



# 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



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February 2013



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Village of Southampton, Town of Southampton  
Suffolk County, New York

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*Date:* February 4, 2013

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- B Full Environmental Assessment Form (EAF) Parts I and II**
- C Build Out Analysis Figure and Spreadsheet**
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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)<sup>1</sup>. 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.

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<sup>1</sup> The Vision Plan was prepared by EE&K, affiliated with Perkins Eastman, Architects; consultants to the Village.



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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.



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**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 property 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



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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



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or infill occur. The analysis therefore establishes a baseline of existing development, and projects a “build out” of “soft sites”<sup>2</sup> 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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<sup>2</sup> 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

Dimensional Requirements	Current	Proposed
Lot Coverage	70%	70%
Maximum Coverage, 1-story building	10,000 SF	n/a
Maximum Coverage, 2-story building	7,500 SF	n/a
Maximum Building Depth, from front property line (on Jobs Lane, Main St. or North Main St.)	n/a	75 feet
Maximum Building Depth, from front property line (other than on Jobs Lane, Main St. or North Main St.)	n/a	120 feet
Lot Width	20 feet	20 feet
Maximum Height/Stories within a designated historic district	35 feet, 2½ stories	35 feet 2½ stories
Maximum Height/Stories outside of a designated historic district	35 feet, 2½ stories	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. <sup>3</sup>
Maximum Height, 1-story building	n/a	20 feet
Height based upon height of adjacent buildings	n/a	New standards to promote variability including for single story buildings <sup>4</sup>
Minimum Front Yard	10 feet (or average of adjacent buildings where the average front yard is less than 10 feet)	None
Maximum Front Yard for 1-story building or first floor of multi-story building	n/a	3 feet
Span of Principal Building (minimum)	n/a	90% of frontage
Maximum Front Yard for upper stories	n/a	8 feet beyond 1st floor setback
Minimum Side Yard	0 feet or 15 feet, where provided	0 feet
Minimum Rear Yard	35 feet	Depends upon allowable maximum building depth <sup>5</sup>

<sup>3</sup> 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.

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

<sup>5</sup> 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.



**Table 2**  
**Zoning Text Comparison**  
Changes in Use Regulations for the VB District

Use Regulations	Current	Proposed
Apartments	Not permitted	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)
Medical Arts	Permitted	Permitted on upper floors only on Main Street and Jobs Lane and on all floors on other streets.
Auditorium, meeting hall	Not permitted	Special Exception Use
Hotel, motel, transient	Not permitted	Special exception use limited to property located outside a designated historic district
Offices	Permitted	Permitted on upper floors only on Main Street and Jobs Lane and on all floors on other streets.
Home occupation other than home office, home professional office, private swimming pool	Permitted	Special exception accessory uses.

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.



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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.<sup>6</sup>

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<sup>6</sup> 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<sup>7</sup>. **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 3<sup>rd</sup> 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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<sup>7</sup> 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



- 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<sup>8</sup>.
- 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)<sup>9</sup> 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.<sup>10</sup> 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 soft sites, the maximum GFA could not be accommodated in a 1, 2 or 2½ story building; however, with the addition of a full 3<sup>rd</sup> 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 3<sup>rd</sup> 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

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<sup>8</sup> 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.

<sup>9</sup> 5% of site area was allocated for other amenities.

<sup>10</sup> 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)<sup>11</sup> 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**).

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<sup>11</sup> Ratio of the floor area of building space to the area of the site.



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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%<sup>12</sup> of the possible gross floor area for the sites studied.

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<sup>12</sup> 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**  
**Impact Assessment Matrix**  
Potential Additional Use in the VB District

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

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.



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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 upon 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 re-developed 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 3<sup>rd</sup> 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. The 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 redevelopment 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



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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.



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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.



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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<sup>13</sup> 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

<sup>13</sup> 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.<sup>14</sup>

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.

***Impact on Growth and Character of Community or Neighborhood - 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%.*

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:

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.

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<sup>14</sup> 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.



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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



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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.



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*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 and we 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



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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



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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.



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- 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.



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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.



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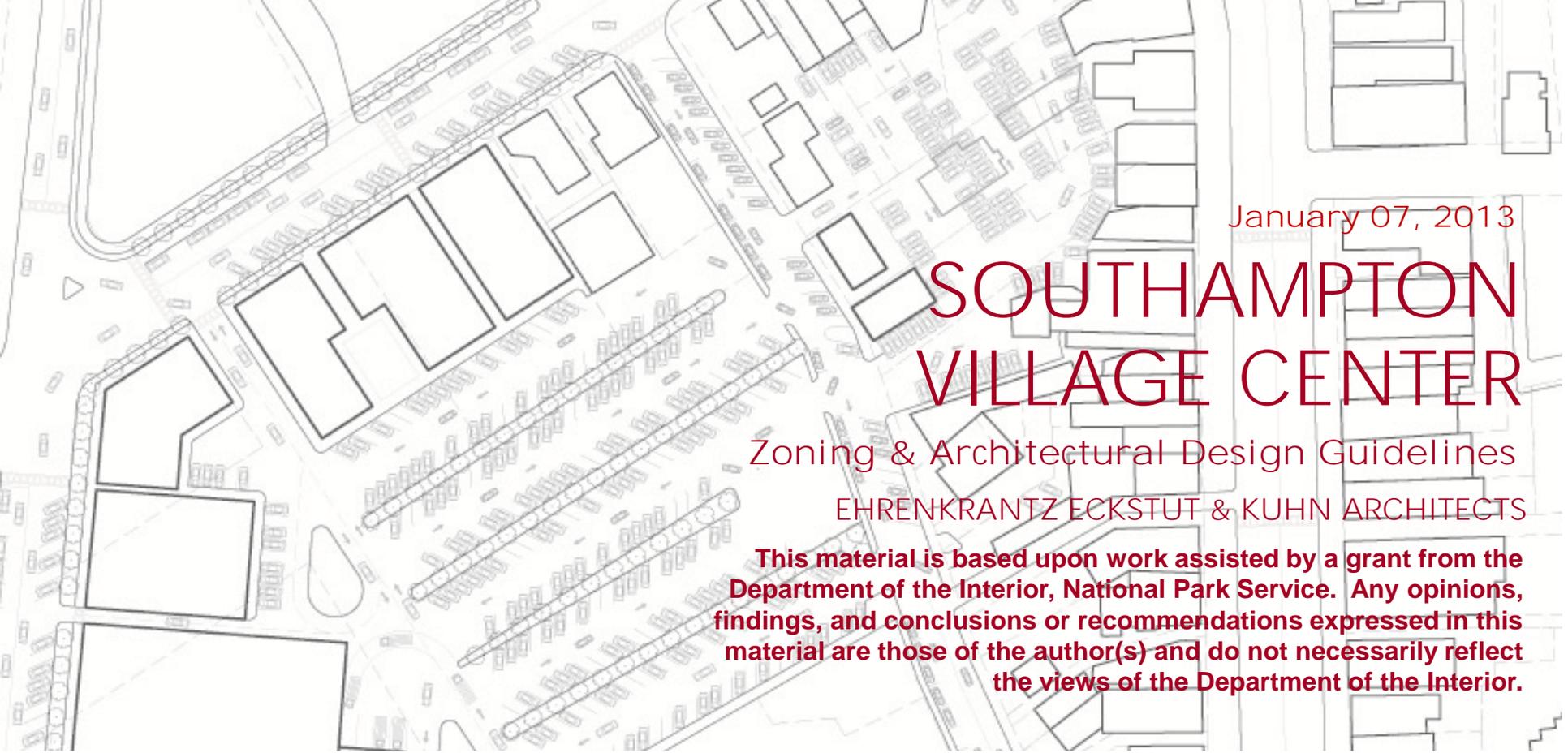
**APPENDICES**



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## **APPENDIX A**

### **Proposed Zoning Code Modifications**

An architectural site plan of the Southampton Village Center. The plan shows a grid of streets with various building footprints, parking lots, and pedestrian paths. The buildings are drawn in simple black outlines, and the parking spaces are marked with small car icons. The overall layout is a mix of residential and commercial structures.

January 07, 2013

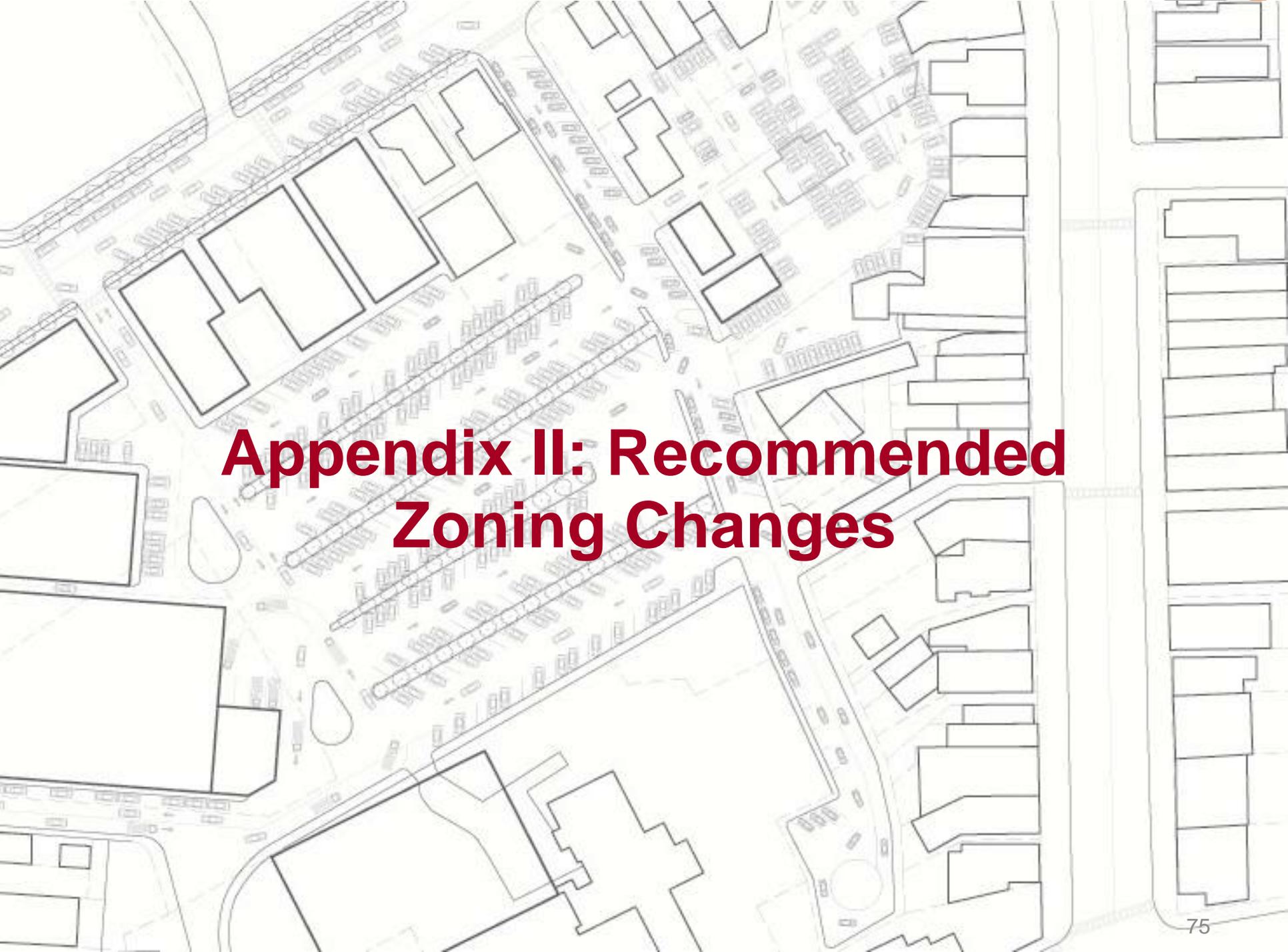
# SOUTHAMPTON VILLAGE CENTER

Zoning & Architectural Design Guidelines

EHRENKRANTZ ECKSTUT & KUHN ARCHITECTS

**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



	VB Village Business <sup>4</sup>
1. Lot area Minimum (square feet) Minimum per dwelling unit (square feet)	
2. Lot coverage, maximum coverage by main and accessory buildings and structures (percent)	
3. Lot width, minimum (feet)	
4. Height, Maximum Stories Feet	
5. Yards, principal building, minimum (feet) Front Side, minimum for 1 Side, total for both on interior lot Side, abutting side street on corner lot (on the street designated by the planning Board) Rear	
6. Yards, accessory buildings and structures, minimum (feet) Distance from street Distance from rear line Distance from side line	
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:

<sup>4</sup> Dimensional regulations in the VB District are set forth in § 116-11.3.



	VB Village Business
A. Residential uses	
7. Apartments on upper floors in the VB District	SE
C. General Community Facilities	
6. Medical arts building	P <sup>2</sup>
D. Business Uses	
3. Auditorium, meeting hall	SE
12. Hotel, motel, transient	SE <sup>3</sup>
18. Office: business, utility or professional (except that offices and facilities for veterinarians are prohibited in the HA Hospital Accessory District)	P <sup>2</sup>
32. Offices for a licensed health-care professional (except that offices and facilities for veterinarians are prohibited in the HA Hospital Accessory District)	P <sup>2</sup>
F. Accessory Uses	
3. Home occupation other than home professional office	SE
4. Home professional office	SE
9. Private swimming pool	SE

<sup>2</sup> Permitted on upper floors only on Main Street and Jobs Lane, and on all floors on other streets.

<sup>3</sup> 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.



- (4) Where a drainage easement is required, front yard setback shall be measured from the easement.
- (5) Maximum front yard setback for upper stories is eight feet beyond the first story setback.
- (6) Recesses to accommodate entrances shall be a minimum of three feet and a maximum of twelve feet in depth and shall be provided at intervals of no more than 45 feet.

## **§ 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.



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## **APPENDIX B**

### **Full Environmental Assessment Form (EAF) Parts I and II**

**617.20**  
**Appendix A**  
**State Environmental Quality Review**  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**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*

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Name of Action

*Village of Southampton Board of Trustees*

---

Name of Lead Agency

*Hon. Mark Epley*

*Mayor*

---

Print or Type Name of Responsible Officer in Lead Agency

---

Title of Responsible Officer

---

Signature of Responsible Officer in Lead Agency

---

Signature of Preparer (If different from responsible officer)

---

Date

## 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*

Name of Action *Guidelines Under the Vision Plan for the Village Center*

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.*

**Please Complete Each Question--Indicate N.A. if not applicable**

**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	<u>±60</u> acres	<u>±60</u> acres
Other (Indicate type) <u>Landscaped areas, public space</u>	<u>±15</u> acres	<u>±15</u> acres

3. What is predominant soil type(s) on project site? *Urban Land, Bridgehampton Silt Loam*

- a. Soil drainage:  Well drained 100% 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 1,000± (in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% 100%     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*



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: N/A 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 \* *\*unknown at present*

10. Number of jobs eliminated by this project 0.

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:**

			Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Adoption of Zoning Text</u>	_____
			<u>Amendments</u>	_____
			_____	_____
City, Town, Village Planning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, County Health Department	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Other Local Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
State Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____

**C. Zoning and Planning Information**

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

If Yes, indicate decision required:

- |  |   |   |                                      |
|--|---|---|--------------------------------------|
| <input checked="" type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance    | <input checked="" type="checkbox"/> New/revision of master plan | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site plan                   | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan               | <input type="checkbox"/> 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? \_\_\_\_\_

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.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

### 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%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

*Proposed Action will enable increased development in Village downtown in a pattern consistent with the historic character of Main Street and Job's Lane.*

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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
------------------------	--------------------------	--------------------------	--

**Impact on Water**

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Extension of utility distribution facilities through a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated freshwater or tidal wetland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction of a body of water that exceeds 10 acres of surface area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No



1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

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                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion.                   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

*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.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use.                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas.               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• 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).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

*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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1	2	3
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change
• Other impacts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

**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. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • A major reduction of an open space important to the community.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

*Proposed Action designed to increase open spaces and recreational opportunities in Village downtown area, in its implementing of design guidelines for new 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?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quantity of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quality of the resource?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will impact the use, function or enjoyment of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

**IMPACT ON TRANSPORTATION**

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

NO       YES

**Examples** that would apply to column 2

- |  |                                     |                          |                              |                             |
|--|-------------------------------------|--------------------------|------------------------------|-----------------------------|
| • Alteration of present patterns of movement of people and/or goods. * | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in major traffic problems.               | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

*\*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?

NO       YES

**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.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

**NOISE AND ODOR IMPACT**

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

NO       YES

**Examples** that would apply to column 2

- |  |                          |                          |                              |                             |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Blasting within 1,500 feet of a hospital, school or other sensitive facility.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Odors will occur routinely (more than one hour per day).   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will remove natural barriers that would act as a noise screen.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |



	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects. *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

*\*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)*



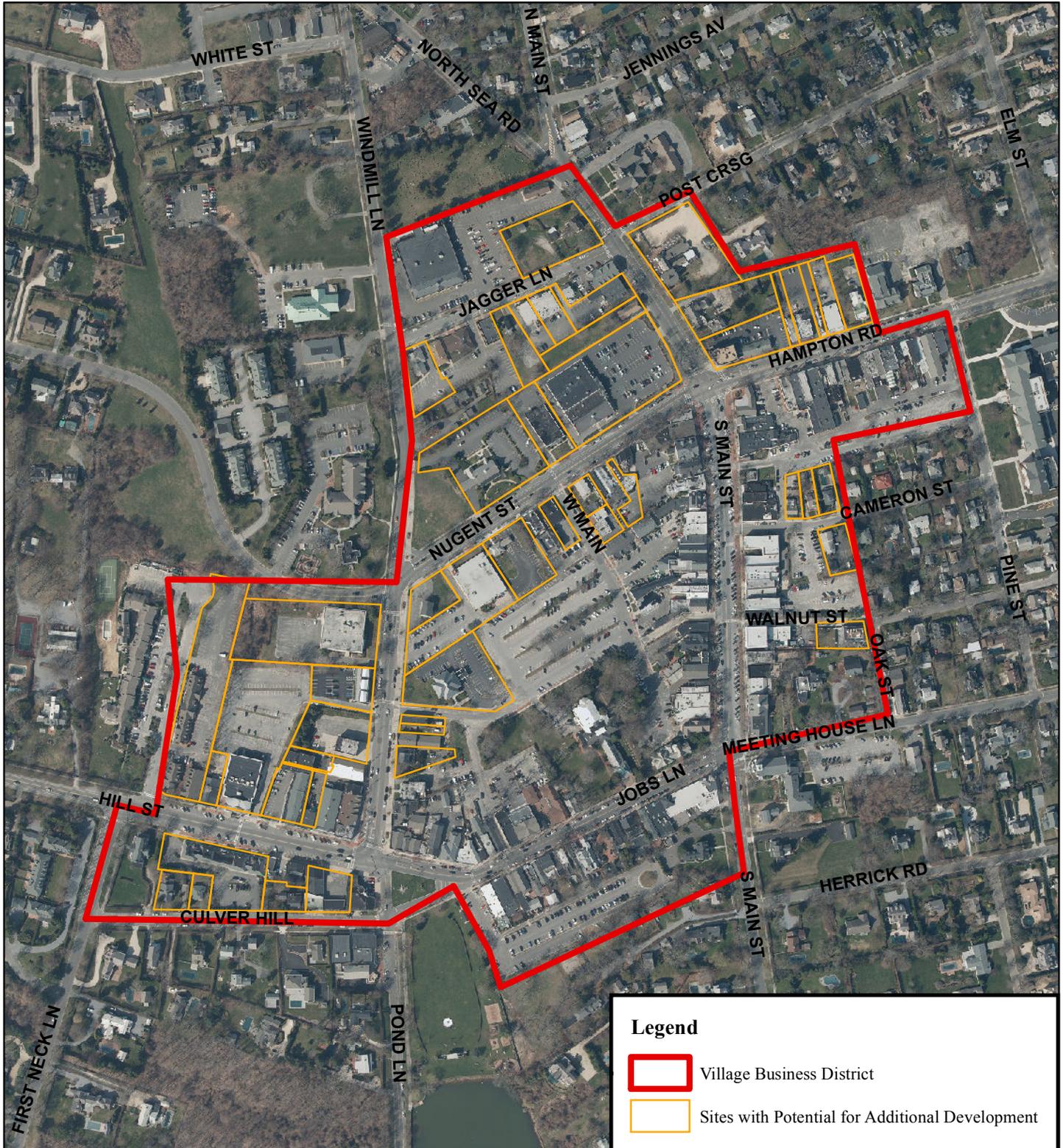
**Adoption of Village Zoning Code  
Text Changes for the Village Business (VB) District  
and Adoption of Design Guidelines Under the  
Vision Plan for the Village Center  
Expanded EAF**

## **APPENDIX C**

### **Build Out Analysis Figure and Spreadsheet**



**FIGURE 1**  
**VILLAGE CENTER BUILD-OUT ANALYSIS SITES**



Sources: Suffolk County Real Property Tax Maps  
Village Zoning Map and NYS GIS Orthoimagery Program, 2010  
Scale: 1 inch = 400 feet



Existing Code Buildout

Tax Map No.	Street Address	Lot Area (SF)	Street Frontage	Lot Depth	Lot Width	Estimated Existing Building Footprint	Existing Stories	Estimated existing GFA (based upon stories times footprint)	Existing Parking Stalls (estimated)	Existing parking stalls or max required by code (whichever is less)	Max coverage (70%)	Allowable SCSC Sanitary Flow per acre	Allowable sanitary flow per parcel ( assigns 300 gpd for single & separately owned lots)	Maximum possible GFA (accounts for SCSC and Zoning)	Maximum Additional GFA over existing (if negative, no expansion potential)	Required parking stalls for additional floor area	Total parking required (Includes any existing)	Area required for parking at 350 sf per stall or 200 sf per stall for less than or = to 10 stalls	One story building with parking area coverage	5% of site for site amenities (landscaping, walks, dumpsters, etc.)	Total building, parking and other coverage	Will the max GFA fit in a one story building?	Building footprint with parking and amenities if constructed GFA on one or 2 floors	Will the max GFA fit in a 2 story building?	Increase over existing (GFA) in a 1 or 2 story building	Total building footprint, parking, and amenities if constructed in a 2.5 story building	Will the max GFA fit in a 2.5 story building?	The maximum GFA possible on the site in a 2.5 story building with parking and amenities.	Required parking for additional GFA, including any required existing	Parking for additional area	Max footprint (GFA/2.5) for a two and a half story building	Total area of building footprint with parking and 5% for amenities assuming a 2.5 story building	if zero, a two and a half story building of this size works - if positive, this is the area left over	Potential Expansion Over Existing Floor Area				
No Potential Expansion																																						
6-1-8	71 Hill Street	74,495	116	643	121	16,350	2	32,700	100	100	52,146	300	513	17,102	(15,598)	-	-	-																				
6-1-10	43 Hill Street	84,762	132	434	238	14,345	2	28,690	111	111	59,333	300	584	19,459	(9,232)	-	-	-																				
6-1-11	55 Windmill Lane	71,463	221	401	180	14,100	2	28,200	0	0	50,024	300	492	16,406	(11,794)	-	-	-																				
6-2-10	111 Main Street	81,971	575	223	371	23,000	1	23,000	90	90	57,380	300	565	18,818	(4,182)	-	-	-																				
6-3-13	136 Main Street	48,759	430	253	195	8,900	1, 2 & 3	13,375	0	0	34,131	300	336	11,193	(2,182)	-	-	-																				
6-3-19.1	1 Hampton Road	24,423	319	105	235	7,200	1 & 2	10,650	50	50	17,096	300	300	10,000	(650)	-	-	-																				
6-3-20	126 Main Street	31,029	176	267	116	7,350	1, 2 & 3	14,025	0	0	21,720	300	300	10,000	(4,025)	-	-	-																				
14-3-11	16 Hill Street	15,054	255	121	126	8,600	1	11,180	0	0	10,538	600	300	10,000	(1,180)	-	-	-																				
Potential Expansion in 1 or 2 stories																																						
6-5-24.1	30 Wall Street	10,698	134	72	76	3,238	3	9,714	0	0	7,489	600	300	10,000	286	2	2	400	10,400	535	10,935	no	5,935	yes	286												286	
6-1-20.1	25 Hill Street (includes lots 17.1 and 18 area)	23,827	117	159	108	7,715	1	7,715	15	15	16,679	300	300	10,000	2,285	13	28	9,800	19,800	1,191	20,991	yes	15,991	yes	2,285												2,285	
6-2-3	159 Main Street	35,466	400	149	237	3,664	2	7,328	0	0	24,826	300	300	10,000	2,672	15	15	5,250	15,250	1,773	17,023	yes	12,023	yes	2,672												2,672	
6-2-11	39 Nugent Street	21,157	94	226	94	7,256	1	7,256	20	20	14,810	300	300	10,000	2,744	16	36	12,600	22,600	1,058	23,658	no	18,658	yes	2,744													2,744
6-2-9	131 Main Street	17,359	54	325	54	3,507	2	7,014	0	0	12,151	300	300	10,000	2,986	17	17	5,950	15,950	868	16,818	yes	11,818	yes	2,986												2,986	
6-1-15.1	25 Windmill Lane	28,402	147	200	143	2,958	2	5,917	0	0	19,881	300	300	10,000	4,083	23	23	8,050	18,050	1,420	19,470	yes	14,470	yes	4,083												4,083	
6-2-13.2	65 Nugent Street	60,992	304	232	325	5,369	1	5,369	47	30	42,694	300	420	14,002	8,633	48	78	27,239	41,241	3,050	44,290	yes	37,289	yes	8,633											8,633		
14-3-7.2	32 Hill Street	40,757	455	177	306	12,612	1	12,612	36	36	28,530	600	561	18,713	6,102	34	70	24,500	43,213	2,038	45,251	no	35,894	yes	6,102												6,102	
6-2-15	82 Nugent Street	47,077	267	193	354	13,565	1	13,565	45	45	32,954	600	648	21,615	8,049	45	90	31,500	53,115	2,354	55,469	no	44,661	yes	8,049													8,049
Potential Expansion in 2.5 stories																																						
7-1-27	45 Hampton Road	15,968	80	111	81	3,211	1 & 2	4,500	0	0	11,178	300	300	10,000	5,500	31	31	10,850	20,850	798	21,648	no	16,648	no	next test	15,648	yes										5,500	
Potential Expansion in 2.5 stories (with reductions in max GFA)																																						
6-2-6	30 Jagger Lane	16,103	55	229	78	1,150	2	2,299	0	0	11,272	300	300	10,000	7,701	43	43	15,050	25,050	805	25,855	no	20,855	no	next test	19,855	no	8,432	34	11,925	3,373	16,103	-		6,133			
6-2-18	76 Nugent Street	25,263	133	193	132	1,864	1	1,864	7	7	17,684	600	348	11,599	9,735	55	62	21,700	33,299	1,263	34,563	no	28,763	no	next test	27,603	no	10,738	56	19,705	4,295	25,263	-		8,874			
6-2-16	46 Windmill Lane	44,561	84	279	223	4,713	1	4,713	37	26	31,193	600	614	20,460	15,747	88	114	39,964	60,424	2,228	62,652	no	52,422	no	next test	50,376	no	18,057	100	35,110	7,223	44,561	-		13,344			
6-1-13.1	49 Windmill Lane	20,135	125	177	114	2,516	2	5,033	29	28	14,095	300	300	10,000	4,967	28	56	19,586	29,586	1,007	30,593	no	25,593	no	next test	24,593	no	8,159	45	15,865	3,264	20,135	-		3,126			
6-2-4.1	60 Jagger Lane	16,713	258	177	115	2,745	1	2,745	15	15	11,699	300	300	10,000	7,255	41	56	19,600	29,600	836	30,436	no	25,436	no	next test	24,436	no	6,810	38	13,154	2,724	16,713	-		4,065			
6-2-7.2	137 Main Street	16,357	97	198	152	448	1	448	15	2	11,450	300	300	10,000	9,552	54	56	19,771	29,771	818	30,589	no	25,589	no	next test	24,589	no	6,628	37	12,888	2,651	16,357	-		6,180			
14-3-3	61 Culver Street	10,288	99	111	92	2,684	1 & 2	4,750	0	0	7,202	600	300	10,000	5,250	30	30	10,500	20,500	514	21,014	no	16,014	no	next test	15,014	no	8,108	19	6,530	3,243	10,288	-		3,358			
6-5-8	28 Cameron Street	10,972	82	135	81	2,672	1 & 2	4,000	0	0	7,680	600	300	10,000	6,000	34	34	11,900	21,900	549	22,449	no	17,449	no	next test	16,449	no	7,764	21	7,318	3,105	10,972	-		3,764			
15-1-4	22 Windmill Lane	9,462	93	170	60	2,634	2	5,268	0	0	6,624	600	300	10,000	4,732	27	27	9,450	19,450	473	19,923	no	14,923	no	next test	13,923	no	8,204	16	5,708	3,282	9,462	-		2,935			
6-1-9	51 Hill Street	7,448	51	150	50	3,963	2	7,926	4	4	5,214	300	300	10,000	2,074	12	16	5,600	15,600	372	15,972	no	10,972	no	next test	9,972	no	9,005	10	1,999	3,602	5,973	1,475		1,079			
6-3-17.5	27 Hampton Road	12,747	60	218	60	2,283	1	2,283	0	0	8,923	300	300	10,000	7,717	43	43	15,050	25,050	637	25,687	no	20,687	no	next test	19,687	no	7,059	27	9,286	2,824	12,747	-		4,776			
6-3-17.1	31 Hampton Road	11,296	56	220	52	3,040	1	3,040	0	0	7,907	300	300	10,000	6,960	39	39	13,650	23,650	565	24,215	no	19,215	no	next test	18,215	no	7,098	23	7,892	2,839	11,296	-		4,059			
14-3-10	23 Culver Street	9,582	126	72	123	1,999	2	3,999	0	0	6,707	600	300	10,000	6,001	34	34	11,900	21,900	479	22,379	no	17,379	no	next test	16,379	no	7,199	18	6,223	2,880	9,582	-		3,200			
6-2-14	60 Windmill Lane	14,063	226	101	150	1,439	2	2,878	11	11	9,844	600	300	10,000	7,122	40	51	17,850	27,850	703	28,553	no	23,553	no	next test	22,553	no	6,444	31	10,783	2,577	14,063	-		3,565			
6-2-7.4	24 Jagger Lane	11,021	71	159	70	4,708	1	4,708	10	10	7,714	300	300	10,000	5,292	30	40	14,000	24,000	551	24,551	no	19,551	no	next test	18,551	no	6,878	22	7,719	2,751	11,021	-		2,170			
6-2-29.1	30 Nugent Street	7,570	142	187	62	3,303	1	3,303	0	0	5,299	600	300	10,000	6,697	38	38	13,300	23,300	379	23,679	no	18,679	no	next test	17,679	no	5,807	14	4,869	2,323	7,570	-		2,504			
6-3-17.4	29 Hampton Road	5,672	23	218	27	1,426	1	1,426	0	0	3,970	300	300	9,926	8,500	48	48	16,800	26,726	284	27,010	no	22,047	no	next test	21,054	no											

Proposed Code Buildout

Tax Map No.	Street Address	Lot Area (SF)	Street Frontage	Lot Depth	Lot Width	Estimated Existing Building Footprint	Existing Stories	Estimated existing GFA (based upon stories times footprint)	Existing Parking Stalls (estimated)	Existing parking stalls or max required by code (whichever is less)	Buildable Depth (if the depth of the lot is less than 120' - the depth of the lot results)	Maximum building coverage at 120 depth (uses lot width where street frontage is less than lot width)	Coverage at 70 percent	Max coverage (if max based upon 120' depth is > 70%, than max is capped at 70 percent)	Allowable SCSC Sanitary Flow per acre (GPD)	Allowable sanitary flow (assigns 300 gpd for smaller single & separate lots)	Maximum possible GFA (accounts for SCSC and Zoning)	Maximum Additional GFA over existing (if negative, no expansion potential)	Required parking stalls for additional floor area	Total parking required (includes any existing)	Area required for parking at 350 sf per stall or 200 sf per stall for less than or = to 10 stalls	One story building and parking area coverage	5% of site for site amenities (landscaping, walks, dumpsters, etc.)	Total building, parking and amenities coverage	Will the max GFA fit on one story?	Building footprint with parking and amenities if constructed GFA on one or 2 floors	Will the max GFA fit in a 2 story building?	Increase over existing (GFA) in a 1 or 2 story building	Building footprint with parking and amenities for 3 story building	Does the maximum GFA work in a 3 story building?	The maximum GFA possible on the site in a 3 story building with parking and amenities.	Required parking for additional GFA including any required existing	Parking for additional area	Total area of building footprint with parking and 5% for amenities assuming a 3 story building	If zero, a three story building of this size works - if positive, this is the area left over	Potential Expansion Over Existing Floor Area	
No Potential Expansion																																					
6-1-8	71 Hill Street	74,495	116	643	121	16,350	2	32,700	100	100	120.0	73,910	52,146	52,146	300	513	17,102	(15,598)	-	-	-																0
6-1-10	43 Hill Street	84,762	132	434	238	14,345	2	28,690	111	111	120.0	16,259	59,333	16,259	300	584	19,459	(9,232)	-	-	-																0
6-1-11	55 Windmill Lane	71,463	221	401	180	14,100	2	28,200	0	0	120.0	54,844	50,024	50,024	300	492	16,406	(11,794)	-	-	-																0
6-2-10	111 Main Street	81,971	575	223	371	23,000	1	23,000	90	77	120.0	55,732	57,380	55,732	300	565	18,818	(4,182)	-	-	-																0
6-3-13	136 Main Street	48,759	430	253	195	8,900	1, 2 & 3	13,375	0	0	120.0	38,408	34,131	34,131	300	336	11,193	(2,182)	-	-	-																0
6-3-19.1	1 Hampton Road	24,423	319	105	235	7,200	1 & 2	10,650	50	36	105.0	24,423	17,096	17,096	300	300	10,000	(650)	-	-	-																0
6-3-20	126 Main Street	31,029	176	267	116	7,350	1, 2 & 3	14,025	0	0	120.0	15,181	21,720	15,181	300	300	10,000	(4,025)	-	-	-																0
14-3-11	16 Hill Street	15,054	255	121	126	8,600	1	11,180	0	0	120.0	14,751	10,538	10,538	600	300	10,000	(1,180)	-	-	-																0
Potential Expansion in 1 or 2 stories																																					
6-5-24.1	30 Wall Street	10,698	134	72	76	3,238	3	9,714	0	0	72.0	9,648	7,489	7,489	600	300	10,000	286	1	1	200	10,200	535	10,735	no	5,735	yes	286									286
6-1-20.1	25 Hill Street (includes lots 17.1 and 18 area)	23,827	117	159	108	7,715	1	7,715	15	15	120.0	12,981	16,679	12,981	300	300	10,000	2,285	8	23	8,050	18,050	1,191	19,241	yes	14,241	yes	2,285									2,285
6-2-3	159 Main Street	35,466	400	149	237	3,664	2	7,328	0	0	120.0	32,348	24,826	24,826	300	300	10,000	2,672	9	9	1,800	11,800	1,773	13,573	yes	8,573	yes	2,672									2,672
6-2-11	39 Nugent Street	21,157	94	226	94	7,256	1	7,256	20	20	120.0	11,253	14,810	11,253	300	300	10,000	2,744	10	30	10,500	20,500	1,058	21,558	no	16,558	yes	2,744								2,744	
6-2-9	131 Main Street	17,359	54	325	54	3,507	2	7,014	0	0	120.0	6,422	12,151	6,422	300	300	10,000	2,986	10	10	2,000	12,000	868	12,868	yes	7,868	yes	2,986								2,986	
6-1-15.1	25 Windmill Lane	28,402	147	200	143	2,958	2	5,917	0	0	120.0	17,104	19,881	17,104	300	300	10,000	4,083	14	14	4,900	14,900	1,420	16,320	yes	11,320	yes	4,083								4,083	
7-1-27	45 Hampton Road	15,968	80	111	81	3,211	1 & 2	4,500	0	0	111.0	8,867	11,178	8,867	300	300	10,000	5,500	19	19	6,650	16,650	798	17,448	no	12,448	yes	5,500								5,500	
14-3-7.2	32 Hill Street	40,757	455	177	306	12,612	1	12,612	36	36	120.0	33,000	28,530	28,530	600	561	18,713	6,102	21	57	19,950	38,663	2,038	40,701	yes	31,344	yes	6,102								6,102	
6-2-6	30 Jagger Lane	16,103	55	229	78	1,150	2	2,299	0	0	120.0	6,579	11,272	6,579	300	300	10,000	7,701	26	26	9,100	19,100	805	19,905	no	14,905	yes	7,701								7,701	
6-2-15	82 Nugent Street	47,077	267	193	354	13,565	1	13,565	45	45	120.0	30,774	32,954	30,774	600	648	21,615	8,049	27	72	25,200	46,815	2,354	49,169	no	38,361	yes	8,049								8,049	
6-2-13.2	65 Nugent Street	60,992	304	232	325	5,369	1	5,369	47	18	120.0	40,597	42,694	40,597	300	420	14,002	8,633	29	47	16,413	30,415	3,050	33,465	yes	26,464	yes	8,633								8,633	
6-2-18	76 Nugent Street	25,263	133	193	132	1,864	1	1,864	7	6	120.0	15,795	17,684	15,795	600	348	11,599	9,735	33	39	13,725	25,324	1,263	26,587	yes	20,788	yes	9,735								9,735	
6-2-16	46 Windmill Lane	44,561	84	279	223	4,713	1	4,713	37	16	120.0	33,666	31,193	31,193	600	614	20,460	15,747	53	69	24,048	44,508	2,228	46,736	no	36,506	yes	15,747								15,747	
6-1-13.1	49 Windmill Lane	20,135	125	177	114	2,516	2	5,033	29	17	120.0	54,844	14,095	14,095	300	300	10,000	4,967	17	34	11,821	21,821	1,007	22,828	no	17,828	yes	4,967								4,967	
Potential Expansion in 2.5 or 3 stories																																					
6-2-4.1	60 Jagger Lane	16,713	258	177	115	2,745	1	2,745	15	9	120.0	16,675	11,699	11,699	300	300	10,000	7,255	25	34	11,953	21,953	836	22,789	no	17,789	no	next test	16,122	yes	10000	33	11,667	15,836	878	7,255	
6-2-7.2	137 Main Street	16,357	97	198	152	448	1	448	15	1	120.0	14,270	11,450	11,450	300	300	10,000	9,552	32	33	11,723	21,723	818	22,541	no	17,541	no	next test	15,874	yes	10000	33	11,667	15,818	540	9,552	
14-3-3	61 Culver Street	10,288	99	111	92	2,684	1 & 2	4,750	0	0	110.7	10,182	7,202	7,202	600	300	10,000	5,250	18	18	6,300	16,300	514	16,814	no	11,814	no	next test	10,148	yes	10000	18	6,125	9,973	315	5,250	
6-5-8	28 Cameron Street	10,972	82	135	81	2,672	1 & 2	4,000	0	0	120.0	9,763	7,680	7,680	600	300	10,000	6,000	20	20	7,000	17,000	549	17,549	no	12,549	no	next test	10,882	yes	10000	20	7,000	10,882	90	6,000	
15-1-4	22 Windmill Lane	9,462	93	170	60	2,634	2	5,268	0	0	120.0	7,975	6,624	6,624	600	300	10,000	4,732	16	16	5,600	15,600	473	16,073	no	11,073	no	next test	9,406	yes	10000	16	5,520	9,327	136	4,732	
6-1-9	51 Hill Street	7,448	51	150	50	3,963	2	7,926	4	4	120.0	6,039	5,214	5,214	300	300	10,000	2,074	7	11	3,850	13,850	372	14,222	no	9,222	no	next test	7,556	no	9948	11	3,760	7,448	-	2,023	
6-3-17.5	27 Hampton Road	12,747	60	218	60	2,283	1	2,283	0	0	120.0	7,160	8,923	7,160	300	300	10,000	7,717	26	26	9,100	19,100	637	19,737	no	14,737	no	next test	13,071	no	9849	25	8,827	12,747	-	7,566	
6-3-17.1	31 Hampton Road	11,296	56	220	52	3,040	1	3,040	0	0	120.0	6,227	7,907	6,227	300	300	10,000	6,960	24	24	8,400	18,400	565	18,965	no	13,965	no	next test	12,298	no	9518	22	7,558	11,296	-	6,479	
14-3-10	23 Culver Street	9,582	126	72	123	1,999	2	3,999	0	0	72.0	8,821	6,707	6,707	600	300	10,000	6,001	21	21	7,350	17,350	479	17,829	no	12,829	no	next test	11,162	no	9178	17	6,043	9,582	-	5,180	
6-2-14	60 Windmill Lane	14,063	226	101	150	1,439	2	2,878	11	10	100.8	14,063	9,844	9,844	600	300	10,000	7,122	24	34	11,758	21,758	703	22,461	no	17,461	no	next test	15,794	no	8907	30	10,391	14,063	0	6,029	
6-2-7.4	24 Jagger Lane	11,021	71	159	70	4,708	1	4,708	10	10	120.0	8,467	7,714	7,714	300	300	10,000	5,292	18	28	9,800	19,800	551	20,351	no	15,351	no	next test	13,684	no	8308	22	7,700	11,021	-	3,600	
6-2-29.1	30 Nugent Street	7,570	142	187	62	3,303	1	3,303	0	0	120.0	3,696	5,2																								



**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  
Expanded EAF**

## **APPENDIX D**

### **Trip Generation Calculation**

Summary of Trip Generation Calculation  
 For 16.059 Th.Sq.Ft. GLA of Shopping Center  
 February 04, 2013

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	128.81	0.00	1.00	2068
7-9 AM Peak Hour Enter	1.99	0.00	1.00	32
7-9 AM Peak Hour Exit	1.27	0.00	1.00	20
7-9 AM Peak Hour Total	3.26	0.00	1.00	52
4-6 PM Peak Hour Enter	5.70	0.00	1.00	92
4-6 PM Peak Hour Exit	5.93	0.00	1.00	95
4-6 PM Peak Hour Total	11.63	0.00	1.00	187
AM Pk Hr, Generator, Enter	0.00	0.00	1.00	0
AM Pk Hr, Generator, Exit	0.00	0.00	1.00	0
AM Pk Hr, Generator, Total	0.00	0.00	1.00	0
PM Pk Hr, Generator, Enter	0.00	0.00	1.00	0
PM Pk Hr, Generator, Exit	0.00	0.00	1.00	0
PM Pk Hr, Generator, Total	0.00	0.00	1.00	0
Saturday 2-Way Volume	181.78	0.00	1.00	2919
Saturday Peak Hour Enter	8.45	0.00	1.00	136
Saturday Peak Hour Exit	7.80	0.00	1.00	125
Saturday Peak Hour Total	16.25	0.00	1.00	261
Sunday 2-Way Volume	278.07	0.00	1.00	4465
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

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

24-Hr. 2-Way Volume:  $LN(T) = .65LN(X) + 5.83, R^2 = 0.78$   
 7-9 AM Peak Hr. Total:  $LN(T) = .59LN(X) + 2.32$   
 $R^2 = 0.52, 0.61$  Enter,  $0.39$  Exit  
 4-6 PM Peak Hr. Total:  $LN(T) = .67LN(X) + 3.37$   
 $R^2 = 0.81, 0.49$  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:  $LN(T) = .63LN(X) + 6.23, R^2 = 0.82$   
 Sat. Pk Hr. Total:  $LN(T) = .65LN(X) + 3.76$   
 $R^2 = 0.83, 0.52$  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, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

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

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	36.13	10.18	1.00	580
7-9 AM Peak Hour Enter	1.82	0.00	1.00	29
7-9 AM Peak Hour Exit	0.48	0.00	1.00	8
7-9 AM Peak Hour Total	2.30	1.88	1.00	37
4-6 PM Peak Hour Enter	0.93	0.00	1.00	15
4-6 PM Peak Hour Exit	2.53	0.00	1.00	41
4-6 PM Peak Hour Total	3.46	2.50	1.00	56
AM Pk Hr, Generator, Enter	2.39	0.00	1.00	38
AM Pk Hr, Generator, Exit	1.23	0.00	1.00	20
AM Pk Hr, Generator, Total	3.62	2.38	1.00	58
PM Pk Hr, Generator, Enter	1.78	0.00	1.00	29
PM Pk Hr, Generator, Exit	2.67	0.00	1.00	43
PM Pk Hr, Generator, Total	4.45	2.50	1.00	71
Saturday 2-Way Volume	8.96	9.17	1.00	144
Saturday Peak Hour Enter	2.07	0.00	1.00	33
Saturday Peak Hour Exit	1.56	0.00	1.00	25
Saturday Peak Hour Total	3.63	1.93	1.00	58
Sunday 2-Way Volume	1.55	1.80	1.00	25
Sunday Peak Hour Enter	0.21	0.00	1.00	3
Sunday Peak Hour Exit	0.19	0.00	1.00	3
Sunday Peak Hour Total	0.40	0.00	1.00	6

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation  
 For 16 Dwelling Units of Apartments  
 February 04, 2013

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	13.78	0.00	1.00	221
7-9 AM Peak Hour Enter	0.14	0.00	1.00	2
7-9 AM Peak Hour Exit	0.58	0.00	1.00	9
7-9 AM Peak Hour Total	0.72	0.00	1.00	12
4-6 PM Peak Hour Enter	1.07	0.00	1.00	17
4-6 PM Peak Hour Exit	0.58	0.00	1.00	9
4-6 PM Peak Hour Total	1.65	0.00	1.00	26
AM Pk Hr, Generator, Enter	0.20	0.00	1.00	3
AM Pk Hr, Generator, Exit	0.49	0.00	1.00	8
AM Pk Hr, Generator, Total	0.69	0.00	1.00	11
PM Pk Hr, Generator, Enter	0.93	0.00	1.00	15
PM Pk Hr, Generator, Exit	0.60	0.00	1.00	10
PM Pk Hr, Generator, Total	1.53	0.00	1.00	25
Saturday 2-Way Volume	-8.16	0.00	1.00	-131
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	1.61	0.00	1.00	26
Sunday 2-Way Volume	0.10	0.00	1.00	2
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

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:  $T = .49(X) + 3.73$   
 $R^2 = 0.83, 0.2 \text{ Enter}, 0.8 \text{ Exit}$   
 4-6 PM Peak Hr. Total:  $T = .55(X) + 17.65$   
 $R^2 = 0.77, 0.65 \text{ Enter}, 0.35 \text{ Exit}$   
 AM Gen Pk Hr. Total:  $T = .54(X) + 2.45$   
 $R^2 = 0.82, 0.29 \text{ Enter}, 0.71 \text{ Exit}$   
 PM Gen Pk Hr. Total:  $T = .6(X) + 14.91$   
 $R^2 = 0.8, 0.61 \text{ Enter}, 0.39 \text{ Exit}$   
 Sat. 2-Way Volume:  $T = 7.85(X) + -256.19, R^2 = 0.85$   
 Sat. Pk Hr. Total:  $T = .41(X) + 19.23$   
 $R^2 = 0.56, 0 \text{ Enter}, 0 \text{ Exit}$   
 Sun. 2-Way Volume:  $T = 6.42(X) + -101.12, R^2 = 0.82$   
 Sun. Pk Hr. Total:  $0$   
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$

Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS