (Includes orchards, cropland, pasture, etc.)  ______ acres  ______ acres
   Wetland (Freshwater or tidal as per Articles 24,25 of ECL)  ______ acres  ______ acres
   Water Surface Area  ______ acres  ______ acres
   Unvegetated (Rock, earth or fill)  ______ acres  ______ acres
   Roads, buildings and other paved surfaces  ______ ±60 acres  ______ ±60 acres
   Other (Indicate type)  ______ ±15 acres  ______ ±15 acres

3. What is predominant soil type(s) on project site? *Urban Land, Bridgehampton Silt Loam*
   a. Soil drainage: ☑ Well drained ___ % of site  ☐ Moderately well drained ___ % of site.
      ☐ Poorly drained ___ % of site

   b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System?  ______ N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☑ No
   a. What is depth to bedrock ___1000___ (in feet)

5. Approximate percentage of proposed project site with slopes:
   ☑ 0-10% ___ %  ☐ 10-15% ___ %  ☐ 15% or greater ___ %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☐ Yes ☑ No *Portions of the project area are in the Village Historic District (National Register)*

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☑ No

8. What is the depth of the water table? ___variable__ (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☑ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☑ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  

☐ Yes  ☐ No

According to: NP&V

*Project area is fully developed, with the exception of pocket parks.*

Identify each species:

*N/A*

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

☐ Yes  ☐ No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☐ Yes  ☐ No

If yes, explain:

*There are some Village parks within the Village downtown area*

14. Does the present site include scenic views known to be important to the community?  

☐ Yes  ☐ No

Downtown Village area valued by community for its historic, architectural and overall aesthetic character.

15. Streams within or contiguous to project area:

*N/A*

a. Name of Stream and name of River to which it is tributary

*N/A*

16. Lakes, ponds, wetland areas within or contiguous to project area:

*Lake Agawam is south of Village downtown area.*

b. Size (in acres):

*60 acres*
17. Is the site served by existing public utilities?  □ Yes  □ No
   a. If YES, does sufficient capacity exist to allow connection?  □ Yes  □ No
   b. If YES, will improvements be necessary to allow connection?  □ Yes  □ No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  □ Yes  □ No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  □ Yes  □ No

20. Has the site ever been used for the disposal of solid or hazardous wastes?  □ Yes  □ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
   a. Total contiguous acreage owned or controlled by project sponsor:  □ N/A acres.
   b. Project acreage to be developed:  □ N/A acres initially;  □ N/A acres ultimately.  *unknown at present
   c. Project acreage to remain undeveloped:  □ N/A acres.
   d. Length of project, in miles:  □ N/A (if appropriate)
   e. If the project is an expansion, indicate percent of expansion proposed.  □ N/A %
   f. Number of off-street parking spaces existing  □ N/A;  □ proposed  □ N/A.  *unknown at present
   g. Maximum vehicular trips generated per hour:  □ N/A (upon completion of project)?  *unknown at present
   h. If residential: Number and type of housing units:  Unknown at present

   
      One Family  Two Family  Multiple Family  Condominium

   Initially

   Ultimately

   i. Dimensions (in feet) of largest proposed structure:  □ 40 (max) height;  □ N/A width;  □ N/A length.
   j. Linear feet of frontage along a public thoroughfare project will occupy is?  □ N/A ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site?  □ N/A tons/cubic yards.

3. Will disturbed areas be reclaimed  □ Yes  □ No  □ N/A
   a. If yes, for what intended purpose is the site being reclaimed?

   

   b. Will topsoil be stockpiled for reclamation?  □ Yes  □ No
   c. Will upper subsoil be stockpiled for reclamation?  □ Yes  □ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site?  □ N/A acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

- [ ] Yes  - [ ] No

6. If single phase project: Anticipated period of construction: ____ months, (including demolition)

7. If multi-phased:
   a. Total number of phases anticipated ___ N/A (number)
   b. Anticipated date of commencement phase 1: ____ month ____ year, (including demolition)
   c. Approximate completion date of final phase: ____ month ____ year.
   d. Is phase 1 functionally dependent on subsequent phases?  - [ ] Yes  - [ ] No

8. Will blasting occur during construction?  - [ ] Yes  - [ ] No

9. Number of jobs generated: during construction ___; after project is complete ___

10. Number of jobs eliminated by this project ___.

11. Will project require relocation of any projects or facilities?  - [ ] Yes  - [ ] No

   If yes, explain:

   _______________________________________________________________

12. Is surface liquid waste disposal involved?  - [ ] Yes  - [ ] No
   a. If yes, indicate type of waste (sewage, industrial, etc) and amount ______________________________
   b. Name of water body into which effluent will be discharged ______________________________

13. Is subsurface liquid waste disposal involved?  - [ ] Yes  - [ ] No
   Type Sanitary wastewater

14. Will surface area of an existing water body increase or decrease by proposal?  - [ ] Yes  - [ ] No

   If yes, explain:

   _______________________________________________________________

15. Is project or any portion of project located in a 100 year flood plain?  - [ ] Yes  - [ ] No

16. Will the project generate solid waste?  - [ ] Yes  - [ ] No
   a. If yes, what is the amount per month? ___ tons *unknown at present
   b. If yes, will an existing solid waste facility be used?  - [ ] Yes  - [ ] No
   c. If yes, give name Town Transfer Station ; location Town of Southampton
   d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?  - [ ] Yes  - [ ] No
e. If yes, explain:

Recyclable portion of waste stream will be separated for recycling, at Town Recycling Facility.

17. Will the project involve the disposal of solid waste? ☐ Yes ☐ No
   
   a. If yes, what is the anticipated rate of disposal? _____ tons/month.

   b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? ☐ Yes ☐ No

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☐ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☐ No

21. Will project result in an increase in energy use? ☐ Yes ☐ No

   If yes, indicate type(s)

Fossil fuels and electricity for use associated with future residential and commercial development.

22. If water supply is from wells, indicate pumping capacity _____ N/A gallons/minute.

23. Total anticipated water usage per day _____ * gallons/day. *unknown at present

24. Does project involve Local, State or Federal funding? ☐ Yes ☐ No

   If yes, explain:
25. Approvals Required:

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<td>Adoption of Zoning Text</td>
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<td>Amendments</td>
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<td>City, Town Zoning Board</td>
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<td>Federal Agencies</td>
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C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? □ Yes □ No

If Yes, indicate decision required:

- Zoning amendment
- Zoning variance
- New/revision of master plan
- Subdivision
- Site plan
- Special use permit
- Resource management plan
- Other
2. What is the zoning classification(s) of the site?

   **VB- Village Business**

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

   **70% lot coverage (unknown; see Expanded EAF which will include an estimated build out for under-utilized sites)**

4. What is the proposed zoning of the site?

   **VB-Village Business**

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

   **70% lot coverage or alternative coverage based upon maximum depth as per proposed code (unknown; see Expanded EAF which will include estimated build out for under-utilized sites)**

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  
   - Yes  
   - No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

   **Predominant land uses in the study area:**  
   Retail, restaurant, services, offices, parking lots, pocket parks & institutional.

   **Predominant zoning in the study area:**  
   Village Business(VB)

   **Within 1/4 mile:**  
   **Predominant land use:**  
   Residential, office, commercial

   **Zoning:**  
   R-80, R-120, R-40
   MD, MF-20, MF-25
   OD, HB, HA, HRO
   R-12.5, R-7.5

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?  
   - Yes  
   - No

9. If the proposed action is the subdivision of land, how many lots are proposed?  
   - N/A
   
   a. What is the minimum lot size proposed?  
      
---

Page 9 of 21
10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  [ ] Yes  [ ] No

   SCSC Article 6 will limit build-out under proposed district changes. It is noted that the formation of a sewer district would enable additional development within the VB district, and this would need to be evaluated as part of an EIS for the formation of the sewer district.

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
   [ ] Yes  [ ] No
   
   a. If yes, is existing capacity sufficient to handle projected demand?  [ ] Yes  [ ] No

12. Will the proposed action result in the generation of traffic significantly above present levels?  [ ] Yes  [ ] No
   
   a. If yes, is the existing road network adequate to handle the additional traffic.  [ ] Yes  [ ] No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name  Phil Malicki, CEP, AICP, LEED AP; NP&V, LLC  Date  1-10-13

Signature

Title  Sr. Environmental Analyst

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.
PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE
Responsibility of Lead Agency

General Information (Read Carefully)

! In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.

! The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.

! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.

! The number of examples per question does not indicate the importance of each question.

! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

a. Answer each of the 20 questions in PART 2. Answer Yes if there will be any impact.

b. Maybe answers should be considered as Yes answers.

c. If answering Yes to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.

d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.

e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.

f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

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<tbody>
<tr>
<td>Small to Moderate Impact</td>
<td>Potential Large Impact</td>
<td>Can Impact Be Mitigated by Project Change</td>
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Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

   NO [ ] YES [ ]

   Examples that would apply to column 2

   • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.

   • Construction on land where the depth to the water table is less than 3 feet.

   • Construction of paved parking area for 1,000 or more vehicles.

   • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.

   • Construction that will continue for more than 1 year or involve more than one phase or stage.

   • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.  
  - Construction in a designated floodway.  
- Other impacts:  

  2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)
  - NO  
  - YES

- Specific land forms:  

  3. Will Proposed Action affect any water body designated as protected?
  (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)
  - NO  
  - YES

  **Examples** that would apply to column 2
  - Developable area of site contains a protected water body.
  - Dredging more than 100 cubic yards of material from channel of a protected stream.
  - Extension of utility distribution facilities through a protected water body.
  - Construction in a designated freshwater or tidal wetland.
  - Other impacts:  

  4. Will Proposed Action affect any non-protected existing or new body of water?
  - NO  
  - YES

  **Examples** that would apply to column 2
  - A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
  - Construction of a body of water that exceeds 10 acres of surface area.
  - Other impacts:  

  **Proposed Action will enable increased development in Village downtown in a pattern consistent with the historic character of Main Street and Job's Lane.**
5. Will Proposed Action affect surface or groundwater quality or quantity?

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**Examples** that would apply to column 2

- Proposed Action will require a discharge permit.  
  - Small to Moderate Impact: No  
  - Potential Large Impact: Yes  
  - Can Impact Be Mitigated by Project Change: No

- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.  
  - Small to Moderate Impact: No  
  - Potential Large Impact: Yes  
  - Can Impact Be Mitigated by Project Change: No

- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.  
  - Small to Moderate Impact: No  
  - Potential Large Impact: Yes  
  - Can Impact Be Mitigated by Project Change: No

- Construction or operation causing any contamination of a water supply system.  
  - Small to Moderate Impact: No  
  - Potential Large Impact: Yes  
  - Can Impact Be Mitigated by Project Change: No

- Proposed Action will adversely affect groundwater.  
  - Small to Moderate Impact: No  
  - Potential Large Impact: Yes  
  - Can Impact Be Mitigated by Project Change: No

- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.  
  - Small to Moderate Impact: No  
  - Potential Large Impact: Yes  
  - Can Impact Be Mitigated by Project Change: No

- Proposed Action would use water in excess of 20,000 gallons per day.  
  - Small to Moderate Impact: No  
  - Potential Large Impact: Yes  
  - Can Impact Be Mitigated by Project Change: No

- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.  
  - Small to Moderate Impact: No  
  - Potential Large Impact: Yes  
  - Can Impact Be Mitigated by Project Change: No

- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.  
  - Small to Moderate Impact: No  
  - Potential Large Impact: Yes  
  - Can Impact Be Mitigated by Project Change: No

- Proposed Action will allow residential uses in areas without water and/or sewer services.  
  - Small to Moderate Impact: No  
  - Potential Large Impact: Yes  
  - Can Impact Be Mitigated by Project Change: No

- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.  
  - Small to Moderate Impact: No  
  - Potential Large Impact: Yes  
  - Can Impact Be Mitigated by Project Change: No

- Other impacts:  
  - Small to Moderate Impact: No  
  - Potential Large Impact: Yes  
  - Can Impact Be Mitigated by Project Change: No

---

*Development will be required to conform to Article 6 of the SCSC to ensure protection of groundwater and local surface water bodies.*
6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

- [ ] NO  [ ] YES

**Examples** that would apply to column 2
- Proposed Action would change flood water flows
- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts:

```
Increased development resulting from Proposed Action may incrementally increase stormwater runoff volumes & alter patterns in Village downtown area. However, additional recommendation of the Vision Plan includes stormwater management & low impact development techniques.
```

### IMPACT ON AIR

7. Will Proposed Action affect air quality?

- [ ] NO  [ ] YES

**Examples** that would apply to column 2
- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
- Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
- Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU’s per hour.
- Proposed Action will allow an increase in the amount of land committed to industrial use.
- Proposed Action will allow an increase in the density of industrial development within existing industrial areas.
- Other impacts:

### IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

- [ ] NO  [ ] YES

**Examples** that would apply to column 2
- Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.
### Removal of any portion of a critical or significant wildlife habitat.

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### Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.

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### Other impacts:

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9. **Will Proposed Action substantially affect non-threatened or non-endangered species?**

- **NO**
- **YES**

**Examples** that would apply to column 2

- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.

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- Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

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### IMPACT ON AGRICULTURAL LAND RESOURCES

10. **Will Proposed Action affect agricultural land resources?**

- **NO**
- **YES**

**Examples** that would apply to column 2

- The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

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- Construction activity would excavate or compact the soil profile of agricultural land.

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- The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.

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The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).

Other impacts:

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### IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

- NO
- YES

**Examples** that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.

- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.

- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.

- Other impacts:

  □

*Proposed Action designed to protect and enhance the aesthetic qualities of the Village downtown area, by implementing design guidelines and various improvements such as a new pocket park and expansion of Agawam Park.*

### IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

- NO
- YES

**Examples** that would apply to column 2

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.

- Any impact to an archaeological site or fossil bed located within the project site.

- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
### IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

- **NO**
- **YES**

**Examples** that would apply to column 2

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts:

**Proposed Action designed to protect and enhance the Historic District, in its implementation of design guidelines for new, and re-development.**

### IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

- **NO**
- **YES**

List the environmental characteristics that caused the designation of the CEA.

**Examples** that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function or enjoyment of the resource?
- Other impacts:
### IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

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</table>

**Examples** that would apply to column 2
- Alteration of present patterns of movement of people and/or goods. *
- Proposed Action will result in major traffic problems.
- Other impacts:

*Changes to parking in VB District intended to improve availability of parking for visitors, residents and business patrons, and make access for these lots more efficient and convenient.*

### IMPACT ON ENERGY

16. Will Proposed Action affect the community’s sources of fuel or energy supply?

<table>
<thead>
<tr>
<th></th>
<th>1 Small to Moderate Impact</th>
<th>2 Potential Large Impact</th>
<th>3 Can Impact Be Mitigated by Project Change</th>
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</thead>
<tbody>
<tr>
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**Examples** that would apply to column 2
- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts:

### NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

<table>
<thead>
<tr>
<th></th>
<th>1 Small to Moderate Impact</th>
<th>2 Potential Large Impact</th>
<th>3 Can Impact Be Mitigated by Project Change</th>
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<tr>
<td>YES</td>
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</tr>
</tbody>
</table>

**Examples** that would apply to column 2
- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts:
IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.

- Proposed Action may result in the burial of “hazardous wastes” in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)

- Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.

- Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.

- Other impacts:

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<th>2</th>
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<td>Can Impact Be Mitigated by Project Change</td>
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<td>YES</td>
<td>Yes</td>
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IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.

- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.

- Proposed Action will conflict with officially adopted plans or goals.

- Proposed Action will cause a change in the density of land use.

- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.

- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)

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</table>

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%. 

- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.

- Proposed Action will conflict with officially adopted plans or goals.

- Proposed Action will cause a change in the density of land use.

- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.

- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)

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</thead>
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<td>Potential Large Impact</td>
<td>Can Impact Be Mitigated by Project Change</td>
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<td>Yes</td>
</tr>
<tr>
<td>YES</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>
• Proposed Action will set an important precedent for future projects. *

• Proposed Action will create or eliminate employment.

• Other impacts:

<table>
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<th>2 Potential Large Impact</th>
<th>3 Can Impact Be Mitigated by Project Change</th>
</tr>
</thead>
<tbody>
<tr>
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*Proposed Action intended to protect and enhance existing aesthetic character of VB District, and establishment standards for future development that will conform to the existing Village character.

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

| NO | YES |

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3
Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.

2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).

3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(see Expanded EAF)
APPENDIX C

Build Out Analysis Figure and Spreadsheet
FIGURE 1
VILLAGE CENTER BUILD-OUT ANALYSIS SITES

Legend

- Village Business District
- Sites with Potential for Additional Development

Sources: Suffolk County Real Property Tax Maps
Village Zoning Map and NYS GIS Orthoimagery Program, 2010
Scale: 1 inch = 400 feet
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<th>Plot No.</th>
<th>Street Name</th>
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<th>Street Category</th>
<th>Building Existing</th>
<th>Existing Structure</th>
<th>Estimated Ground Floor Area</th>
<th>Existing Building - Below Grade</th>
<th>Floor Area (SF)</th>
<th>GFA (70%)</th>
<th>GFA (100%)</th>
<th>^R</th>
<th>^C</th>
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Existing Code Baseline

Potential Expansion in 2 Stages

Potential Expansion in 3 Stages

Potential Expansion in 4 Stages

Existing Area

Estimated GFA

Incorporated in

Adopted Width/Height Finding Code

Test Changes for the Major Modes of Use

Adoption of Dwellings Lodging Code

Urban Plan for the Major Modes of Use

Expanded EAP

Appendix C
<table>
<thead>
<tr>
<th>Name</th>
<th>Lot A (SF)</th>
<th>Lot B (SF)</th>
<th>Existing parking lot</th>
<th>Area of parking required based on Zoning Code</th>
<th>Required parking spaces</th>
<th>Emplacement included in the parking lot?</th>
<th>Emplacement area for required parking spaces</th>
<th>Proposed parking spaces</th>
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**Notes:**
- **Main Street:**
  - 30 Main St.:
    - Lot A: 3,649 SF
    - Lot B: 341 SF
    - Existing parking lot: 776 SF
    - Proposed parking spaces: 240 SF
  - 20 Main St.:
    - Lot A: 3,649 SF
    - Lot B: 341 SF
    - Existing parking lot: 776 SF
    - Proposed parking spaces: 240 SF
APPENDIX D

Trip Generation Calculation
Summary of Trip Generation Calculation
For 16,059 Th. Sq. Ft. GLA of Shopping Center
February 04, 2013

<table>
<thead>
<tr>
<th></th>
<th>Average Rate</th>
<th>Standard Deviation</th>
<th>Adjustment Factor</th>
<th>Driveway Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg. Weekday 2-Way Volume</td>
<td>128.81</td>
<td>0.00</td>
<td>1.00</td>
<td>2068</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Enter</td>
<td>1.99</td>
<td>0.00</td>
<td>1.00</td>
<td>32</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Exit</td>
<td>1.27</td>
<td>0.00</td>
<td>1.00</td>
<td>20</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Total</td>
<td>3.26</td>
<td>0.00</td>
<td>1.00</td>
<td>52</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Enter</td>
<td>5.70</td>
<td>0.00</td>
<td>1.00</td>
<td>92</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Exit</td>
<td>5.93</td>
<td>0.00</td>
<td>1.00</td>
<td>95</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Total</td>
<td>11.63</td>
<td>0.00</td>
<td>1.00</td>
<td>187</td>
</tr>
<tr>
<td>AM Pk Hr, Generator, Enter</td>
<td>0.00</td>
<td>0.00</td>
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<td>0</td>
</tr>
<tr>
<td>AM Pk Hr, Generator, Exit</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>AM Pk Hr, Generator, Total</td>
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<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>PM Pk Hr, Generator, Enter</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>PM Pk Hr, Generator, Exit</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>PM Pk Hr, Generator, Total</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>Saturday 2-Way Volume</td>
<td>181.78</td>
<td>0.00</td>
<td>1.00</td>
<td>2919</td>
</tr>
<tr>
<td>Saturday Peak Hour Enter</td>
<td>8.45</td>
<td>0.00</td>
<td>1.00</td>
<td>136</td>
</tr>
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<td>Saturday Peak Hour Exit</td>
<td>7.60</td>
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<td>1.00</td>
<td>125</td>
</tr>
<tr>
<td>Saturday Peak Hour Total</td>
<td>16.25</td>
<td>0.00</td>
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<td>261</td>
</tr>
<tr>
<td>Sunday 2-Way Volume</td>
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<td>1.00</td>
<td>4465</td>
</tr>
<tr>
<td>Sunday Peak Hour Enter</td>
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<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>Sunday Peak Hour Exit</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>Sunday Peak Hour Total</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume: \( \ln(T) = 0.65\ln(X) + 5.83, R^2 = 0.78 \)

7-9 AM Peak Hr. Total: \( \ln(T) = 0.59\ln(X) + 2.32 \)
\( R^2 = 0.52, 0.61 \) Enter, 0.39 Exit

4-6 PM Peak Hr. Total: \( \ln(T) = 0.67\ln(X) + 3.37 \)
\( R^2 = 0.81, 0.49 \) Enter, 0.51 Exit

AM Gen Pk Hr. Total: 0
\( R^2 = 0, 0 \) Enter, 0 Exit

PM Gen Pk Hr. Total: 0
\( R^2 = 0, 0 \) Enter, 0 Exit

Sat. 2-Way Volume: \( \ln(T) = 0.63\ln(X) + 6.23, R^2 = 0.82 \)

Sat. Pk Hr. Total: \( \ln(T) = 0.65\ln(X) + 3.76 \)
\( R^2 = 0.83, 0.52 \) Enter, 0.48 Exit

Sun. 2-Way Volume: \( T = 15.63(X) + 4214.46, R^2 = 0.52 \)

Sun. Pk Hr. Total: 0
\( R^2 = 0, 0 \) Enter, 0 Exit

Source: Institute of Transportation Engineers

TRIP GENERATION BY MICROTRANS
Summary of Trip Generation Calculation
For 16,059 Th. Sq. Ft. GFA of Medical-Dental Office Building
February 04, 2013

<table>
<thead>
<tr>
<th></th>
<th>Average Rate</th>
<th>Standard Deviation</th>
<th>Adjustment Factor</th>
<th>Driveway Volume</th>
</tr>
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<tbody>
<tr>
<td>Avg. Weekday 2-Way Volume</td>
<td>36.13</td>
<td>10.18</td>
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<td>580</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Enter</td>
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<td>0.00</td>
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<td>29</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Exit</td>
<td>0.48</td>
<td>0.00</td>
<td>1.00</td>
<td>8</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Total</td>
<td>2.30</td>
<td>1.88</td>
<td>1.00</td>
<td>37</td>
</tr>
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<td>4-6 PM Peak Hour Enter</td>
<td>0.93</td>
<td>0.00</td>
<td>1.00</td>
<td>15</td>
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<tr>
<td>4-6 PM Peak Hour Exit</td>
<td>2.53</td>
<td>0.00</td>
<td>1.00</td>
<td>41</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Total</td>
<td>3.46</td>
<td>2.50</td>
<td>1.00</td>
<td>56</td>
</tr>
<tr>
<td>AM Pk Hr, Generator, Enter</td>
<td>2.39</td>
<td>0.00</td>
<td>1.00</td>
<td>38</td>
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<tr>
<td>AM Pk Hr, Generator, Exit</td>
<td>1.23</td>
<td>0.00</td>
<td>1.00</td>
<td>20</td>
</tr>
<tr>
<td>AM Pk Hr, Generator, Total</td>
<td>3.62</td>
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<td>1.00</td>
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<tr>
<td>PM Pk Hr, Generator, Enter</td>
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<td>1.00</td>
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</tr>
<tr>
<td>PM Pk Hr, Generator, Exit</td>
<td>2.67</td>
<td>0.00</td>
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<td>43</td>
</tr>
<tr>
<td>PM Pk Hr, Generator, Total</td>
<td>4.45</td>
<td>2.50</td>
<td>1.00</td>
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<td>Saturday 2-Way Volume</td>
<td>8.96</td>
<td>9.17</td>
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<tr>
<td>Saturday Peak Hour Enter</td>
<td>2.07</td>
<td>0.00</td>
<td>1.00</td>
<td>33</td>
</tr>
<tr>
<td>Saturday Peak Hour Exit</td>
<td>1.56</td>
<td>0.00</td>
<td>1.00</td>
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</tr>
<tr>
<td>Saturday Peak Hour Total</td>
<td>3.63</td>
<td>1.93</td>
<td>1.00</td>
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</tr>
<tr>
<td>Sunday 2-Way Volume</td>
<td>1.55</td>
<td>1.80</td>
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<td>25</td>
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<tr>
<td>Sunday Peak Hour Enter</td>
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<tr>
<td>Sunday Peak Hour Exit</td>
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<td>Sunday Peak Hour Total</td>
<td>0.40</td>
<td>0.00</td>
<td>1.00</td>
<td>6</td>
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</tbody>
</table>

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers

TRIP GENERATION BY MICROTRANS
Summary of Trip Generation Calculation
For 16 Dwelling Units of Apartments
February 04, 2013

<table>
<thead>
<tr>
<th></th>
<th>Average Rate</th>
<th>Standard Deviation</th>
<th>Adjustment Factor</th>
<th>Driveway Volume</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg. Weekday 2-Way Volume</td>
<td>13.78</td>
<td>0.00</td>
<td>1.00</td>
<td>221</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Enter</td>
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<td>0.00</td>
<td>1.00</td>
<td>2</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Exit</td>
<td>0.58</td>
<td>0.00</td>
<td>1.00</td>
<td>9</td>
</tr>
<tr>
<td>7-9 AM Peak Hour Total</td>
<td>0.72</td>
<td>0.00</td>
<td>1.00</td>
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</tr>
<tr>
<td>4-6 PM Peak Hour Enter</td>
<td>1.07</td>
<td>0.00</td>
<td>1.00</td>
<td>17</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Exit</td>
<td>0.58</td>
<td>0.00</td>
<td>1.00</td>
<td>9</td>
</tr>
<tr>
<td>4-6 PM Peak Hour Total</td>
<td>1.65</td>
<td>0.00</td>
<td>1.00</td>
<td>26</td>
</tr>
<tr>
<td>AM Pk Hr, Generator, Enter</td>
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<td>0.00</td>
<td>1.00</td>
<td>3</td>
</tr>
<tr>
<td>AM Pk Hr, Generator, Exit</td>
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<td>0.00</td>
<td>1.00</td>
<td>8</td>
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<tr>
<td>AM Pk Hr, Generator, Total</td>
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<td>11</td>
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<td>PM Pk Hr, Generator, Enter</td>
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<td>0.00</td>
<td>1.00</td>
<td>15</td>
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<tr>
<td>PM Pk Hr, Generator, Exit</td>
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<td>0.00</td>
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<tr>
<td>PM Pk Hr, Generator, Total</td>
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<td>1.00</td>
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<tr>
<td>Saturday 2-Way Volume</td>
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</tr>
<tr>
<td>Saturday Peak Hour Exit</td>
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</tr>
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<td>Saturday Peak Hour Total</td>
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<tr>
<td>Sunday 2-Way Volume</td>
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<td>2</td>
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</tr>
<tr>
<td>Sunday Peak Hour Exit</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
<tr>
<td>Sunday Peak Hour Total</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0</td>
</tr>
</tbody>
</table>

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume: \( T = 6.06(X) + 123.56, R^2 = 0.87 \)
7-9 AM Peak Hr. Total: \( T = 0.49(X) + 3.73 \)
4-6 PM Peak Hr. Total: \( T = 0.55(X) + 17.65 \)
AM Gen Pk Hr. Total: \( T = 0.54(X) + 2.45 \)
PM Gen Pk Hr. Total: \( T = 0.6(X) + 14.91 \)
Sat. 2-Way Volume: \( T = 7.85(X) + -256.19, R^2 = 0.85 \)
Sat. Pk Hr. Total: \( T = 0.41(X) + 19.23 \)
Sun. 2-Way Volume: \( T = 6.42(X) + -101.12, R^2 = 0.82 \)
Sun. Pk Hr. Total: \( T = \) 0


TRIP GENERATION BY MICROTRANS