Riverside Revitalization Action Plan

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

Riverside Rediscovered

RENAISSANCE DOWNTOWNS

APA East End
Sep 29 2016

Town of Southampton
and
New York State Department of State

Riverside Hamlet Revitalization

Figure 2-2
2013 Aerial Photograph

Legend

Study Area

Tax Parcels

Source: NYSGIS, 2013

1 inch = 500 feet

Reaching the Community Goals

Establishing Parameters

Riverside Action Plan

On August 22, 2013, the Town of Southampton issued a Request for Qualifications (RFQ) which sought responses by qualified and eligible organizations to guide the Municipality with the formulation of a Revitalization Action Plan in order to implement all of the past efforts to help the Hamlet of Riverside. The Town sought a Master Developer to work with the Municipality to implement the selected strategies for such revitalization. After responding to the RFQ and attending subsequent interviews, Renaissance Downtowns was selected by a unanimous bi-partisan vote. Renaissance entered into a Public-Private Partnership with the Town of Southampton by signing a Master Developer Agreement on April 16, 2014, again unanimously approved by the Supervisor and the Town Board. The MDA required Renaissance to work with the Town and the community to create the Riverside Revitalization Action Plan (RRAP).

This Riverside Revitalization Action Plan builds on all of the existing and past planning efforts in a manner that is consistent with the needs and desires of a vibrant, ethnically and culturally diverse community. The Town should be applauded for its proactive initiatives and its partnership in the co-creation of RRAP.

- ***Comprehensive plan Update***
- ***Comp Plan Sustainability Element Update***
- ***Riverside Northampton Flanders Revitalization Study***
- ***Riverside Urban Renewal Plan***
- ***Riverside Hamlet Center Study***
- ***Flanders Riverside Corridor Sewering Feasibility Study***

Town issues RFQ- August 22, 2013
MDA signed April 16, 2014
RRAP adopted Dec 22, 2015

Timeline

Reaching the Community Goals

Establishing Parameters

The Town of Southampton, the Community and the Master Developer have been working together to co-create the Action Plan for the Riverside Project Area, with the strong desire to implement meaningful change building upon the goals outlined by the numerous previous Planning Studies, and the Town's Comprehensive Plan.

PROMOTE...

housing choices with a broad range of housing types and price points including attainable and market-rate housing options.

EXPAND...

the property tax base and provide additional employment opportunities.

INCORPORATE...

municipally owned property located within the Project Area to achieve an effective redevelopment strategy; and provide an avenue for private property owners to partner with the public sector and RD to foster the redevelopment of underutilized assets for the benefit of both themselves and the community.

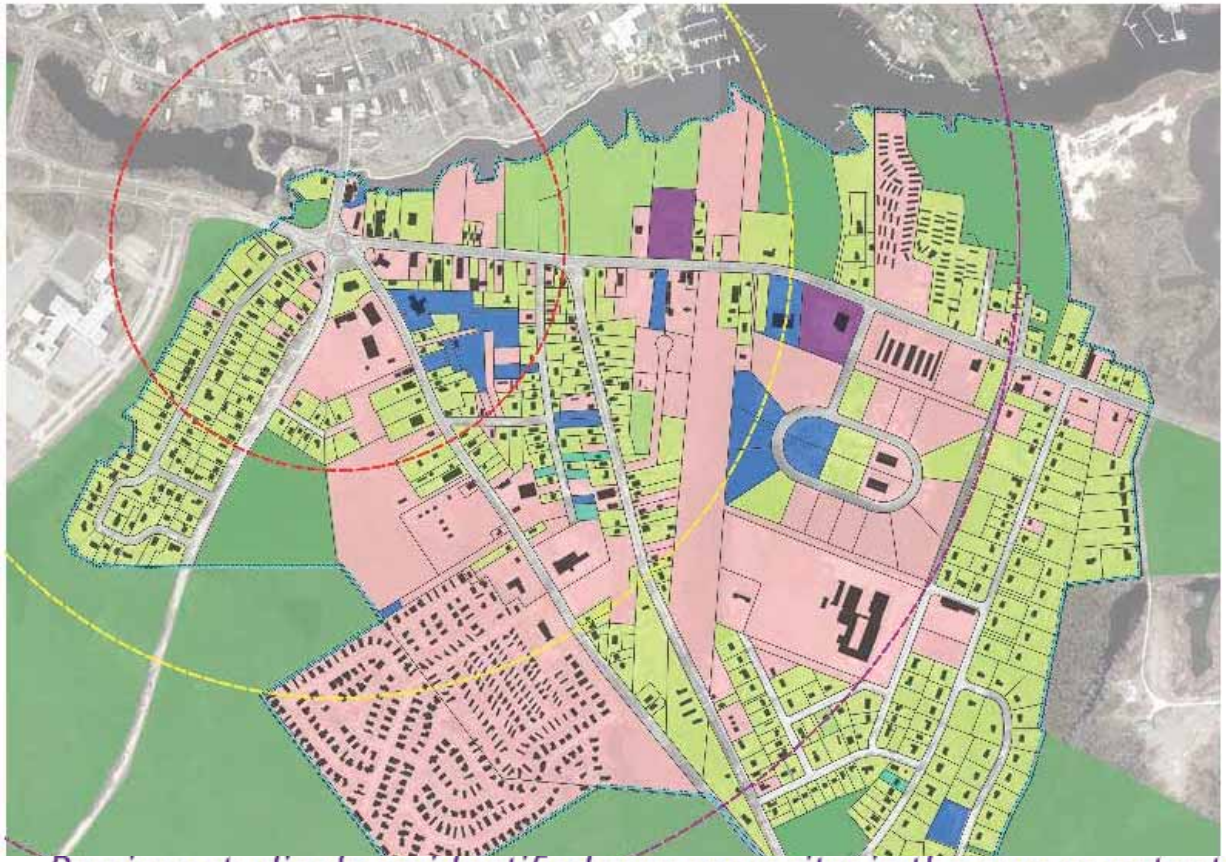
LEVERAGE...

Existing assets and proximity to maritime resources along the Peconinc Waterfront, natural assets, recreation areas, preserved open spaces of the Pine Barrens region, and proximity to Riverhead's downtown area.

ATTRACT...

business, residents and visitors to stimulate the local economy and position Riverside as a tourist destination with access to both the north and south forks and the many assets they possess.

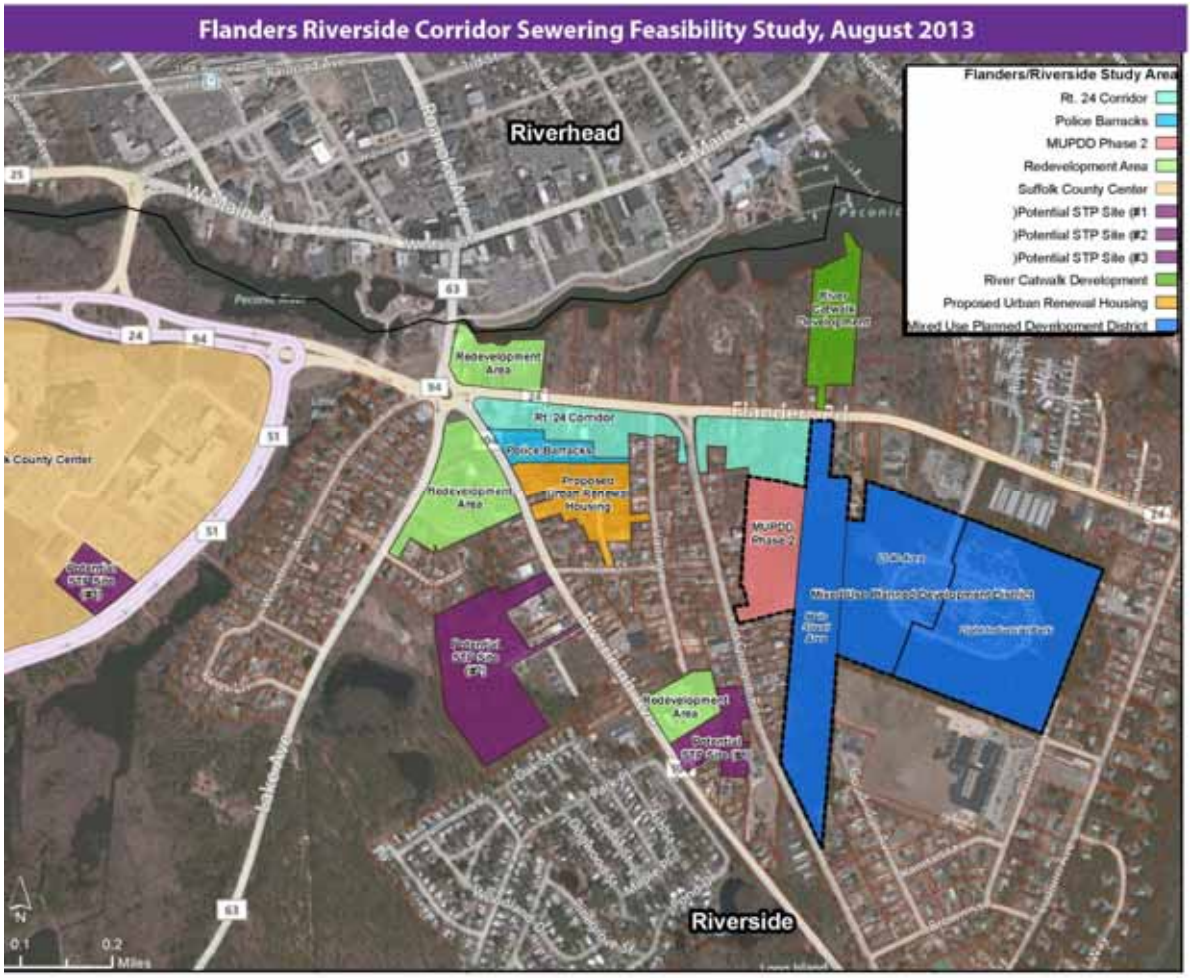
Land Use and Zoning



Previous studies have identified numerous sites in the area as potential candidates for redevelopment. Unfortunately, a number of issues get in the way of revitalization. While zoning regulations alone permit significant development, use and dimensional standards prevent a walkable mixed use environment. As depicted in the chart on page 22 of this book, the existing zoning allows for nearly 5,000,000 square feet of development, however, other land use restrictions have made this development commercially untenable.

Existing Challenge

Infrastructure



RRAP Recomendation:

If the Town decides to move forward with the implementation of this Recommended Action Plan, a full State Environmental Quality Review will be performed. This study will be used as a base to expand on the information and ideas previously forwarded by the County. No decisions have been made with respect to the wastewater solutions. It is recommended that alternate solutions be seriously considered for the treatment of existing wastewater conditions while new waste water generation is treated through the most efficient STPs. These solutions are actively being examined by the County, the Town and the Master Developer.

Existing Challenge

Being in the Pine Barrens

A trip to Riverside provides a visitor with open air drug markets, prostitution, litter, and a general feeling of total disinvestment. Many residents are forced to reside in deplorable housing conditions and the immediate area offers a few gas stations, a handful of local shops whose owners work very hard to stay open, and a plethora of blighted and vacant buildings. The good people who live here are a diverse working class with a rich history of acceptance and entrepreneurship.

These “Champions” are holding on to what’s left of the great place they call home.”

SECTION 1

Building Upon Past Efforts

SECTION 2

Master Developer & Development Approach

SECTION 3

CSPM: Riverside Rediscovered

SECTION 4

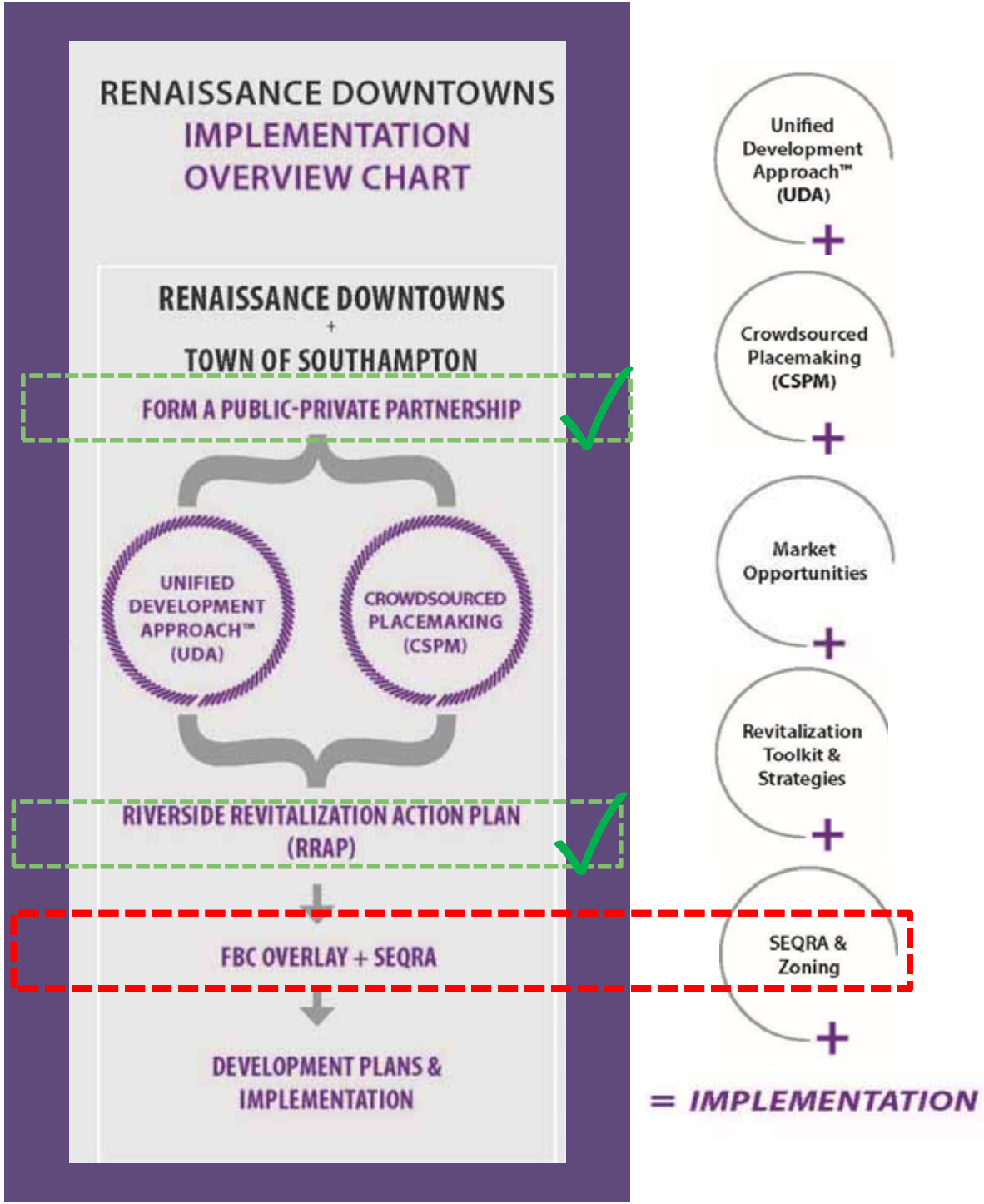
Market Opportunities & Branding Strategies

SECTION 5

Revitalization Strategies & Tentative Land Use Plan

SECTION6

Zoning Recommendations: Riverside Overlay District



Crowdsourced Placemaking (CSPM)
Riverside Rediscovered: the Process Has Begun

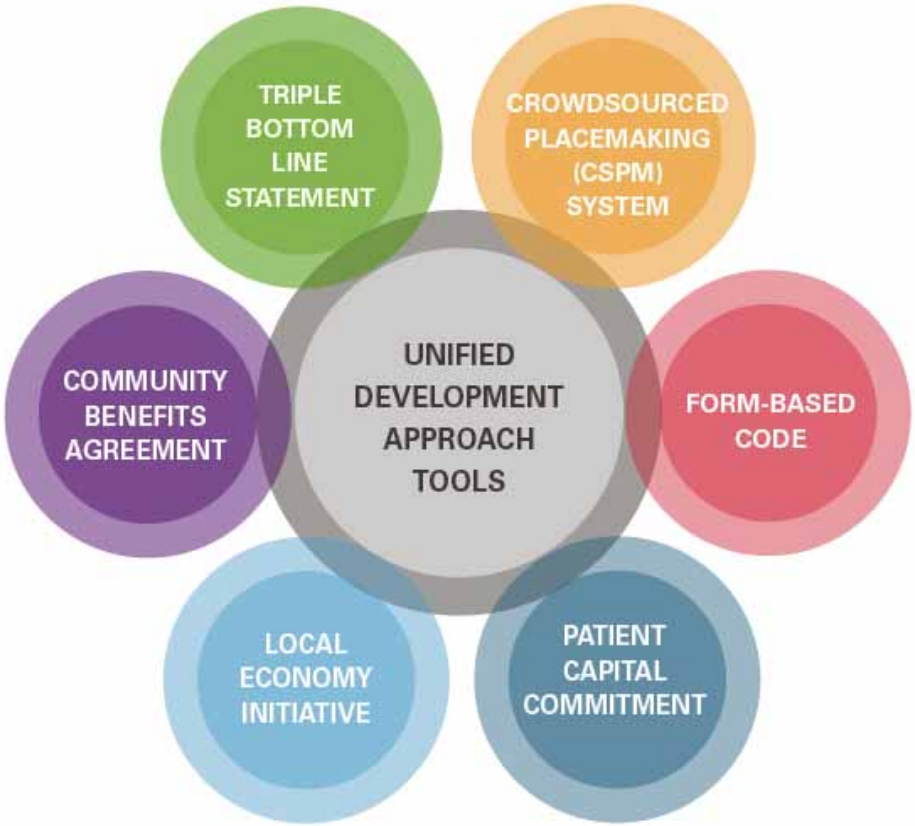


Diagram of theTriple Bottom Line

Crowdsourced Placemaking (CSPM)

Riverside Rediscovered: the Process Has Begun

Engaging the Community

Crowdsourced Placemaking (CSPM)
Riverside Rediscovered: the Process Has Begun

Engaging the Community

Crowdsourced Placemaking (CSPM)
Riverside Rediscovered: the Process Has Begun

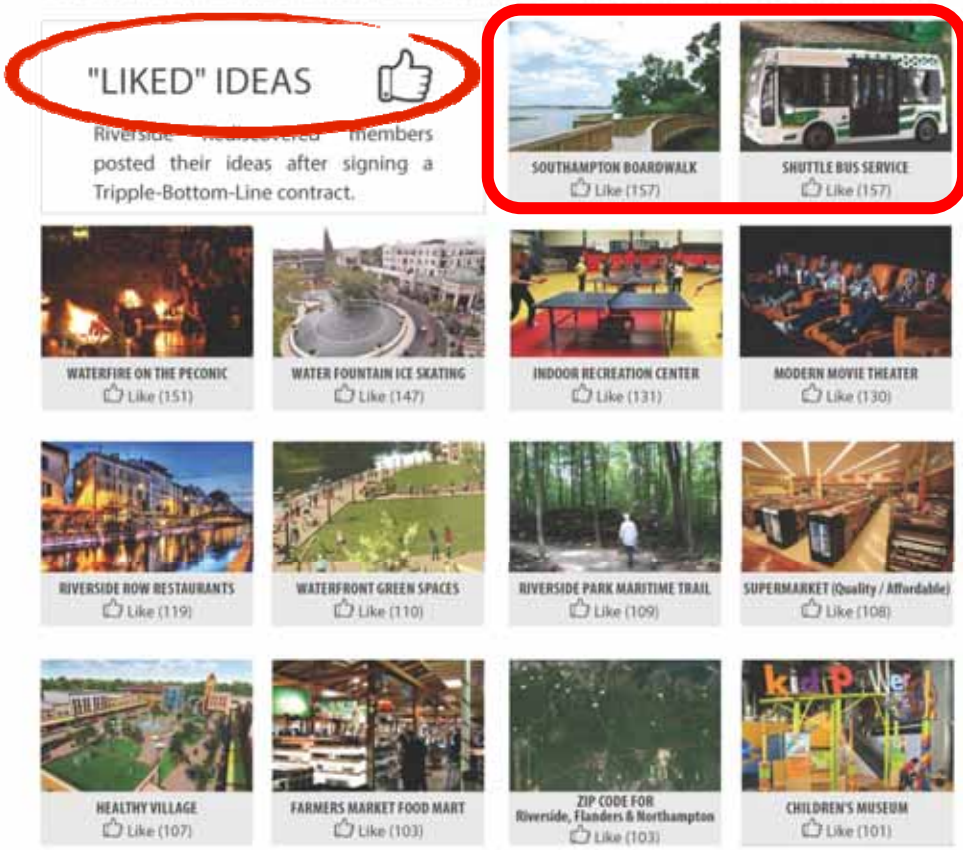
Crowdsourced Placemaking (CSPM)
Riverside Rediscovered: the Process Has Begun

Crowdsourced Placemaking (CSPM)
Ideas Campaign

Riverside Rediscovered has continually worked with residents to identify the most popular triple bottom line compliant ideas through in person outreach and online social media. On the next page are the most popular of the 38 community chosen ideas. Each of the following has received 100 or more "likes" indicating support from fellow community members. Several of these are now being considered or implemented in the revitalization plan.

1. Seed Inspiring Ideas

Post ideas through images and descriptions that inspire the desired future vision of your community.



Zip Code for Riverside, Flanders and...

Like (103) 1

Children's Museum

Like (101) 0

The Gateway Center

Like (86) 0

Community Resource Center

Like (86) 0

Mixed-Use Development in the

Like (82) 1

Coffeehouse/Café

Like (74) 1

Attainably-Priced Residences

Like (68) 0

Deli Country

Like (67) 0

Juice, Smoothie, and Fruit Bar

Like (65) 1

Community Wellness Clinic & Pharmacy...

Like (64) 0

Performing and Fine Arts Center

Like (57) 1

Day Care (Early and Late Hours)

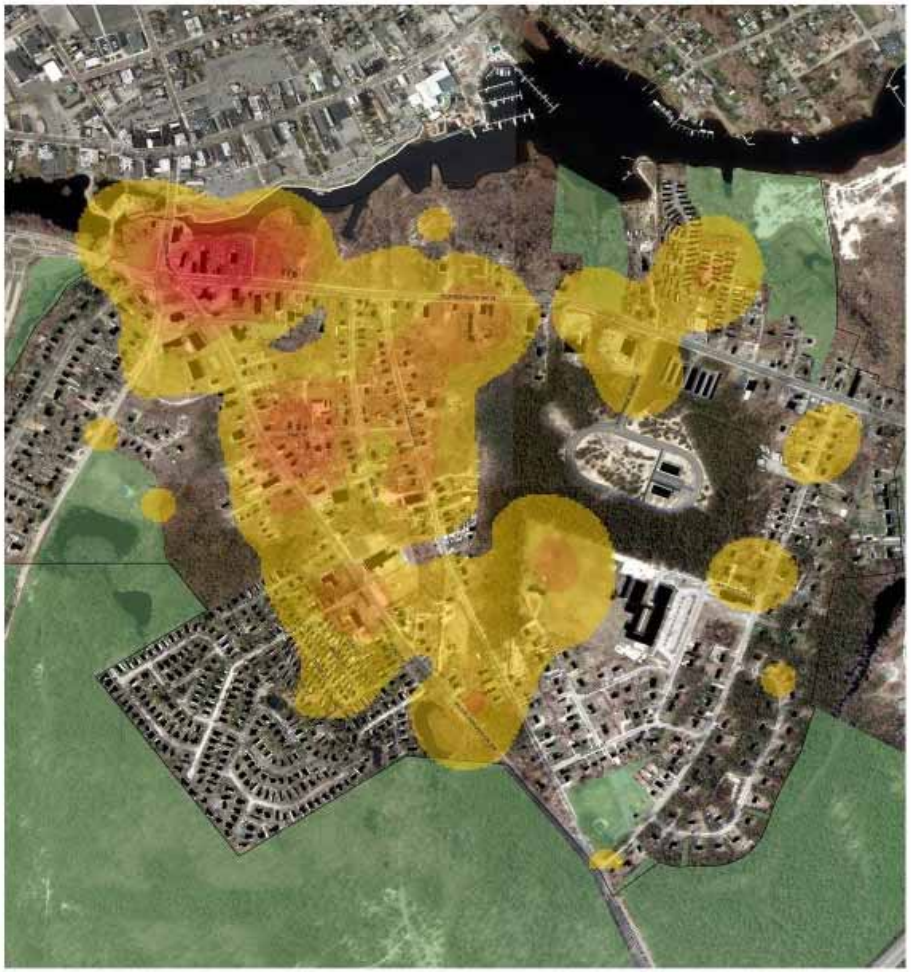
Like (56) 0

Crime and Safety Issues Raised by Residents:

- Breakins
- Drugs
- Prostitution
- Homelessness
- Don't Feel Safe
- People Hanging Out
- Traffic
- Loitering
- Poor Lighting
- Squatting
- Poor Housing
- Deplorable Conditions
- Shootings
- Dangerous to Walk
- Unsafe
- Illegal Dumping
- Unauthorizeed Activities
- Unsafe Crossing
- Dirty Road
- Robbery

Intensity of Safety Issues

- None
- Very Low
- Low
- Medium
- High
- Very High



Crowdsourced Placemaking (CSPM)
Riverside Rediscovered: the Process Has Begun

Community Asset Mapping

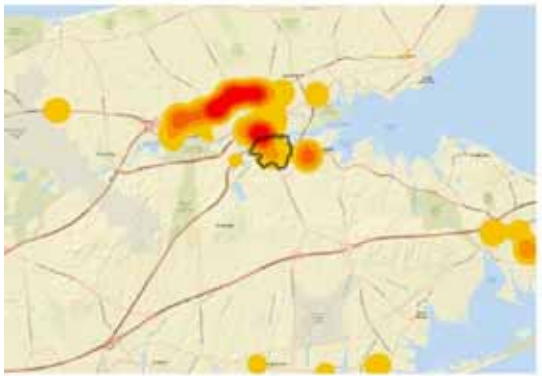
At the second monthly meetup, members engaged in a community asset mapping excercise. The participants broke out into six worktables and began identifying community assets and deficits. They were asked to answer twelve key questions that identified the places they go to for groceries, dining out, socializing, health care, arts and recreation. The results are clear: Riverside residents are forced to travel, often far, to fulfill their wants and needs. This clearly demonstrates the near total lack of assets and amenities within the community and the need for an injection of new activity.

Community Assets in Riverside:

- Phillips Avenue School
- Local Churches
- Gas Stations
- Riverside Rediscovered Community Office
- McDonalds
- Riverwoods Community Center

Total:	352 Entries
% in Riverside:	5%
Average Distance from Circle:	3.8 Miles

Community Assets



Residents Were Asked Where They Go for the Following:

- Work
- School
- Shopping
- Out to Eat
- To Socialize / Get Together with Friends
- To Get Involved in Community Issues
- Arts and Recreation
- Healthcare
- Worship
- Other Services / Resources

None
Very Low
Low
Medium
High
Very High

Crowdsourced Placemaking (CSPM)

Riverside Rediscovered: the Process Has Begun

Conservation through Early-Education Program

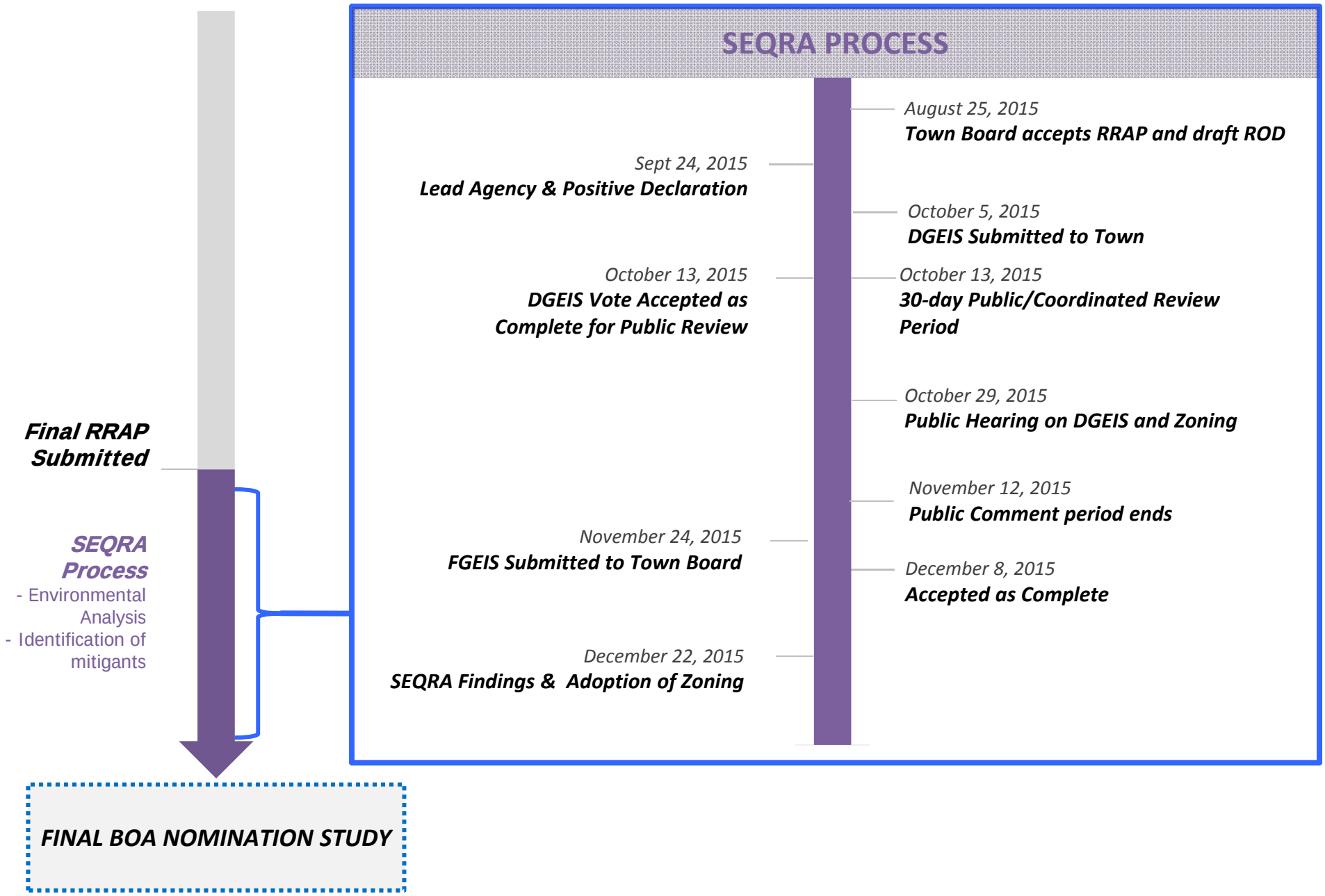
Riverside Rediscovered: the Process Has Begun

Riverside Rediscovered: the Process Has Begun

17-19 MARKET
PIZZA

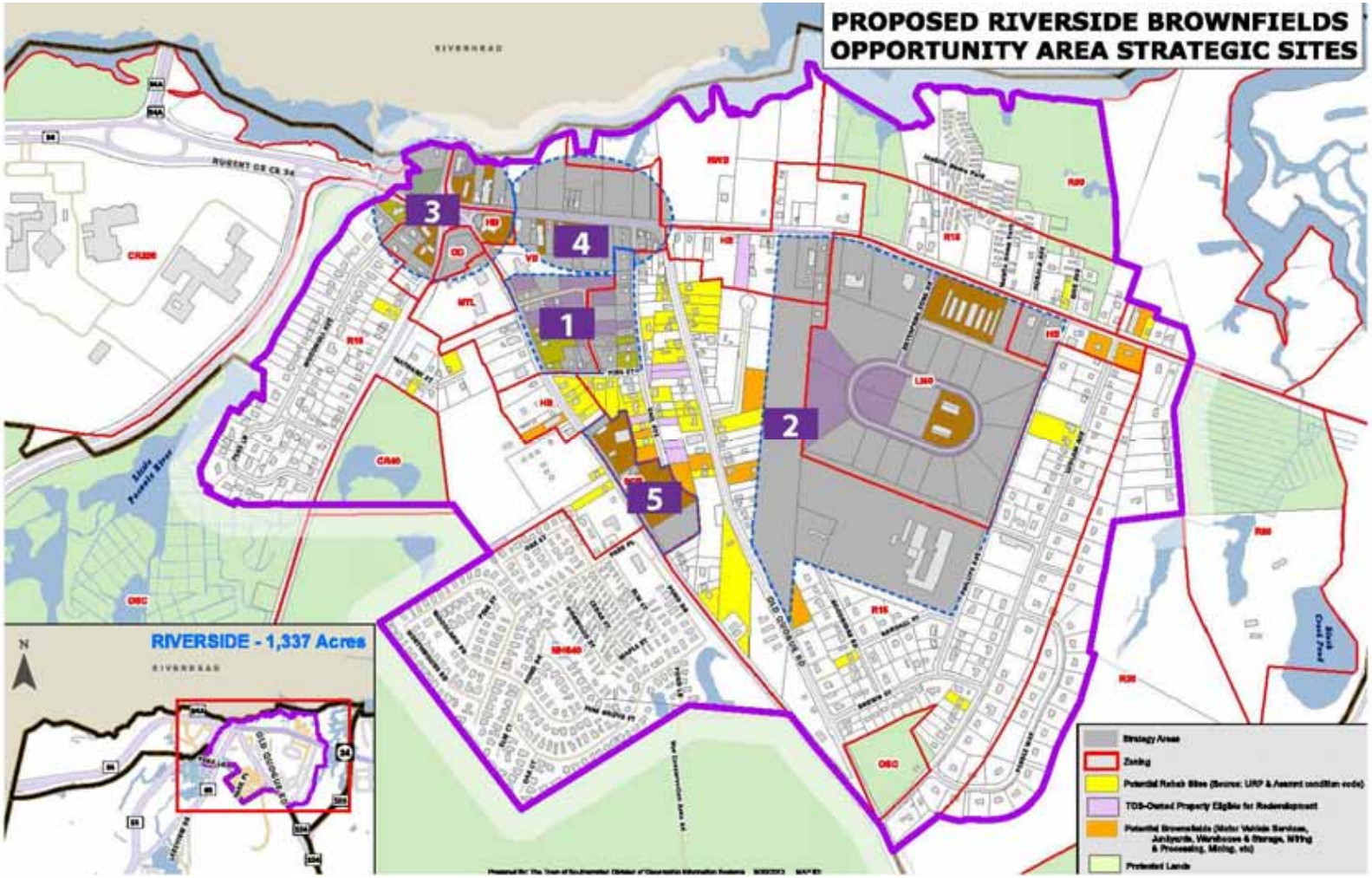
Crowdsourced Placemaking (CSPM)

Riverside Rediscovered: the Process Has Begun


SEQRA PROCESS
August 25, 2015
Town Board accepts RRAP and draft ROD
Sept 24, 2015
Lead Agency & Positive Declaration
October 5, 2015
DGEIS Submitted to Town
October 13, 2015
DGEIS Vote Accepted as Complete for Public Review
October 13, 2015
30-day Public/Coordinated Review Period
October 29, 2015
Public Hearing on DGEIS and Zoning
Final RRAP Submitted
November 12, 2015
Public Comment period ends
SEQRA Process
- Environmental Analysis
- Identification of mitigants
November 24, 2015
FGEIS Submitted to Town Board
December 8, 2015
Accepted as Complete
December 22, 2015
SEQRA Findings & Adoption of Zoning
FINAL BOA NOMINATION STUDY

Existing Conditions

Brownfield Opportunity Area



RIVERSIDE REVITALIZATION– THE PROCESS

Brownfield Opportunity Areas Program Fact Sheet

The Brownfield Opportunity Areas Program, made possible by the Superfund/Brownfield law in October 2003, provides municipalities and community based organizations with assistance, up to 90 percent of the eligible project costs, to complete revitalization plans and implementation strategies for areas or communities affected by the presence of brownfield sites, and site assessments for strategic brownfield sites.

Step 2: Nomination - The Nomination provides an in-depth and thorough description and analysis, including an economic and market trends analysis, of existing conditions, opportunities, and reuse potential for properties located in the proposed Brownfield Opportunity Area with an emphasis on the identification and reuse potential of strategic sites that are catalysts for revitalization. The Nomination concludes with a description of key findings and recommendations to advance redevelopment of strategic sites and to revitalize the area.

Step 3: Implementation Strategy - The Implementation Strategy provides a description of the full range of techniques and actions, ranging from actions and projects that can be undertaken immediately to those which have a longer time-frame, that are necessary to implement the area-wide plan and to ensure that proposed uses and improvements materialize. Site assessments on strategic brownfield sites may be eligible for funding if environmental data is required.

FBC OVERLAY + SEQRA + BOA

DEVELOPMENT PLANS & IMPLEMENTATION

SEQRA & Zoning + BOA

+

= IMPLEMENTATION

RIVERSIDE REVITALIZATION– THE PROCESS

- BOA grants are funded by the NYS Department of State, with the intent to:
  - Identify solution posed by brownfields,
  - Build consensus egic sites
  - Create partnersh funding to support community revit

$240,000

NYS funding

- Some of the components of the Nomination were completed in preparation of the RRAP - this has allowed the Town of Southampton to use funding for the required SEQR analysis and preparation of the Generic EIS

RIVERSIDE REVITALIZATION– THE PROCESS

- The Draft Riverside BOA Step II Nomination Study was prepared and is included as an Appendix of the Draft GEIS.
- As part of the BOA, substantial outreach to involved agencies occurred early in the process.
- The BOA includes in-depth analysis of specific properties impacted by prior land uses, identification of strategic sites, and key recommendations to serve as the basis of an implementation strategy.
- Following completion of the SEQR process, a final Nomination Study will be prepared.

RIVERSIDE OVERLAY DISTRICT– OPTIONAL OVERLAY ZONE

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SECTION 330-401	INTENT AND PURPOSE
SECTION 330-402	APPLICABILITY
SECTION 330-403	DEFINITIONS
SECTION 330-404	RELATIONSHIP TO OTHER COOPERATING ENTITIES
SECTION 330-405	ESTABLISHMENT OF RIVERSIDE OVERLAY DISTRICT
SECTION 330-406	RESERVED
SECTION 330-407	ZONING STANDARDS MAP
SECTION 330-408	STREET AND BLOCK STANDARDS
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SECTION 330-412	COMMUNITY BENEFIT UNITS
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SECTION 330-415	COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
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SECTION 330-417	AMENDMENTS TO THIS ARTICLE
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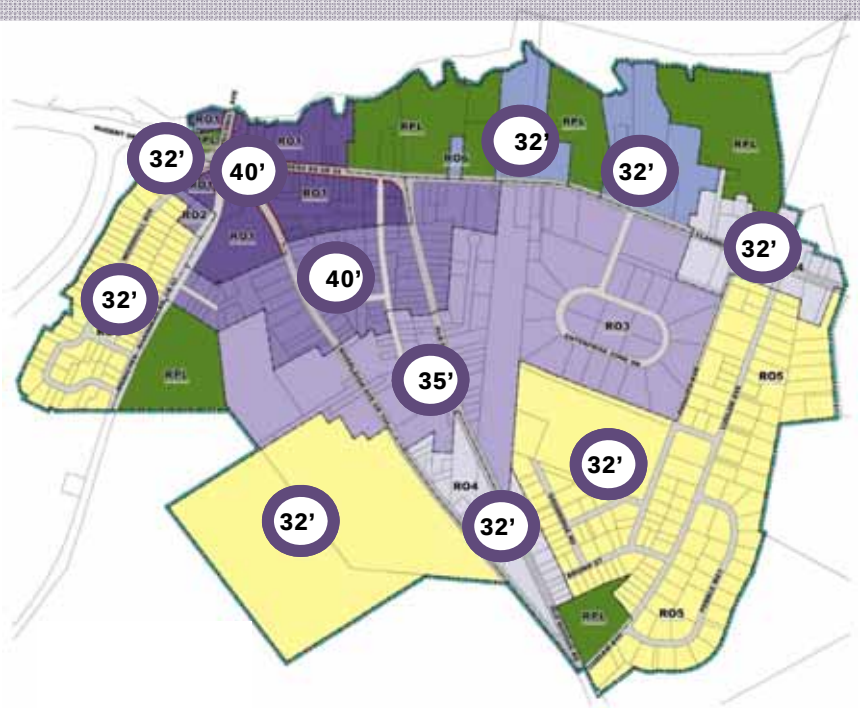
SECTION 330-419	RESERVED
SECTION 330-420	RESERVED

RIVERSIDE OVERLAY DISTRICT– OPTIONAL OVERLAY ZONE

	DOMINANT CHARACTERISTICS	DENSITY
RO-1	Tallest buildings; Full mix of uses, hamlet center	Highest
RO-2	Tallest buildings; Full mix of uses	Highest
RO-3	Support for Hamlet Center; Mix of uses	Medium
RO-4	Gateway to the community	Low
RO-5	Existing residential	Low
RO-6	Waterfront related	Low
RO-7	Passive and active recreation	No buildout

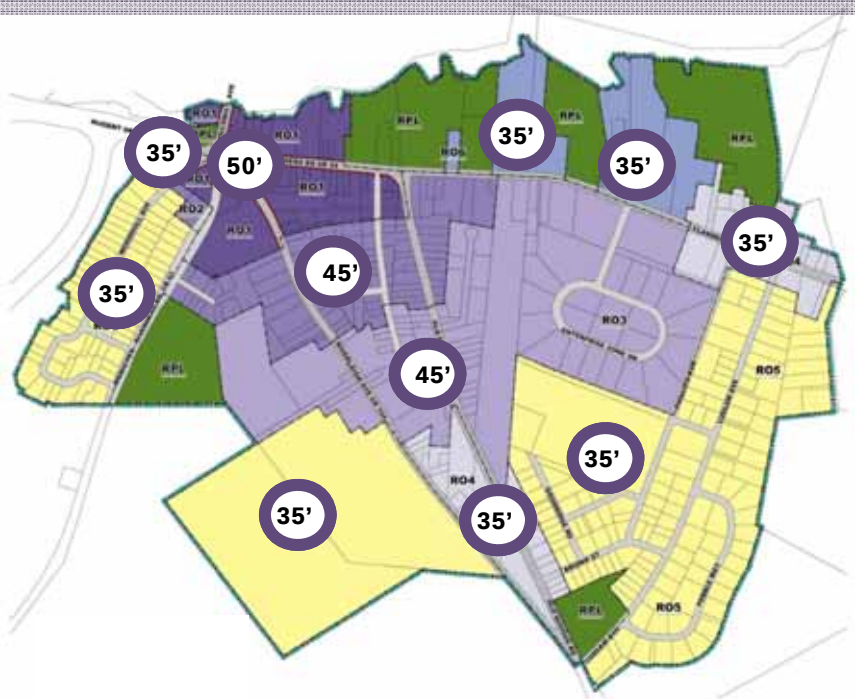
ROD MINIMUM SITE REQUIREMENTS



	ROD Requirements	ROD Density BONUS 1	ROD Density BONUS 2
	FRONTAGE 75 FT	FRONTAGE 150 FT	FRONTAGE 300 FT
	AREA 7,500 SF	AREA 15,000 SF	AREA 60,000 SF
RO-1	2 Stories min 40’ max (30’ Streetwall min)	55 ‘ max	55’ max
RO-2	2 Stories min 40’ max	45’ max	50’ max
RO-3	2 Stories 35’ max	45’ max	50’ max
RO-4	1 Story min 32’ max	35’ max	No bonus available
RO-5	1 Story min 32’ max	35’ max	No bonus available
RO-6	1 Story min 32’ max	35’ max	No bonus available

RIVERSIDE OVERLAY DISTRICT– OPTIONAL OVERLAY ZONE

ROD DENSITY BONUS 1 (DIB-2)



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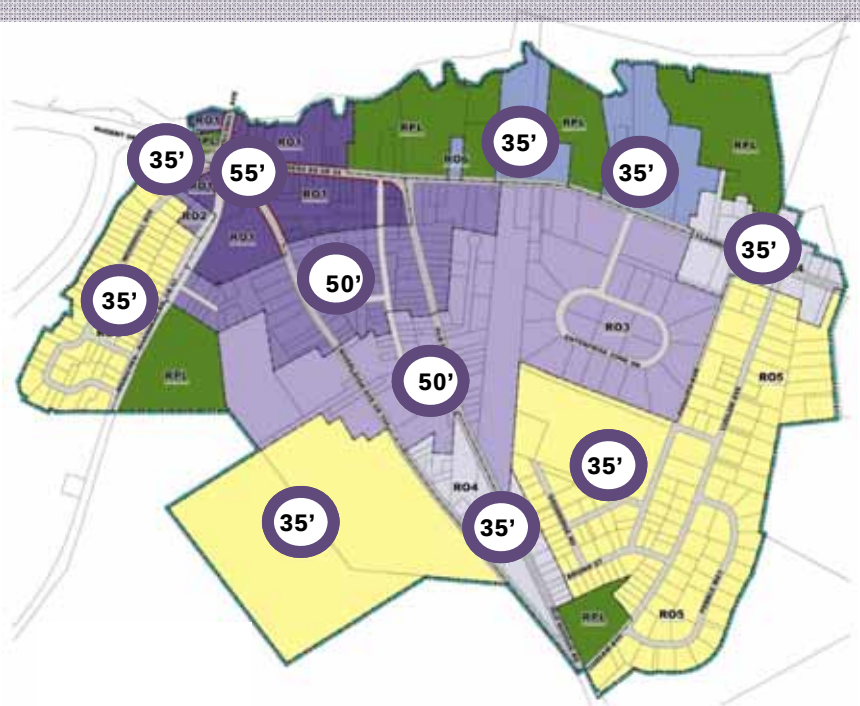
RO-6	1 Story min 32' max	35' max	No bonus available

ROD DENSITY BONUS 2 (DIB-2)



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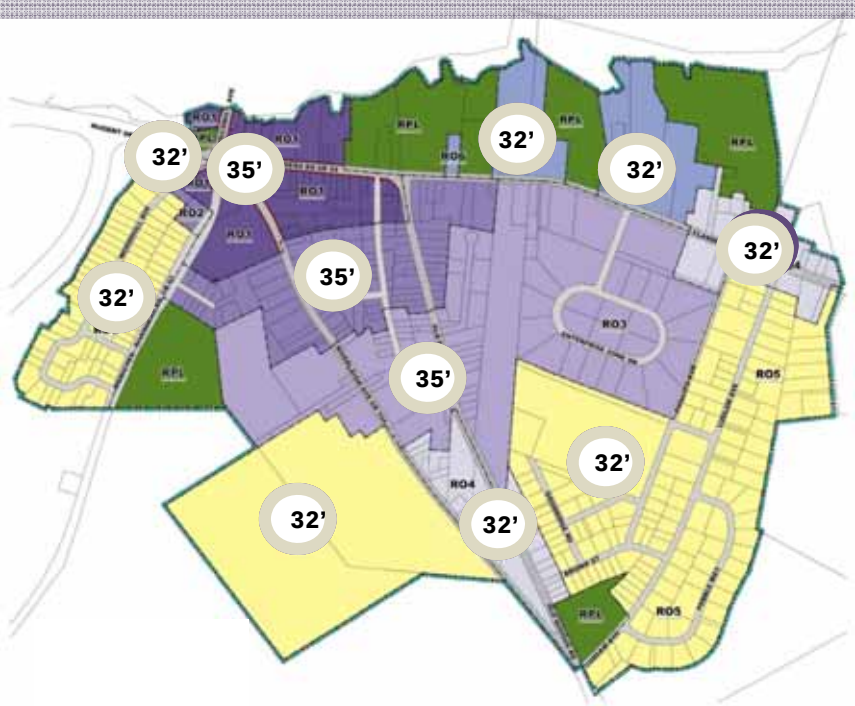
RIVERSIDE OVERLAY DISTRICT– OPTIONAL OVERLAY ZONE

ROD DENSITY BONUS 2 (DIB-2)



EXISTING ZONING

	ROD Requirements FRONTAGE 75 FT AREA 7,500 SF	ROD Density BONUS 1 FRONTAGE 150 FT AREA 15,000 SF	ROD Density BONUS 2 FRONTAGE 300 FT AREA 60,000 SF
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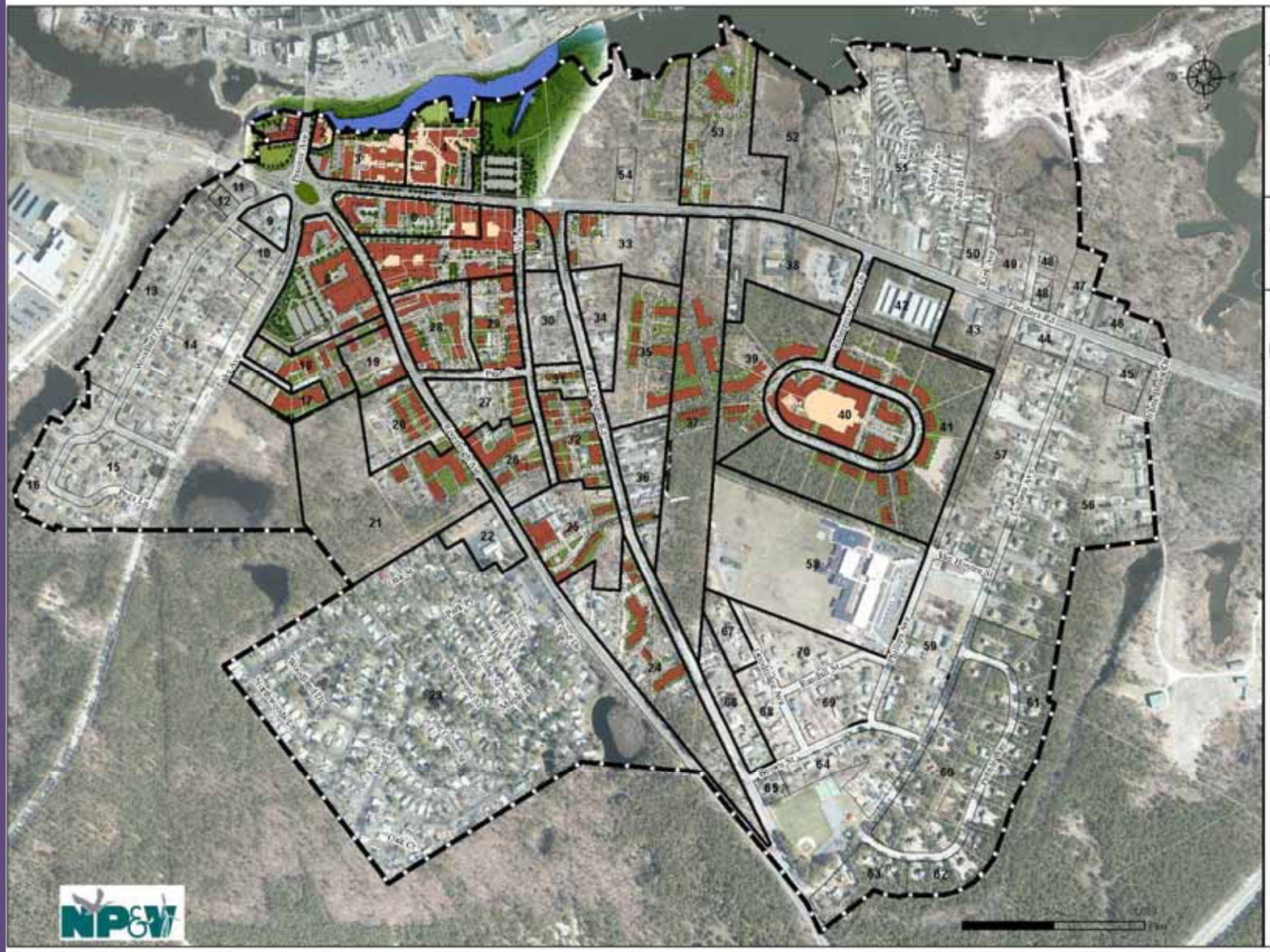


Town of Southampton
and
New York State Department of State

Riverside Hamlet Revitalization

Figure 2-4
Theoretical Development Program

Legend

- StudyArea
- **Blocks**
  - Outside Program Area
  - Inside Program Area
  - Development Program Parcels
  - Tax Parcels

Source: Renissance Downtowns Plan; SC Real Property, NYSGIS, 2013

1 inch = 500 feet

RIVERSIDE OVERLAY DISTRICT – OPTIONAL OVERLAY ZONE

		Business, Commercial & Office		Hospitality	Residential		Other			
	Total Floor Area	Retail	Office	Hotel Rooms	Residential SF	Units	Adult Care/Nursing Home SF	Artisan Production	Recreation	Cultural
RO-1	1,336,256	106,713	62,000	53	932,446	824	0	0	0	11,032
RO-2	507,580	11,000	0	0	493,380	436	0	0	0	0
RO-3	1,183,650	15,804	0	0	1,073,036	927	63,910	30,900	0	0
RO-4	92,904	0	0	0	92,904	80	0	0	0	0
RO-5										
RO-6	37,828	0	0	44	0	0	0	0	100,000	0
Total	3,158,218	133,517	62,000	97	2,591,766	2,267	63,910	30,900	100,000	11,032

12 Providing necessary infrastructure to support redevelopment

Sewering the area would allow for community revitalization.

There is a need to develop a sustainable water quality protection plan to reverse current trends and provide for maintainable drinking water and surface water quality. Nitrogen and pathogens are contributing to increasingly degraded water bodies across Long Island, and nitrogen loads to surface waters promote and sustain harmful algae that impede recovery of Suffolk's once world renowned shellfisheries. Currently, the clam fishery is operating at one percent of its peak potential. Sustainable concentrations of nitrogen in estuarine waters are more than 20 times lower than the drinking water standard; the Peconic Estuary Program has identified a goal of 0.45 mg/L of total nitrogen in surface waters to ensure adequate dissolved oxygen levels are continuously maintained to minimize the potential impacts to aquatic life.

While referring to Suffolk County financed "Flanders-Riverside Corridor Sewering Feasibility Study", Renaissance team is proposing potential alternate solutions that are that would require further in-depth studies. There are several solutions communities around the country are using, which gives us the market tested cases to examine for the best possible solution for Riverside.

- Living Machine® - an engineered wetland solution

It is hard to think of wastewater treatment system as a thriving ecology, but that's what Living Machine® technology claims to produce. Their award-winning projects are treated to a lush cascade of water features, hydroponic plants, and engineered wetlands, all of which are constantly working to cleanse wastewater and rainwater for re-use. Living Machine® Technology blends science and engineering with plants and beneficial bacteria to efficiently treat and reuse wastewater to provide lasting water solutions. Based on the principles of wetland ecology, their tidal process cleans water, and it's an energy-efficient system with high quality reuse standards.

The Tidal Flow Wetland Living Machine® incorporates a series of wetland cells, or basins, filled with special gravel that promotes the development of micro-ecosystems. These highly flexible cells may be integrated into exterior landscaping or built into a building or greenhouse. As water moves through the system, the cells are alternately flooded and drained to create multiple tidal cycles each day, much like natural wetlands, resulting in high quality reusable water. The micro-ecosystems within the cells efficiently remove nutrients and solids from the wastewater, resulting in high quality effluent. The final polishing stage, which involves filtration and disinfection, leaves water crystal clear and ready for reuse. Online sensors continuously monitor water quality and chlorine residuals to ensure that reclaimed water is completely safe.

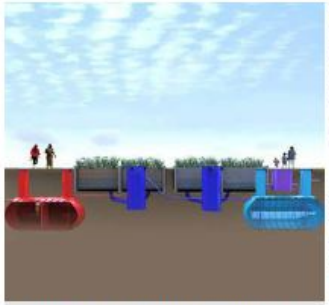
Although a typical Living Machine® system recycles thousands of gallons of water a day, everything occurs below the wetland surface. All the casual observer sees are lush, vibrant plantings. The final polishing stage, which involves filtration and disinfection, leaves water crystal clear and ready for reuse. Online sensors continuously monitor water quality and chlorine residuals to ensure that reclaimed water is completely safe.

The projects achieved with Living Machine technology embody Renaissance's low impact philosophy where "infrastructure as architecture" finds ways to make essential systems both environmentally sustainable and aesthetically pleasing. Residents and guests could swim in natural ponds fed with rainwater, and stroll or lounge beside a working ecological wastewater treatment system. The possibility of artful blending of architecture, infrastructure, and ecology poses a profound challenge to the idea that human habitation and support systems must be divorced from our natural environment.

- Omni Processor- district energy, heat and potable water production

The Omni Processor is a trade name for a sewage sludge treatment system that produces purified drinking water and electrical energy as end products from sewage sludge. Manufactured by Janicki Bioenergy, the proof of concept model was funded by the Bill and Melinda Gates Foundation. The S100 model costs about $1.5 million, can produce 2,853 gal of drinking water per day and 100 kW net electrical, with a planned larger model S200 designed to handle the waste from 100,000 people, produce 22,700 gal per day and 250 kW net output electrical energy, being a "self-sustaining bioenergy" process.

The treatment process first involves boiling the sewage sludge, during which water vapor is boiled off and recovered, leaving a dry sludge which is then combusted as fuel to heat a boiler that in turn produces steam and the heat necessary for the boiling off process. The steam is then used to generate electrical energy. Some of this electrical energy is used for the final water reverse osmosis purification stages to produce safe drinking water, and to power ancillary pumps, fans and motors.

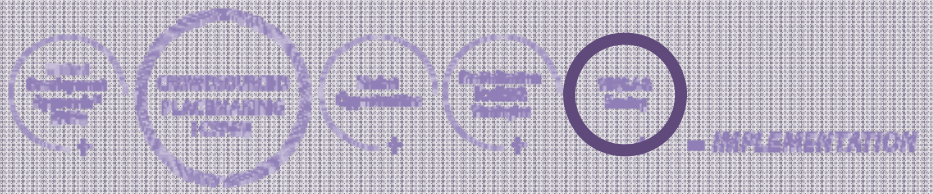


LIVING MACHINE® TIDAL WETLAND DIAGRAM (ABOVE). BASED ON THE PRINCIPLES OF WETLAND ECOLOGY, LIVING MACHINE SYSTEMS' PATENTED TIDAL PROCESS CLEANS WATER, MAKING THE LIVING MACHINE® THE MOST ENERGY-EFFICIENT SYSTEM TO MEET HIGH QUALITY REUSE STANDARDS.
PROPOSED PROJECT IN MEZZALUNA SPRINGS, FL (RIGHT), EXAMPLES OF ENVIRONMENTS CREATED (RIGHT MIDDLE)

OMNI PROCESSOR PLAN (ABOVE AND TO THE RIGHT)

SEQRA – TOWN ACTION FOR OPTIONAL RIVERISDE OVERLAY ZONE

DGEIS
Riverside Overlay District



- 1.0 Executive Summary
- 2.0 Description of the Proposed Action
- 3.0 Geology, soils, and topography
- 4.0 Water resources
- 5.0 Ecological resources
- 6.0 Critical environmental areas and other regulated environmental districts
- 7.0 Land use, zoning and plans
- 8.0 Community character
- 9.0 Community Services
- 10.0 Traffic and Transportation
- 11.0 Air Quality and Noise
- 12.0 Socioeconomics
- 13.0 Other Environmental impact
- 14.0 Alternatives
- 15.0 Future Actions

INVOLVED AGENCIES:

Suffolk County Department of Public Works

Suffolk County Department of Health Services, Suffolk County Sewer Agency

Suffolk County Department of Health Services, Office of Wastewater Management

New York State Department of Environmental Conservation-Region 1

New York State Department of Transportation, Region 10

Central Pine Barrens Joint Planning and Policy Commission

New York State Department of State, Office of Planning and Development

INTERESTED AGENCIES:

Suffolk County Planning Commission
Town of Southampton Planning Board
Town of Southampton Board of Trustees
Town of Riverhead
Riverhead Central School District
Town of Southampton Police
Riverhead Fire District
Flanders/Northampton Volunteer Ambulance
National Grid
PSEG - Long Island
Suffolk County Water Authority
Town of Southampton Conservation Board
Town of Southampton Department of Municipal Works
Town of Southampton Parks Department
Flanders/Riverside/Northampton Civic Association

Town of Southampton
and
New York State Department of State

Riverside Hamlet Revitalization

Figure 2-2
2013 Aerial Photograph

Legend

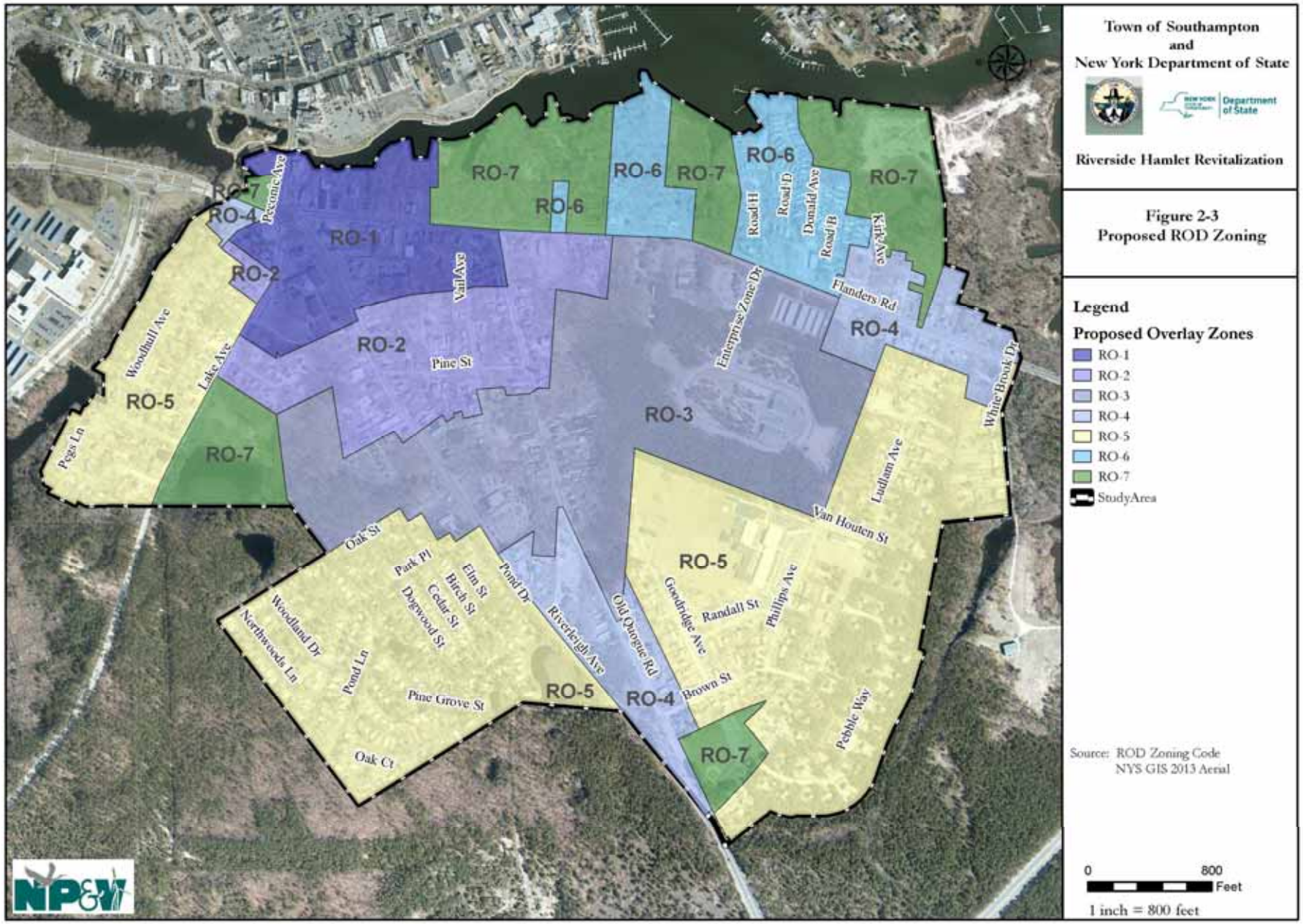
Study Area

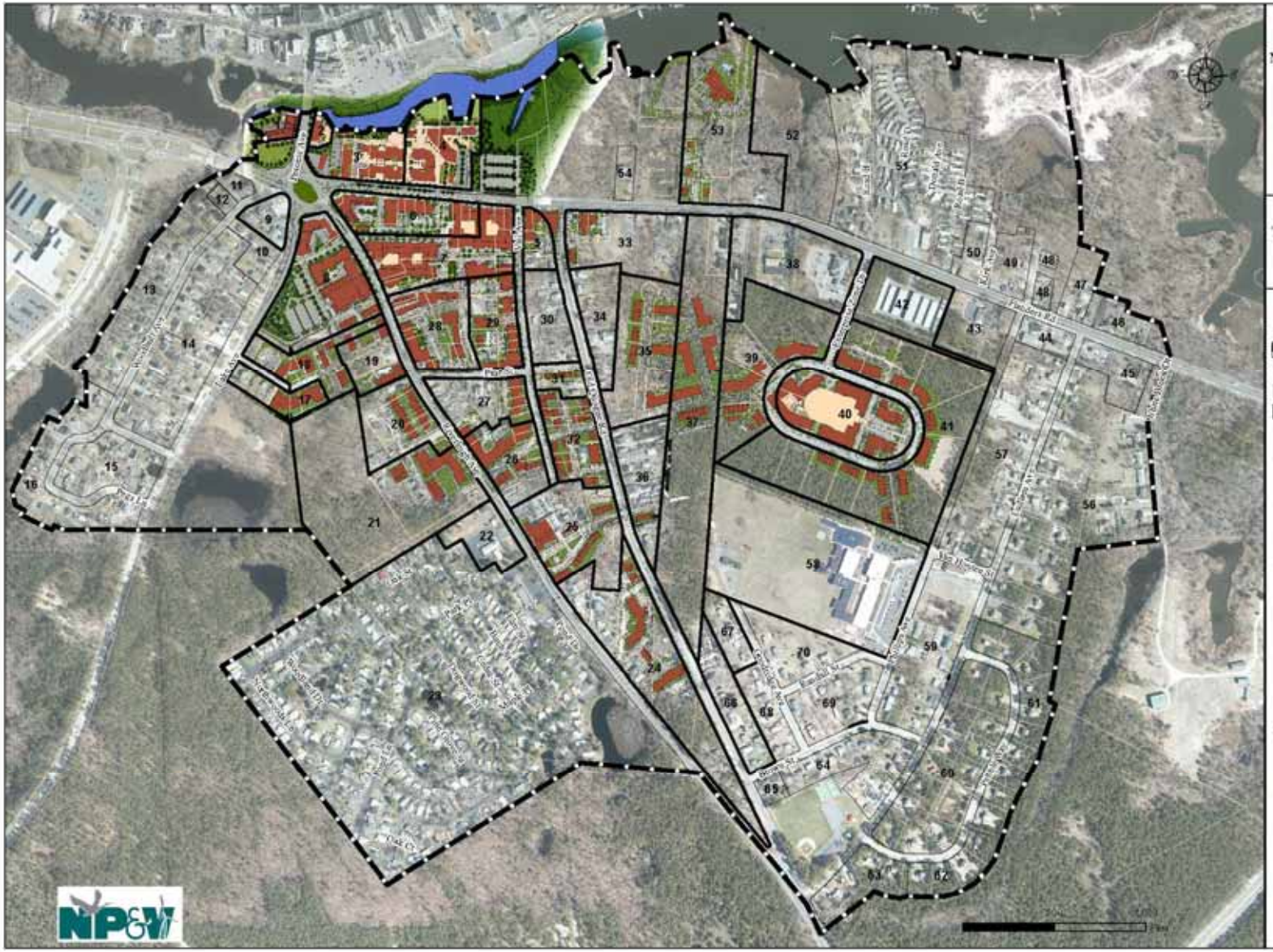
Tax Parcels

Source: NYSGIS, 2013

1 inch = 500 feet

RIVERSIDE OVERLAY DISTRICT– OPTIONAL OVERLAY ZONE





Town of Southampton
and
New York State Department of Stat

Riverside Hamlet Revitalization

Figure 2-4
Theoretical Development Program

Legend

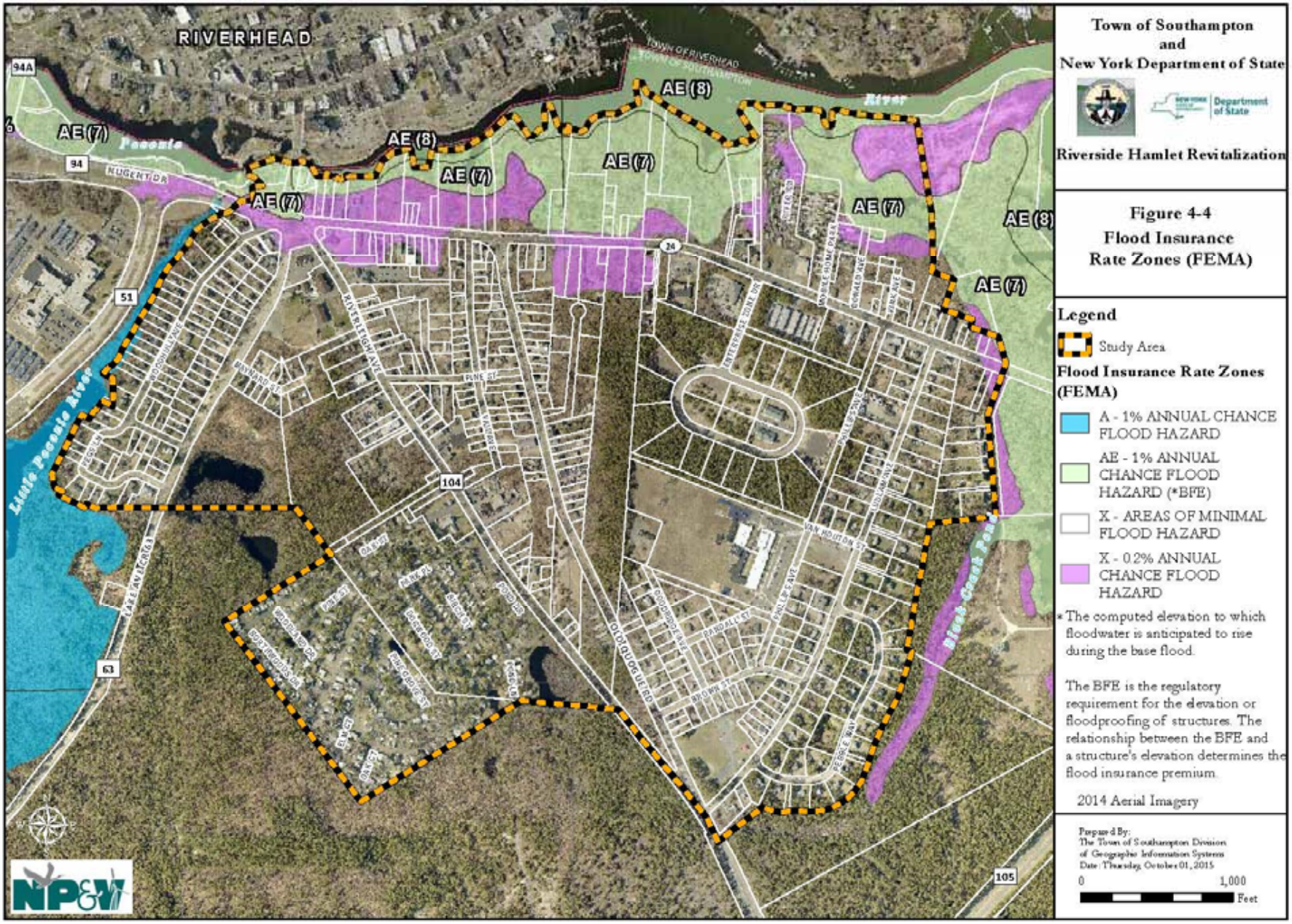
- StudyArea

Blocks

- Outside Program Area
- Inside Program Area
- Development Program Parcels
- Tax Parcels

Source: Renissance Downtowns Plan; SC Real Property, NYSGIS, 2013

1 inch = 300 feet



Town of Southampton
and
New York Department of State

Riverside Hamlet Revitalization

Figure 4-4
Flood Insurance Rate Zones (FEMA)

Legend

Study Area

Flood Insurance Rate Zones (FEMA)

- A - 1% ANNUAL CHANCE FLOOD HAZARD
- AE - 1% ANNUAL CHANCE FLOOD HAZARD (*BFE)
- X - AREAS OF MINIMAL FLOOD HAZARD
- X - 0.2% ANNUAL CHANCE FLOOD HAZARD

* The computed elevation to which floodwater is anticipated to rise during the base flood.

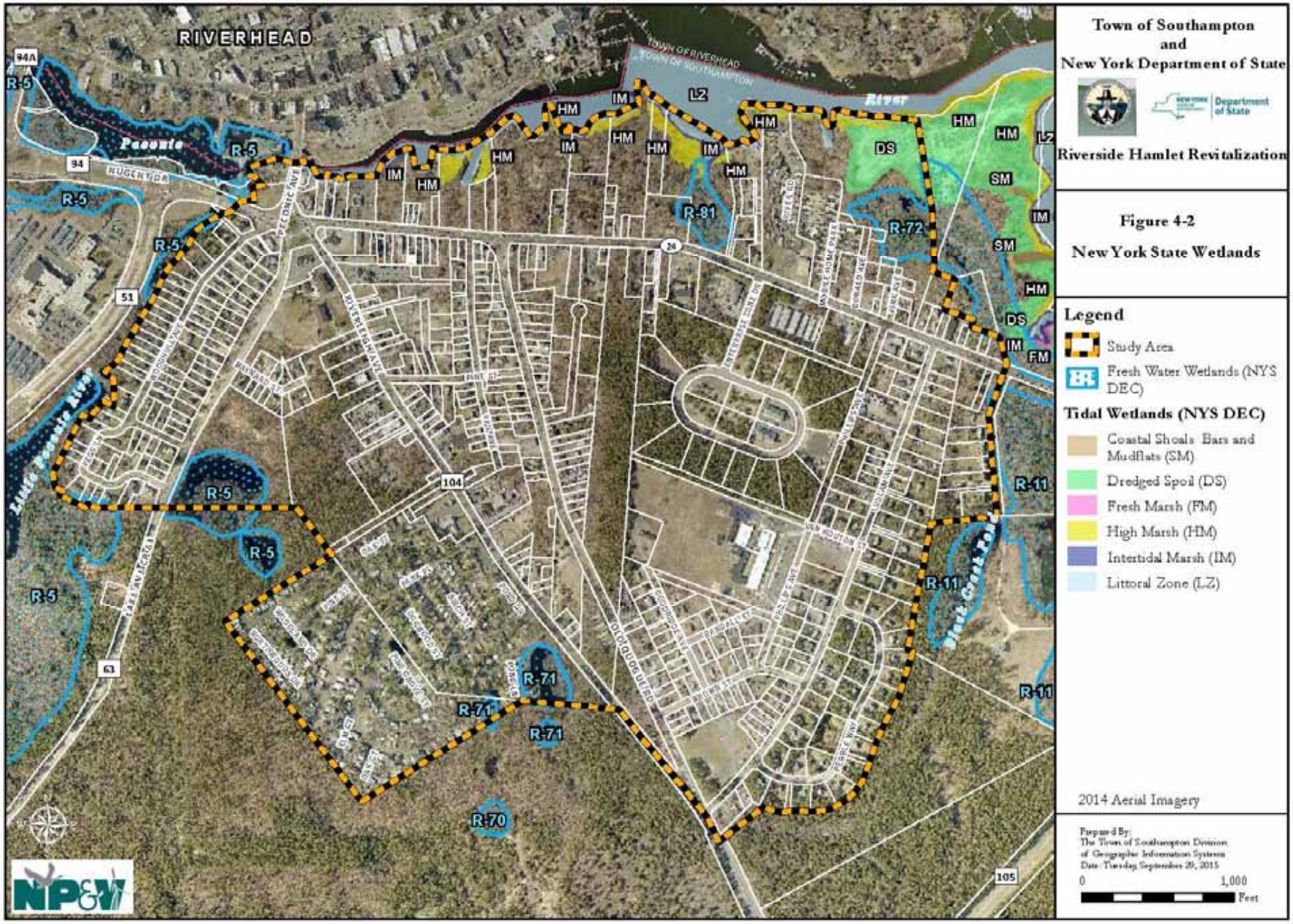
The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium.

2014 Aerial Imagery

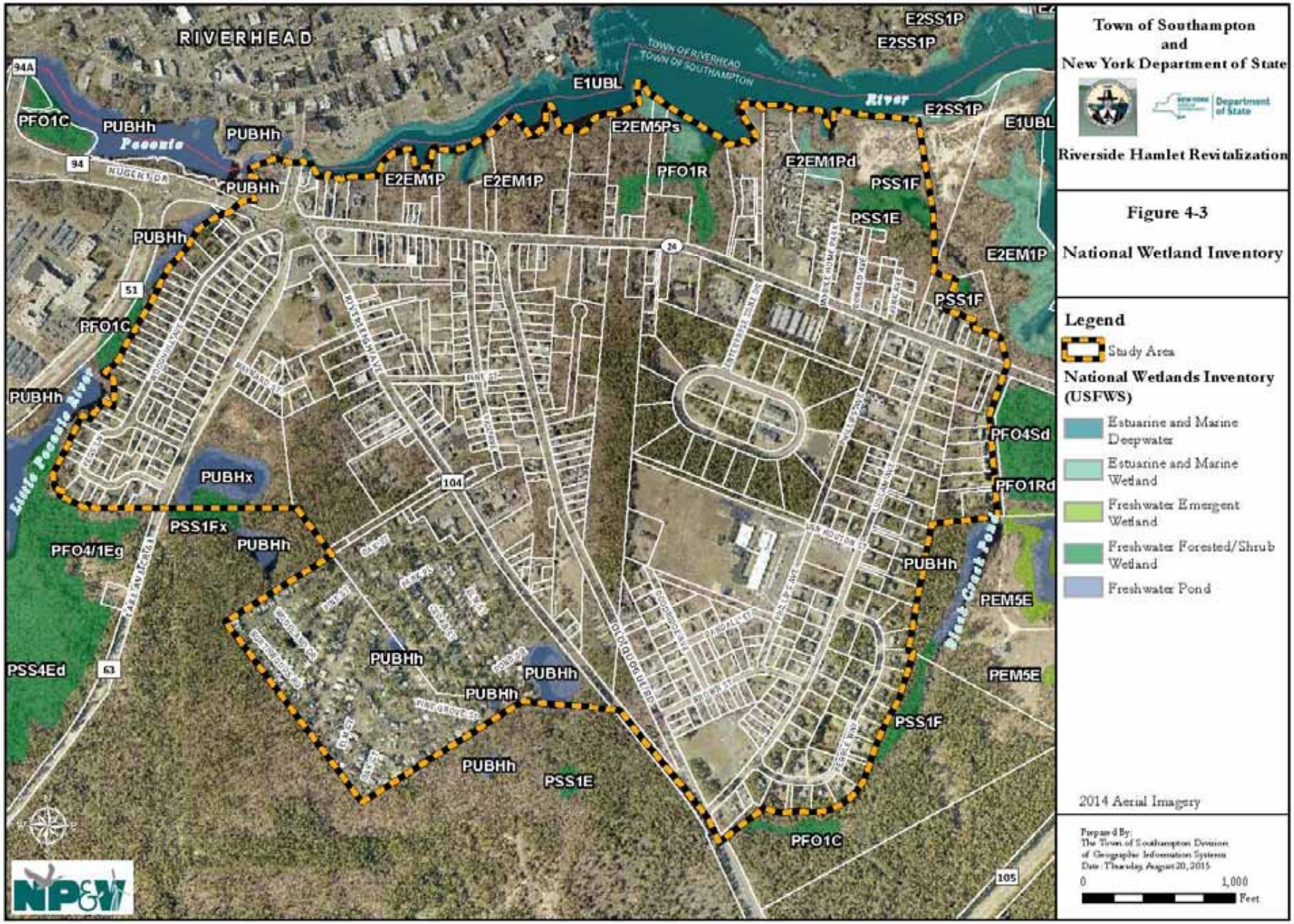
Prepared By:
The Town of Southampton Division of Geographic Information Systems
Date: Thursday, October 01, 2015

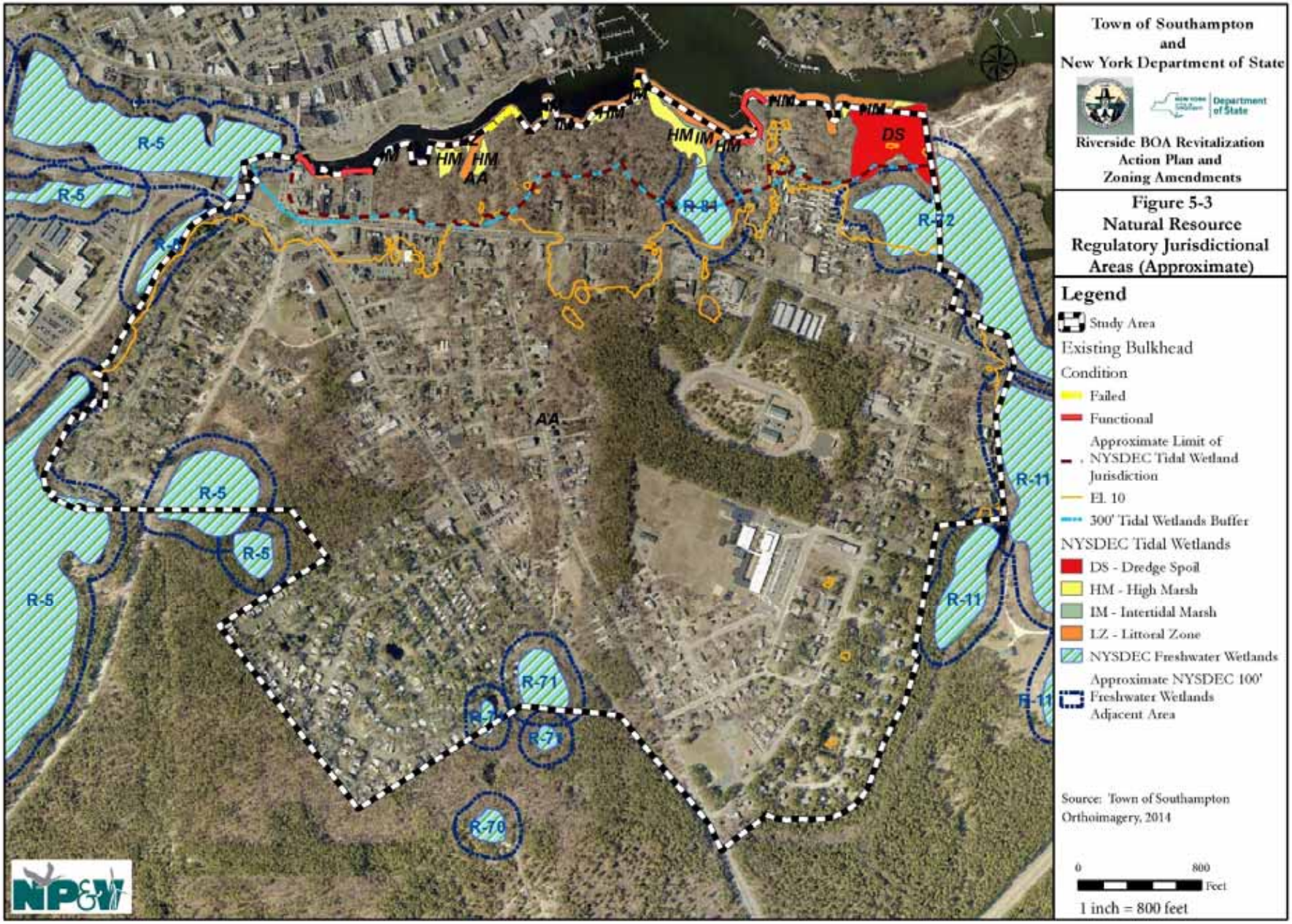
0 1,000 Feet

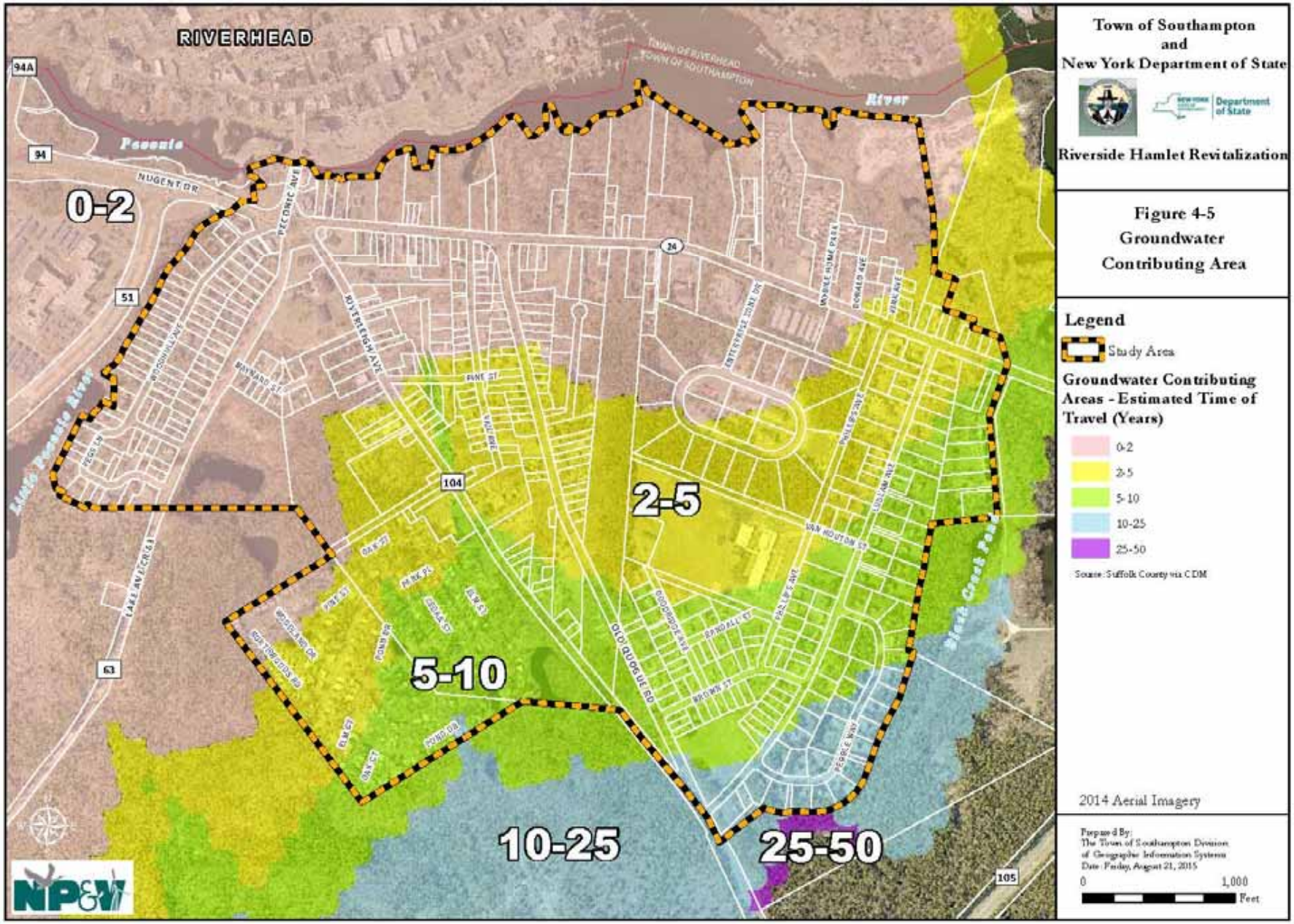
FEMA

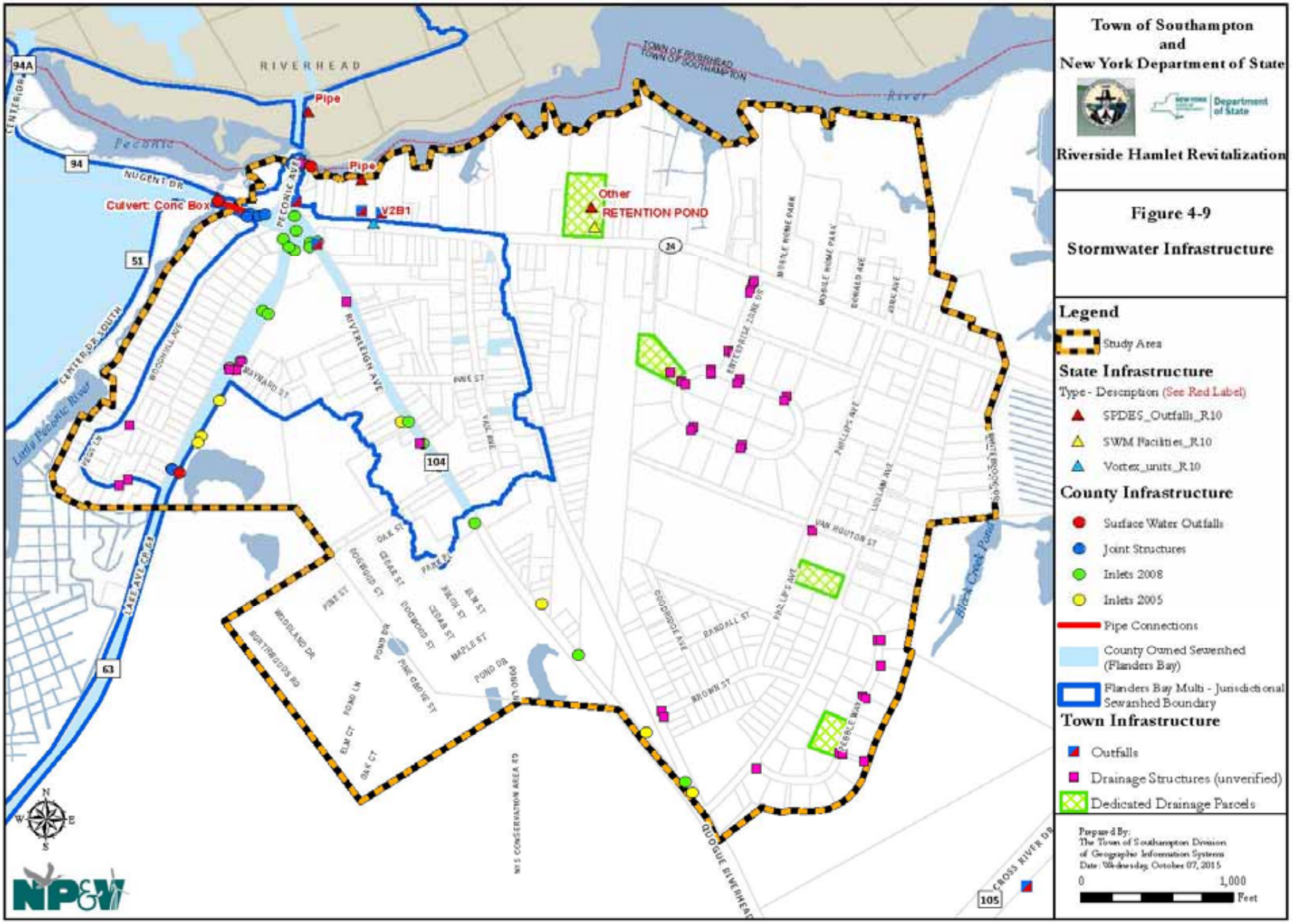


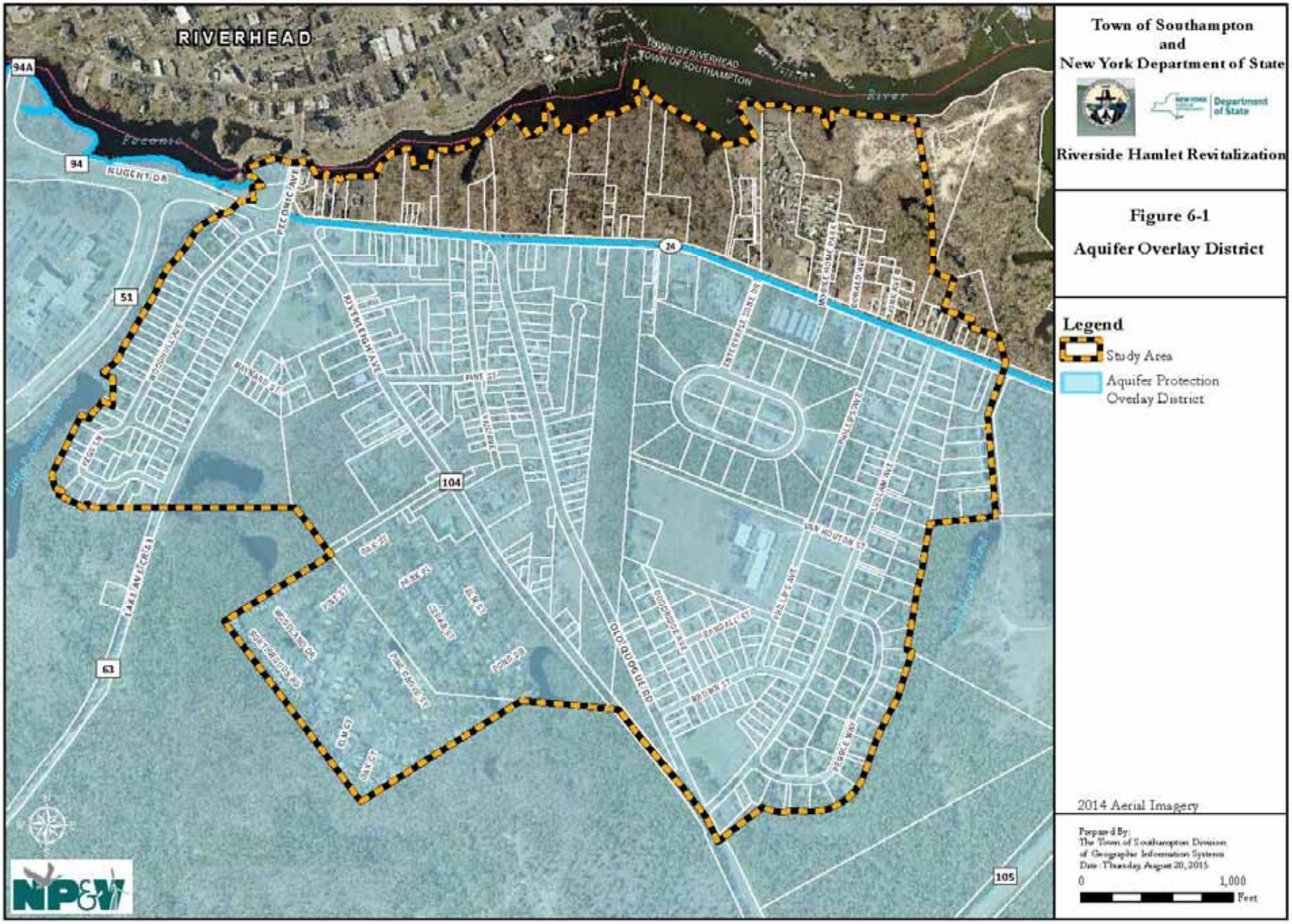
NYS WETLANDS


Town of Southampton
and
New York Department of State
Riverside Hamlet Revitalization
Figure 4-3
National Wetland Inventory
Legend
Study Area
National Wetlands Inventory (USFWS)
Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
2014 Aerial Imagery
Prepared By:
The Town of Southampton Division of Geographic Information Systems
Date: Thursday, August 20, 2015
0
1,000
Feet
RIVERHEAD
TOWN OF RIVERHEAD
TOWN OF SOUTHAMPTON
Peconic
River
Little Peconic River
Black Creek Pond
E1UBL
E2SS1P
E2EM5Ps
E2EM1P
E2EM1Pd
PFO1R
PSS1F
PSS1E
PFO1C
PUBHh
PUBHx
PSS1Fx
PFO4/1Eg
PSS4Ed
PFO4Sd
PFO1Rd
PEM5E
94A
94
51
24
104
63
105
NP&W

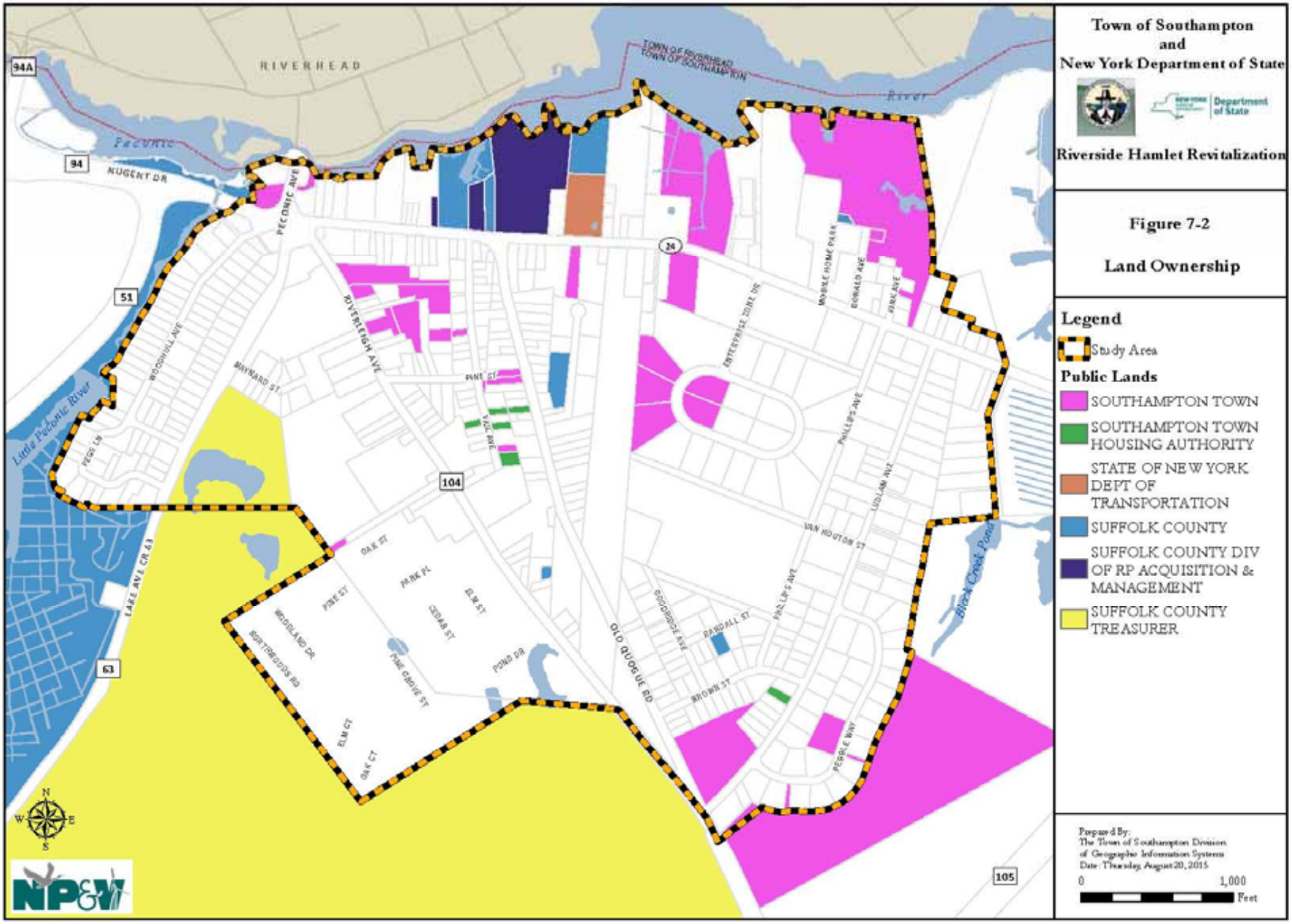

Town of Southampton
and
New York Department of State
Department of State
Riverside BOA Revitalization
Action Plan and
Zoning Amendments
Figure 5-3
Natural Resource
Regulatory Jurisdictional
Areas (Approximate)
Legend
Study Area
Existing Bulkhead
Condition
Failed
Functional
Approximate Limit of
NYSDEC Tidal Wetland
Jurisdiction
El. 10
300' Tidal Wetlands Buffer
NYSDEC Tidal Wetlands
DS - Dredge Spoil
HM - High Marsh
IM - Intertidal Marsh
LZ - Littoral Zone
NYSDEC Freshwater Wetlands
Approximate NYSDEC 100'
Freshwater Wetlands
Adjacent Area
Source: Town of Southampton
Orthoimagery, 2014
0
800
Feet
1 inch = 800 feet
R-5
R-11
R-71
R-70
R-84
R-72
DS
HM
IM
AA
NP&W


RIVERHEAD
Town of Southampton
and
New York Department of State
Riverside Hamlet Revitalization
Figure 4-5
Groundwater
Contributing Area
Legend
Study Area
Groundwater Contributing Areas - Estimated Time of Travel (Years)
0-2
2-5
5-10
10-25
25-50
Source: Suffolk County via CDM
2014 Aerial Imagery
Prepared By:
The Town of Southampton Division
of Geographic Information Systems
Date: Friday, August 21, 2015
0
1,000
Feet
0-2
2-5
5-10
10-25
25-50
Peconic
River
Little Peconic River
Black Creek Pond
NUGENT DR
PECONIC AVE
RIVERLEIGH AVE
PINE ST
OLD QUOGUE RD
VAN HOUTON ST
LAKE AVE (CR 51)
94A
94
51
24
104
63
105

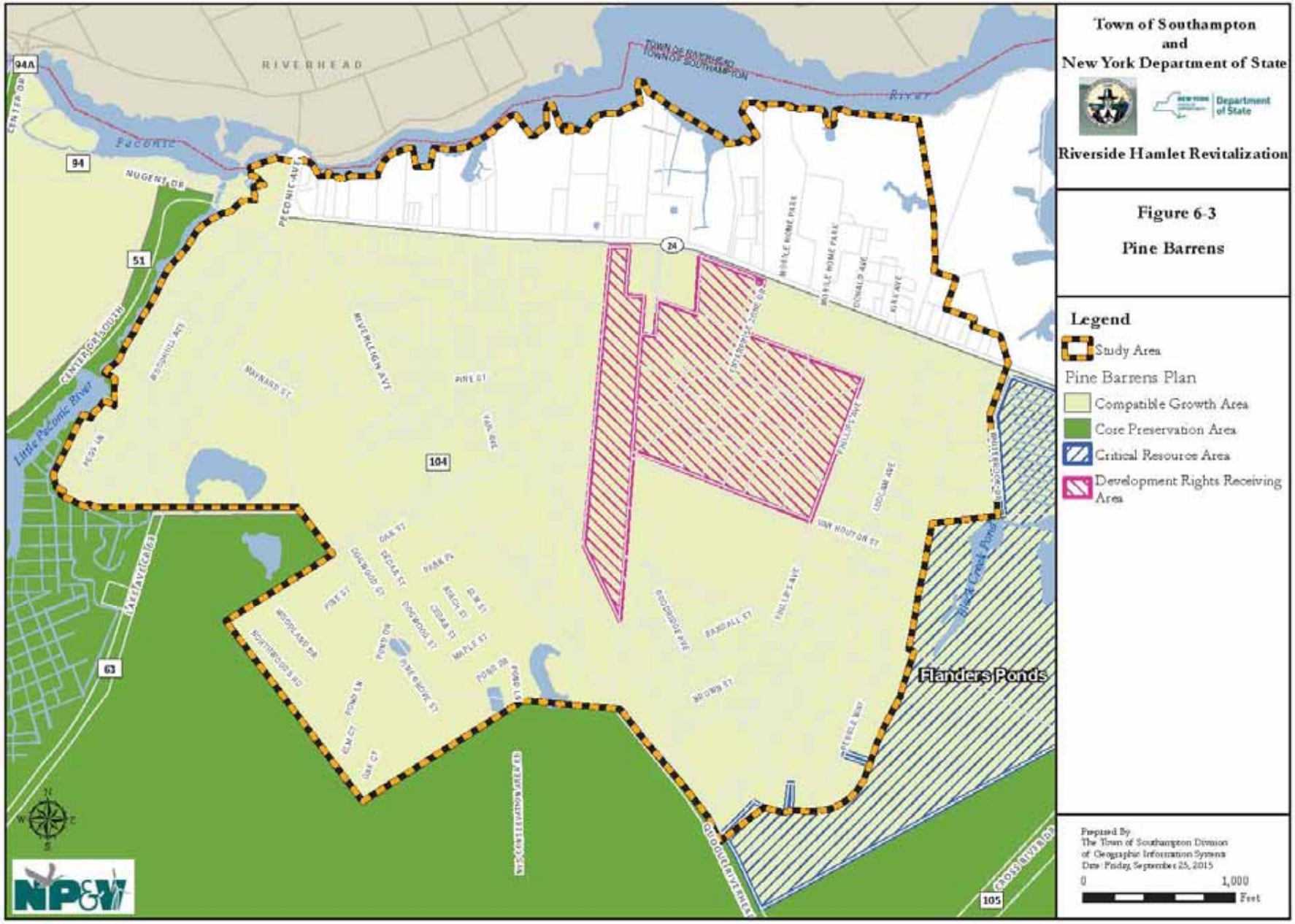

Town of Southampton
and
New York Department of State
Riverside Hamlet Revitalization
Figure 4-9
Stormwater Infrastructure
Legend
Study Area
State Infrastructure
Type - Description (See Red Label)
SPDES_Outfalls_R10
SWM Facilities_R10
Vortex_units_R10
County Infrastructure
Surface Water Outfalls
Joint Structures
Inlets 2008
Inlets 2005
Pipe Connections
County Owned Sewershed (Flanders Bay)
Flanders Bay Multi - Jurisdictional Sewershed Boundary
Town Infrastructure
Outfalls
Drainage Structures (unverified)
Dedicated Drainage Parcels
Prepared By:
The Town of Southampton Division of Geographic Information Systems
Date: Wednesday, October 07, 2015
0
1,000
Feet
RIVERHEAD
Pipe
Pipe
Culvert: Conc Box
V2B1
Other
RETENTION POND
TOWN OF RIVERHEAD
TOWN OF SOUTHAMPTON
Peconic
River
NUGENT DR
PECONIC AVE
RIVERLEIGH AVE
CENTER DR SOUTH
Little Peconic River
LAKE AVE CR 63
QUOGUE RIVERHEAD
CROSS RIVER DR
Black Creek Pond
94A
94
51
24
104
63
105

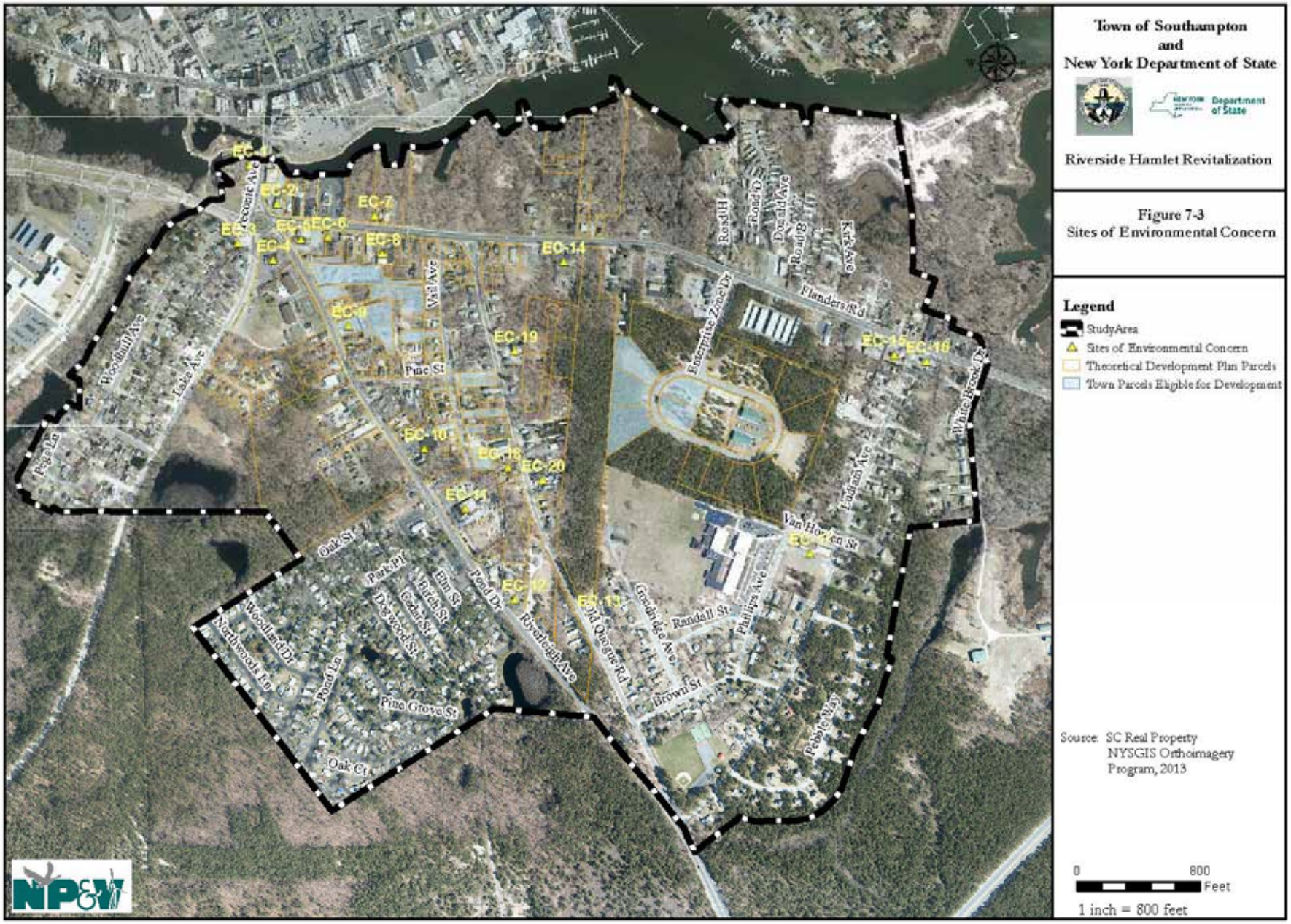

RIVERHEAD
TOWN OF RIVERHEAD
TOWN OF SOUTHAMPTON
Town of Southampton
and
New York Department of State
Riverside Hamlet Revitalization
Figure 6-1
Aquifer Overlay District
Legend
Study Area
Aquifer Protection Overlay District
2014 Aerial Imagery
Prepared By:
The Town of Southampton Division of Geographic Information Systems
Date: Thursday, August 20, 2015
0
1,000
Feet
94A
94
51
24
104
105
NUGENT DR
PECONIC AVE
RIVERLEIGH AVE
OLD QUOGUE RD
VAN HOUTEN ST
PHILLIPS AVE
PEOPLE WAY
NP&V

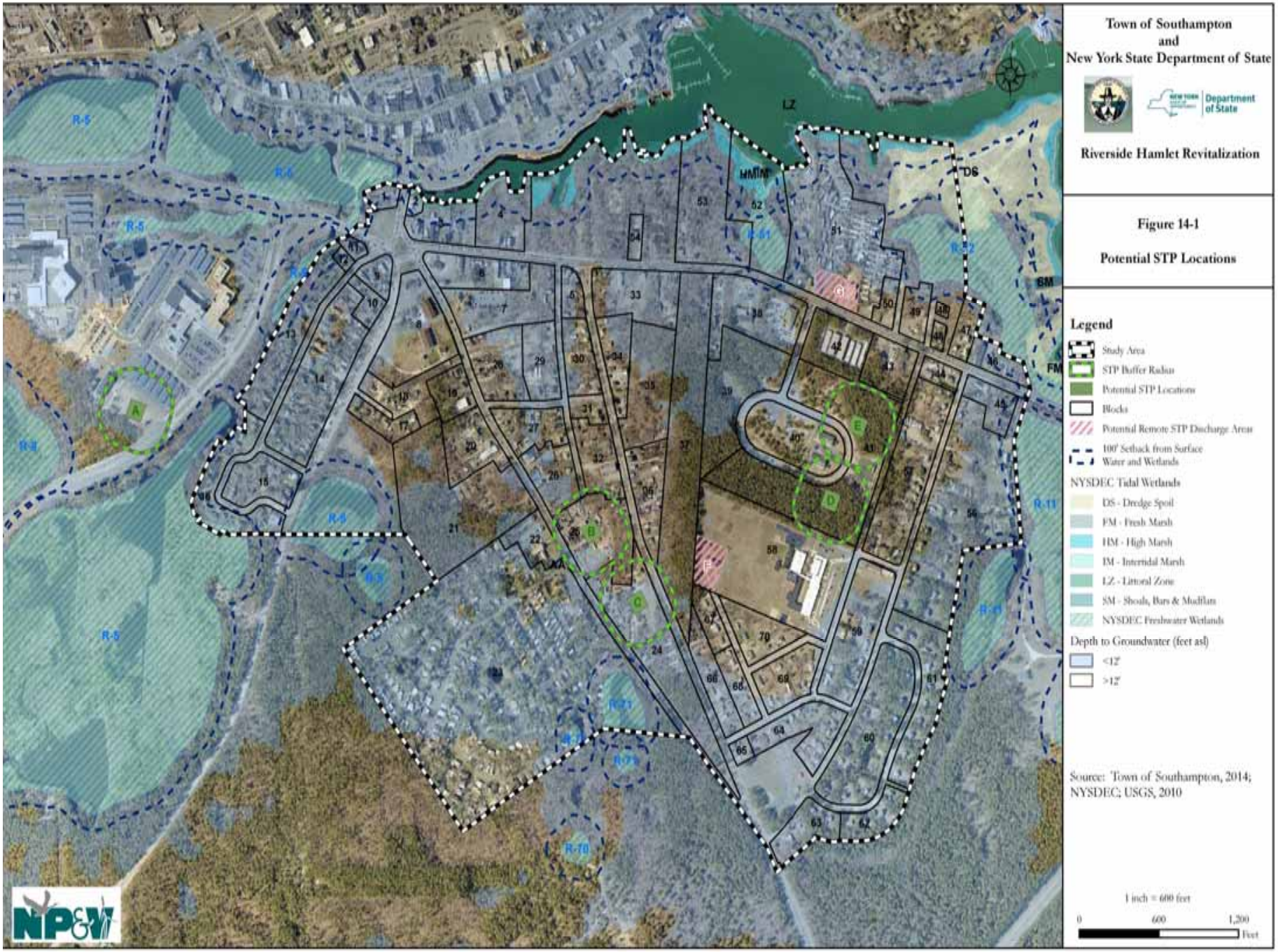
EXISTING WOODLAND IN PINE BARRENS



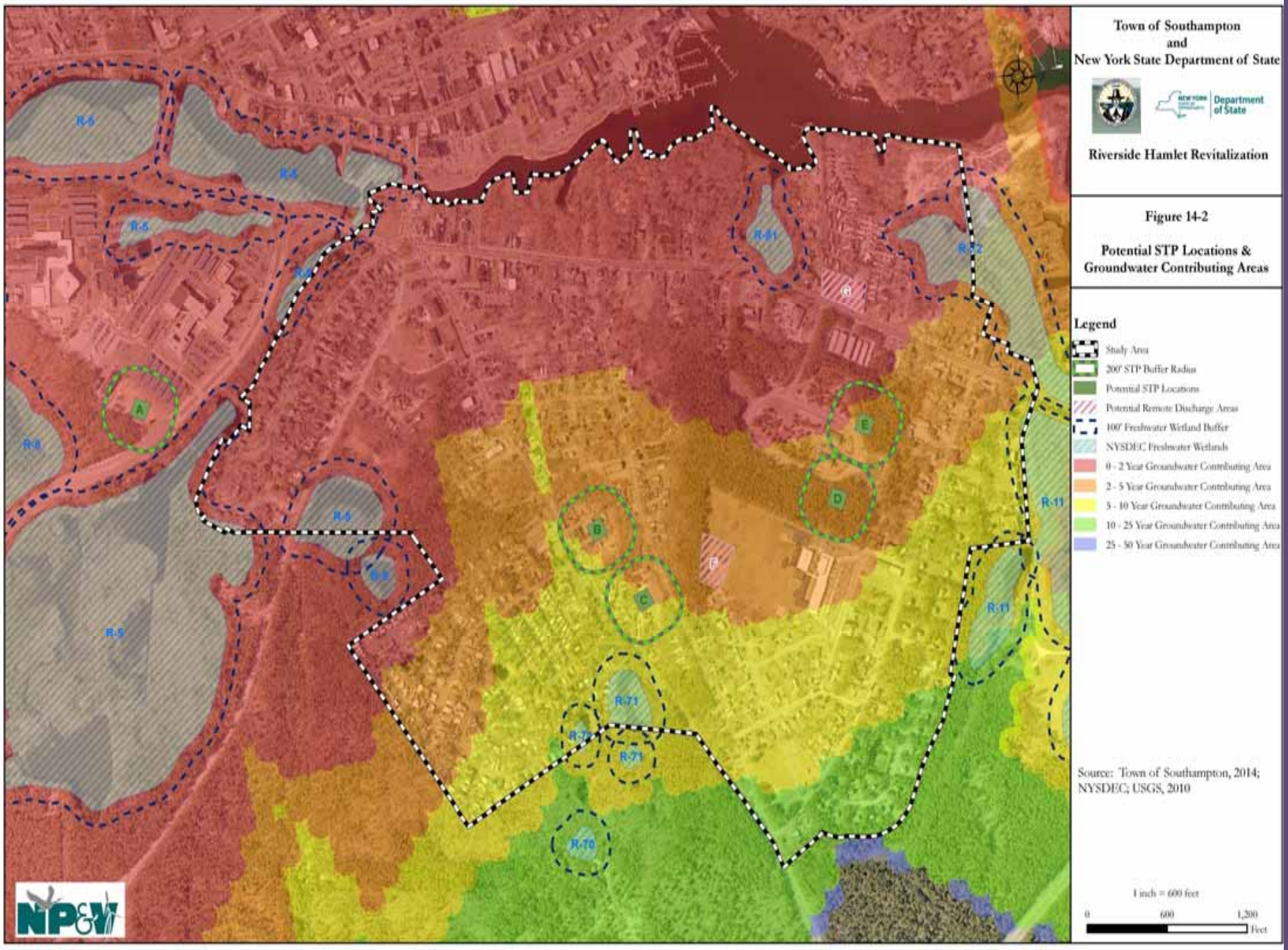
LAND OWNERSHIP


Town of Southampton
and
New York Department of State
Riverside Hamlet Revitalization
Figure 6-3
Pine Barrens
Legend
Study Area
Pine Barrens Plan
Compatible Growth Area
Core Preservation Area
Critical Resource Area
Development Rights Receiving Area
Prepared By
The Town of Southampton Division
of Geographic Information Systems
Date: Friday, September 25, 2015
0
1,000
Feet
RIVERHEAD
Peconic
River
Little Peconic River
Flanders Ponds
Black Creek Pond
94A
94
51
24
104
63
105
NUGENT DR
PECONIC AVE
CENTER DR
CENTER DR SOUTH
MAYNARD ST
PINE ST
MOBILE HOME PARK
DONALD AVE
KIRK AVE
VAN HOUTEN ST
RANDALL ST
BROWN ST
QUOGUE RIVERHEAD
CROSS RIVER DR
NP&W


Town of Southampton
and
New York Department of State
Riverside Hamlet Revitalization
Figure 7-3
Sites of Environmental Concern
Legend
StudyArea
Sites of Environmental Concern
Theoretical Development Plan Parcels
Town Parcels Eligible for Development
Source: SC Real Property
NYSGIS Orthoimagery
Program, 2013
0
800
Feet
1 inch = 800 feet
EC-1
EC-2
EC-3
EC-4
EC-5
EC-6
EC-7
EC-8
EC-9
EC-10
EC-11
EC-12
EC-13
EC-14
EC-15
EC-16
EC-18
EC-19
EC-20
Pine St
Oak St
Pine Grove St
Oak Ct
Pond Ln
Pond Dr
Riverleigh Ave
Old Quogue Rd
Randall St
Brown St
Phillips Ave
Van Houten St
Flanders Rd
Enterprise Zone Dr
Lake Ave
Woodhull Ave
Pegs Ln
Northwoods Ln
Woodland Dr
Park Pl
Birch St
Elm St
Cedar St
Dogwood St
Vail Ave
Road H
Road D
Donald Ave
Road B
Kirk Ave
Ludlam Ave
White Brook Dr
Pebble Way
NP&W

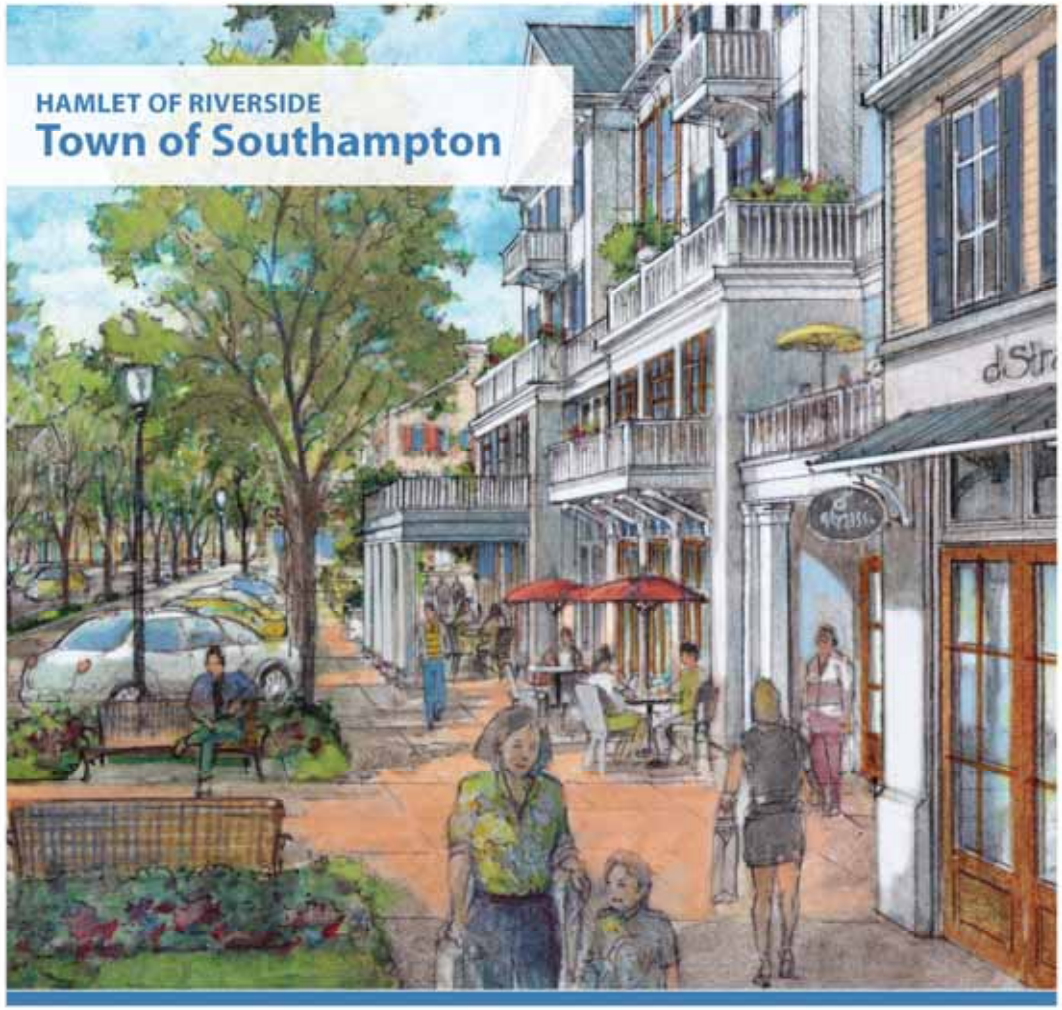


POTENTIAL STP LOCATIONS



POTENTIAL STP LOCATIONS & GROUNDWATER CONTRIBUTING AREA

d'Strass



DRAFT Riverside Overlay District

Section 330-400 to 330-420

TOWN OF SOUTHAMPTON

July
2015

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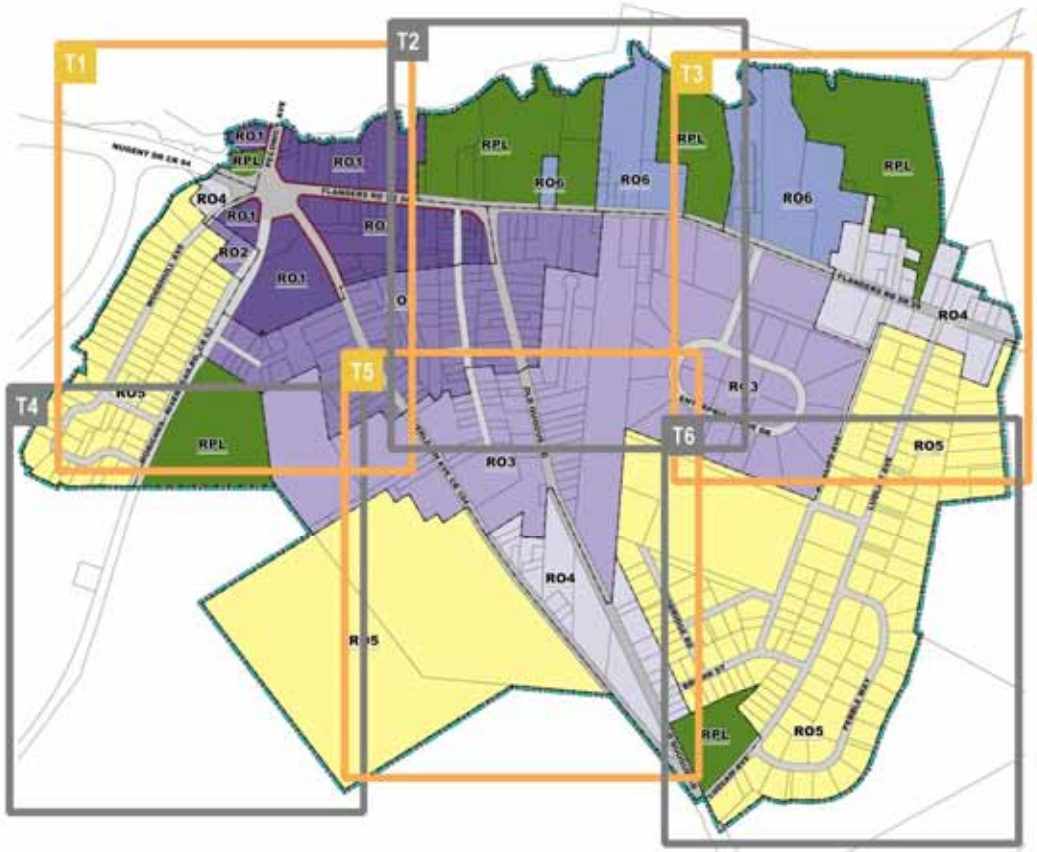
SECTION 330-400	AUTHORITY
SECTION 330-401	INTENT AND PURPOSE
SECTION 330-402	APPLICABILITY
SECTION 330-403	DEFINITIONS
SECTION 330-404	RELATIONSHIP TO OTHER COOPERATING ENTITIES
SECTION 330-405	ESTABLISHMENT OF RIVERSIDE OVERLAY DISTRICT
SECTION 330-406	RESERVED
SECTION 330-407	ZONING STANDARDS MAP
SECTION 330-408	STREET AND BLOCK STANDARDS
SECTION 330-409	CIVIC SPACE & PRIVATE OPEN SPACE STANDARDS
SECTION 330-410	USES AND DEVELOPMENT STANDARDS
SECTION 330-411	DESIGN MANUAL
SECTION 330-412	COMMUNITY BENEFIT UNITS
SECTION 330-413	ADMINISTRATION
SECTION 330-414	RESERVED
SECTION 330-415	COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
SECTION 330-416	IMPLEMENTATION OF COMMUNITY BENEFITS POLICIES
SECTION 330-417	AMENDMENTS TO THIS ARTICLE
SECTION 330-418	INSPECTION, VIOLATIONS, AND ENFORCEMENT
SECTION 330-419	RESERVED
SECTION 330-420	RESERVED

FIGURE 407-2 ZONING STANDARDS MAP



- RIVERSIDE OVERLAY DISTRICT BOUNDARY
- RO-1 RIVERSIDE HAMLET CENTER
- RO-2 RIVERSIDE HAMLET NEIGHBORHOOD
- RO-3 RIVERSIDE SPECIAL DISTRICT
- RO-4 RIVERSIDE GATEWAY DISTRICT
- RO-5 RIVERSIDE SUBURBAN DISTRICT
- RO-6 RIVERSIDE WATERFRONT DISTRICT
- RPL RIVERSIDE PARKLAND
- DISTRICT BOUNDARY
- PROPERTY LINE
- BLOCK NUMBER
- BLOCK DIVISION LINES

ZONING STANDARDS REQUIREMENTS

- RIVERSIDE PROMENADE
- STOREFRONT REQUIRED FR-S1
- SIGNIFICANT CORNER
- TERMINATING VISTA

STREET TYPES

- Street A
- Street B

RIVERSIDE OVERLAY DISTRICT– OPTIONAL OVERLAY ZONE

FIGURE 407-2B ZONING STANDARDS MAP TILE 1

T1

RIVERSIDE OVERLAY DISTRICT BOUNDARY
RO-1 RIVERSIDE HAMLET CENTER
RO-2 RIVERSIDE HAMLET NEIGHBORHOOD
RO-3 RIVERSIDE SPECIAL DISTRICT
RO-4 RIVERSIDE GATEWAY DISTRICT
RO-5 RIVERSIDE SUBURBAN DISTRICT
RO-6 RIVERSIDE WATERFRONT DISTRICT
RPL RIVERSIDE PARKLAND
DISTRICT BOUNDARY
PROPERTY LINE
BLOCK NUMBER
BLOCK DIVISION LINES

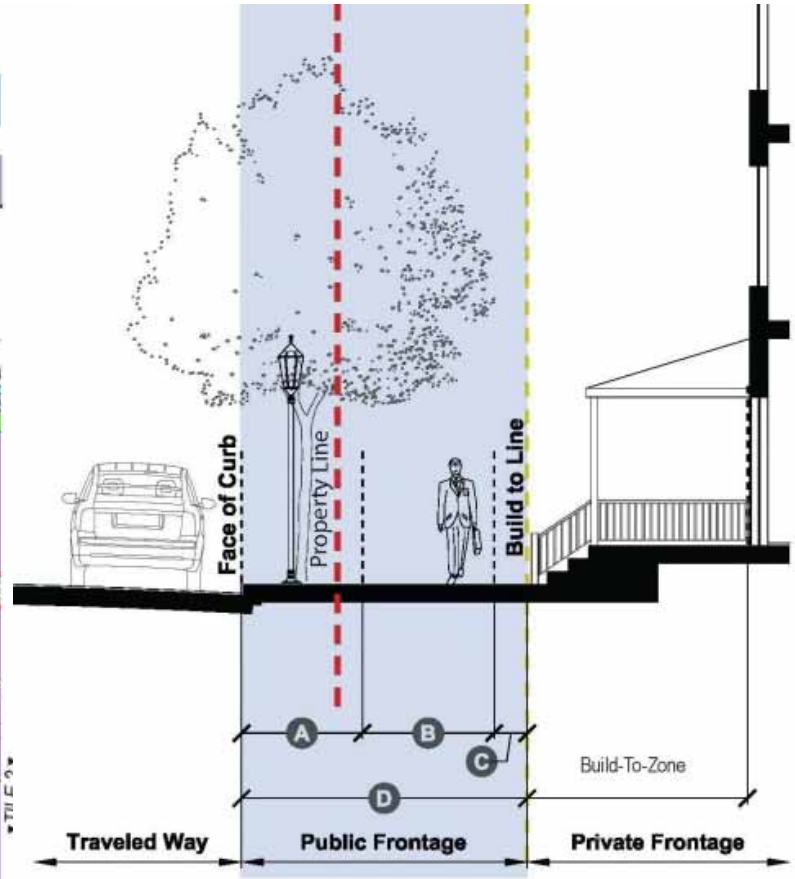
ZONING STANDARDS REQUIREMENTS
RIVERSIDE PROMENADE
STOREFRONT REQUIRED
SIGNIFICANT CORNER
TERMINATING VISTA

STREET TYPES
Street A
Street B

RIVERSIDE OVERLAY DISTRICT – OPTIONAL OVERLAY ZONE

FIGURE 407-2B ZONING STANDARDS MAP TILE 1

T1



LANDSCAPE AND FURNISHING ZONE	A
PEDESTRIAN CLEARWAY	B
TRANSITION ZONE	C
REQUIRED WIDTH OF PUBLIC FRONTAGE	D

- RIVERSIDE OVERLAY DISTRICT BOUNDARY
- RO-1 RIVERSIDE HAMLET CENTER
- RO-2 RIVERSIDE HAMLET NEIGHBORHOOD
- RO-3 RIVERSIDE SPECIAL DISTRICT
- RO-4 RIVERSIDE GATEWAY DISTRICT
- RO-5 RIVERSIDE SUBURBAN DISTRICT
- RO-6 RIVERSIDE WATERFRONT DISTRICT
- RPL RIVERSIDE PARKLAND
- DISTRICT BOUNDARY
- PROPERTY LINE
- BLOCK NUMBER
- BLOCK DIVISION LINES

ZONING STANDARDS REQUIREMENTS

- RIVERSIDE PROMENADE
- STOREFRONT REQUIRED FR&I
- SIGNIFICANT CORNER
- TERMINATING VISTA

STREET TYPES

- Street A
- Street B

410. C TABLE OF FRONTAGE STANDARDS

		STREET TYP		
		Street Type A	Street Type B	Str Typ
PUBLIC FRONTAGE	Distance from Face of Curb to Build-To-Line	12 feet	17'-6"	
	Landscape & Furnishing Zone Minimum	3 feet	4' feet	
	Pedestrian Clearway Minimum	6' feet	6' feet	
	Transition Zone Minimum	2 feet	5' feet	

			Street Type A		Street Type B		Str Typ
PRIVATE FRONTAGE	Private Frontage Types	Min. Clear Glazing Area Required	Build-To-Zone (BTZ) Depth	Min Frontage Occupancy	Build-To-Zone (BTZ) Depth	Min Frontage Occupancy	Build-To-Zone
	Storefront Frontage[1]	50%[3]	15 feet	80%	15 feet	80%	Non
	Arcade Frontage[1]	50%[3]	15 feet [2]	80%	15 feet [4]	60%	Non
	Hamlet Frontage	40%[4]	15 feet	80%	15 feet	60%	Non
	Stoop Frontage	30%[5]	15 feet	80%	15 feet	60%	Non
	Porch Frontage	30%[5]	15 feet	80%	15 feet	60%	Non
	Court Frontage	30%[5]	15 feet	60%	15 feet	50%	Non
	Mid-Block Frontage	30%[6]	X	X	X	X	Non

[1] On Streets designated on the Zoning Standards Map as "Sto
[2] Provided that the structural columns or piers are located with
[3] Minimum clear glazing area required between 2' and 8' above
[4] Minimum clear glazing area required between 2' and 10' abo
[5] Minimum clear glazing area required between 4' and 13' above the sidewalk.
[6] Minimum clear glazing area required between 4' and 7' above the sidewalk.
[7] Combination of permitted Edging Elements can be used at the approval of the Planning Board
[8] Chain Link, Barbed wire, Razor, Chicken wire, Stockade Fencing, and Split Rail fencing shall be prohibited.
X - Not Permitted

		Street Type A		Street Type B		Street Type C		Riverside Promenade	
Private Frontage Types	Min. Clear Glazing Area Required	Build-To-Zone (BTZ) Depth	Min Frontage Occupancy	Build-To-Zone (BTZ) Depth	Min Frontage Occupancy	Build-To-Zone (BTZ) Depth	Min Frontage Occupancy	Build-To-Zone (BTZ) depth	Min Frontage Occupancy
Storefront Frontage[1]	50%[3]	15 feet	80%	15 feet	80%	None	0%	15 feet	60%
Arcade Frontage[1]	50%[3]	15 feet [2]	80%	15 feet [4]	60%	None	0%	15 feet	60%
Hamlet Frontage	40%[4]	15 feet	80%	15 feet	60%	None	0%	15 feet	60%
Stoop Frontage	30%[5]	15 feet	80%	15 feet	60%	None	0%	15 feet	40%
Porch Frontage	30%[5]	15 feet	80%	15 feet	60%	None	0%	15 feet	40%
Court Frontage	30%[5]	15 feet	60%	15 feet	50%	None	0%	15 feet	40%
Mid-Block Frontage	30%[6]	X	X	X	X	None	0%	X	X

410.E. SITE DEVELOPMENT STANDARDS AND INCENTIVES

(1) The dimensional standards shown in the table below shall apply to each site, except those located in RO-7 (Parkland) allocated for active and passive recreation only. These standards include base ROD standards as well as development incentives for large lots and parcel assembly (RIB1 and RIB2).

(2) 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 Town and the Suffolk County Department of Health Services.

410.E.(3) DEVELOPMENT STANDARDS[1] FOR RO-1, RO-2, RO-3, RO-4, RO-5, RO-6

		ROD Base Requirements	Riverside Incentive Bonus 1 RIB1	Riverside Incentive Bonus 2 RIB2
Site Frontage	All Districts	75 feet	150 feet	300 feet
Site Area Minimum	All Districts	7,500 SF	15,000 SF	60,000 SF
Building Height	RO-4	16 feet Streetwall Height min 2 stories, and 32 feet max	2.5 stories max 35 feet max	No bonus available
	RO-5	2 stories, and 32 feet max	2.5 stories max 35 feet max	No bonus available
	RO-6	16 feet Streetwall Height min 2 stories, and 32 feet max	2.5 stories 35 feet max	3.5 stories max 40 feet max
Parking	All Districts	ROD minimum requirements	Increased shared access or new streets	
Bicycle Parking	All Districts	ROD minimum requirements	RIB1 & RIB2 minimum requirements (410. K.)	

[1] All setbacks in RO-5 District shall comply with the setbacks prescribed by the underlying zoning.

[2] Base Height; if minimum Streetwall Height required, needs to comply with for at least 30% of frontage.

[3] Or max height of the underlying zoning whichever is greater.

[4] Except where the underlying zoning is LI40 then a maximum of 4 stories is permitted.

410. B. 4. FRONTAGE OCCUPANCY

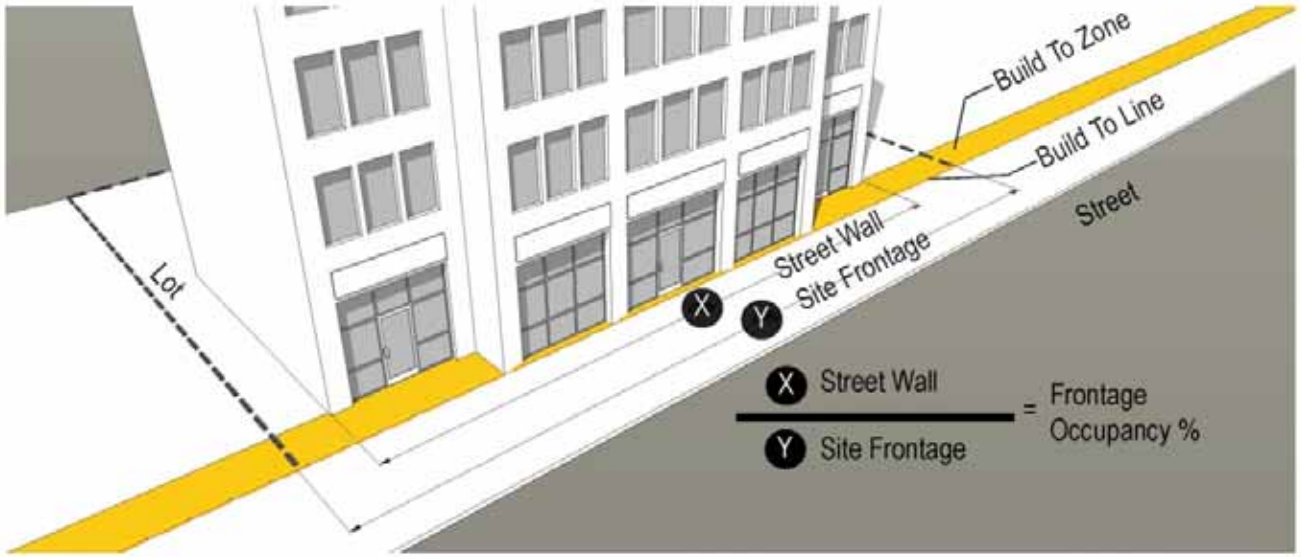
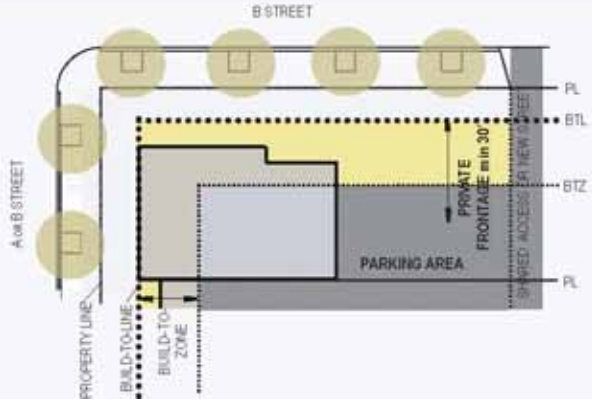


Figure 410-6: Frontage Occupancy Diagram

FIGURE 410-13 BUILDING PLACEMENT STANDARDS



- Parking shall not be located within the Private Frontage except when located below grade with ceiling at maximum 4 feet above ground
- C Streets do not have a private frontage requirement unless designated.
- Access to surface and structured parking shall be from an approved shared access drives or new C Streets.
- Trash containers shall not be stored in locations visible from the public ROW

410. C. 5. PORCH FRONTAGE

FR-5

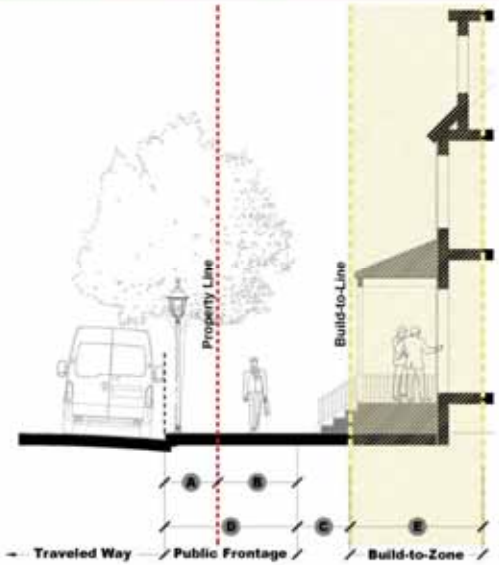


Figure 410-25. Porch frontage Build-To-Zone

Figure 410-26.

Porch frontages FR-5 define residential frontages with elevated entrance. Up to three stair raisers can be placed within transition zone, and the ground plane within the BTZ can be hardscape continuation of sidewalk or landscaped (e.g. rain gardens).

PRIVATE FRONTAGE

ACTIVE EDGE REQ'D - DOOR SEPARATION DISTANCE 50' MAX

PERMITTED FRONTAGE EDGING ELEMENTS

EE-1 EE-2 EE-3 EE-4 EE-6 EE-7

GLAZING REQUIREMENT

(a) A minimum of 30% of the street-level, street facing building area located between 4' & 13 above the sidewalk shall provide clear, non-reflective glass.

FUNCTION OF THE BUILD-TO-ZONE

(a) Allows for entrance alcoves and expanded sidewalk area for outdoor dining.
(b) Allows for facade articulation and inclusion of pronounced and/or recessed building elements.
(c) Allows for alignment with existing neighboring buildings.

410. E. SIGNIFICANT CORNERS

Significant corners can exceed the height of the max allowed building height to allow for significant architectural feature in locations designated by Zoning Map Sec 330-407. Additional locations can be allowed to enrich the community character.

410. F. TERMINATING VISTAS

Terminating vistas shall be located to terminate a view created by the center-line of a street or civic space. When building facades terminate a vista, they shall be designed to have a significant architectural feature located on axis with the vista.

411.F (3) FINISHED FLOOR OF BUILDINGS

Finished Floor Elevation of buildings other than commercial, mixed-use, and multi-family buildings shall be set with a finished floor a minimum of 18" above finished grade within the Private Frontage.

(a) For Residential and Non-residential Structures located in Coastal High Hazard Areas, according to 169-16 and 169-17 of the Town code, the lowest floor (including basement) shall be located two feet (24") above the Base Flood elevation.

(b) Floor-to-floor height shall be minimum 12 feet for the first floor of commercial uses, and minimum 8 feet for upper floors.

(b) Stoop and Porch shall have a minimum of 2 risers at the stoop or porch at the lead-walk.

411.F (4) HORIZONTAL EXPRESSION LINE

(a) All buildings should provide two or more horizontal expression lines appropriate for the scale of the building to:

i. differentiate between the base, middle or top of buildings

ii. emphasize a massing transition or change of use.

(b) Expression lines should be articulated through the use of material, moldings, shading devices, changes of material, changes of color, cornices, and other similar architectural elements.

(c) Expression Lines may consist of a continuous element (e.g a trim), or interrupted lines that visually connect across the facade at the same height, formed by a balcony, a short setback or protruded element (e.g. a bay window), a slightly articulated trim course, or similar.

RIVERSIDE OVERLAY DISTRICT – OPTIONAL OVERLAY ZONE

411.F (5) BUILDING MASSING

(a) Façade elements, including visual structural elements, openings, and details should utilize a coherent system of proportion.

(i) A building façade should be composed of vertical proportions, whether in part or whole of the composition, and shall be designed so that assumed vertical loads are carried to the ground by a reasonable and convincing visible structure.

(ii) Windows shall be vertical in proportion, except where Storefronts Frontage is required or provided.

(b) Facades shall be composed of sections no wider than 45 feet.

(i) Each section of façade shall have a visual change or break in top expression line (parapet or cornice) achieved by, and not limited to, changes in material with smaller recesses, recess, a different cornice height or different roof condition with break in the cornice, where gables should occur occasionally, inclusion of dormers.

(ii) Include vertical breaks in the facade while maintaining the Streetwall within the Private Frontage to comply with Section 330- 410.C.

(iii) In buildings with flat roofs massing shall be controlled by, and not limited to, more pronounced vertical breaks, change in height and type of parapet, inclusion of more pronounced overhang elements (e.g. cornices, and balconies), inclusion of mansard roofs, change in material, inclusion of pergolas for rooftop gardens.

(c) Bay windows where provided, shall be structurally supported in a manner appropriate to the architectural style.

(d) When dormers are used, they shall light interior spaces.

(i) The body of a single-window dormer shall be vertically proportioned or square and shall be consistent with the architectural style. Dormer windows shall be proportioned similar to or slightly shorter than typical windows in the floor below, unless square.

(e) Shutters shall be of size to cover the windows, fixed or operable.

- VERTICAL PROPORTION OF ELEMENTS
- VERTICAL BREAKS
- BALCONIES, SHUTTERS

RIVERSIDE OVERLAY DISTRICT – OPTIONAL OVERLAY ZONE

FIGURE 409-5 PIAZZA

A civic space framed by buildings on at least 3 sides and a public frontage on no more than 1 side. Characterized by paving and at grade access. Piazza is a highly active public place programmed with retail, restaurant, hospitality, entertainment, cultural and/or civic uses The Piazza must connect to at least 3 perimeter streets directly or via other civic spaces.

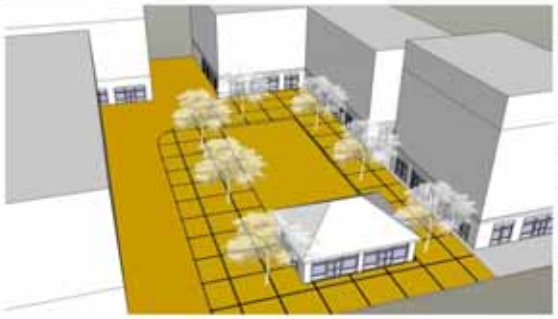
PERMITTED FRONTAGE TYPES - See Sec.. 410

- FR-1 Storefront
- FR-2 Arcade

FIGURE 409-6 GREEN

PUBLIC CIVIC SPACE 10 %
PRIVATE OPEN SPACE 5 %

FIGURE 409-10 COURTYARD

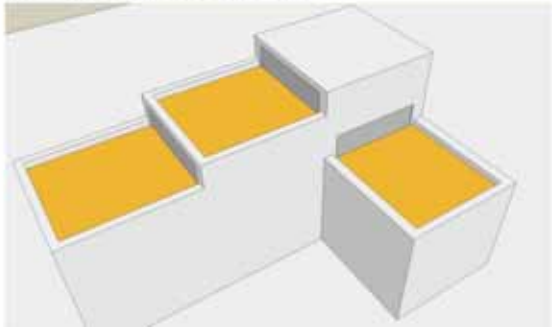


A private open space providing shared access to a courtyard designed for common use of building occupants.

PERMITTED FRONTAGE TYPES - See Sec. 410

FR-1 Storefront	FR-4 Porch
FR-2 Arcade	FR-5 Stoop
FR-3 Hamlet	FR-6 Forecourt

FIGURE 409-11 ROOF GARDEN



A private open space with pedestrian access to a roof garden, terrace, green roof, dining area, sun deck, or similar space accessible to at least 50% of the occupants of a building.

FIGURE 408-A - MW-2: MEWS

MEWS WITH EMERGENCY AISLE/PEDESTRIAN WAY

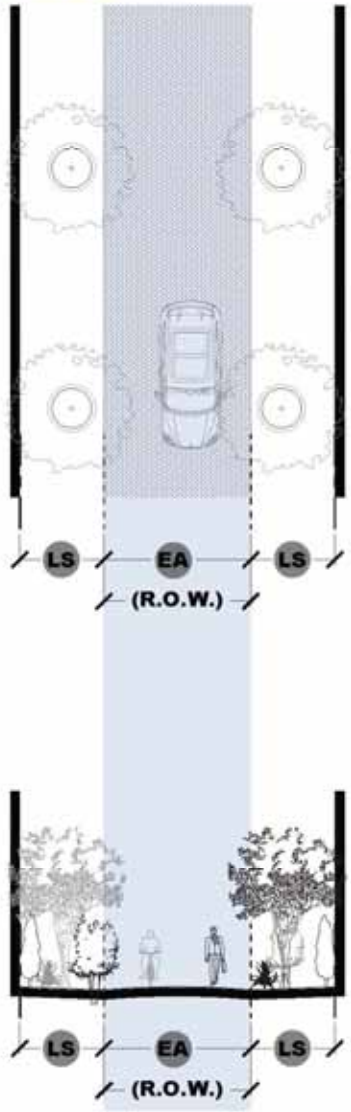
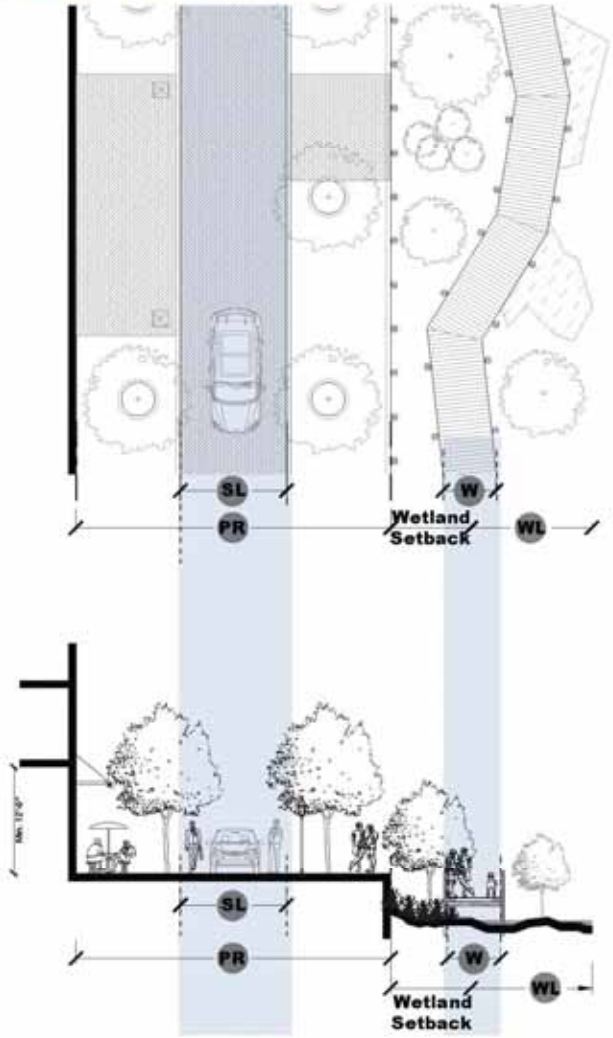


FIGURE 408-A - W-3: WALKWAY

WALKWAY WITH WATERFRONT PROMENADE / EMERGENCY ACCESS



Shared Emergency Access/Pedestrian Way
(Diagrammatic, Not to Scale)

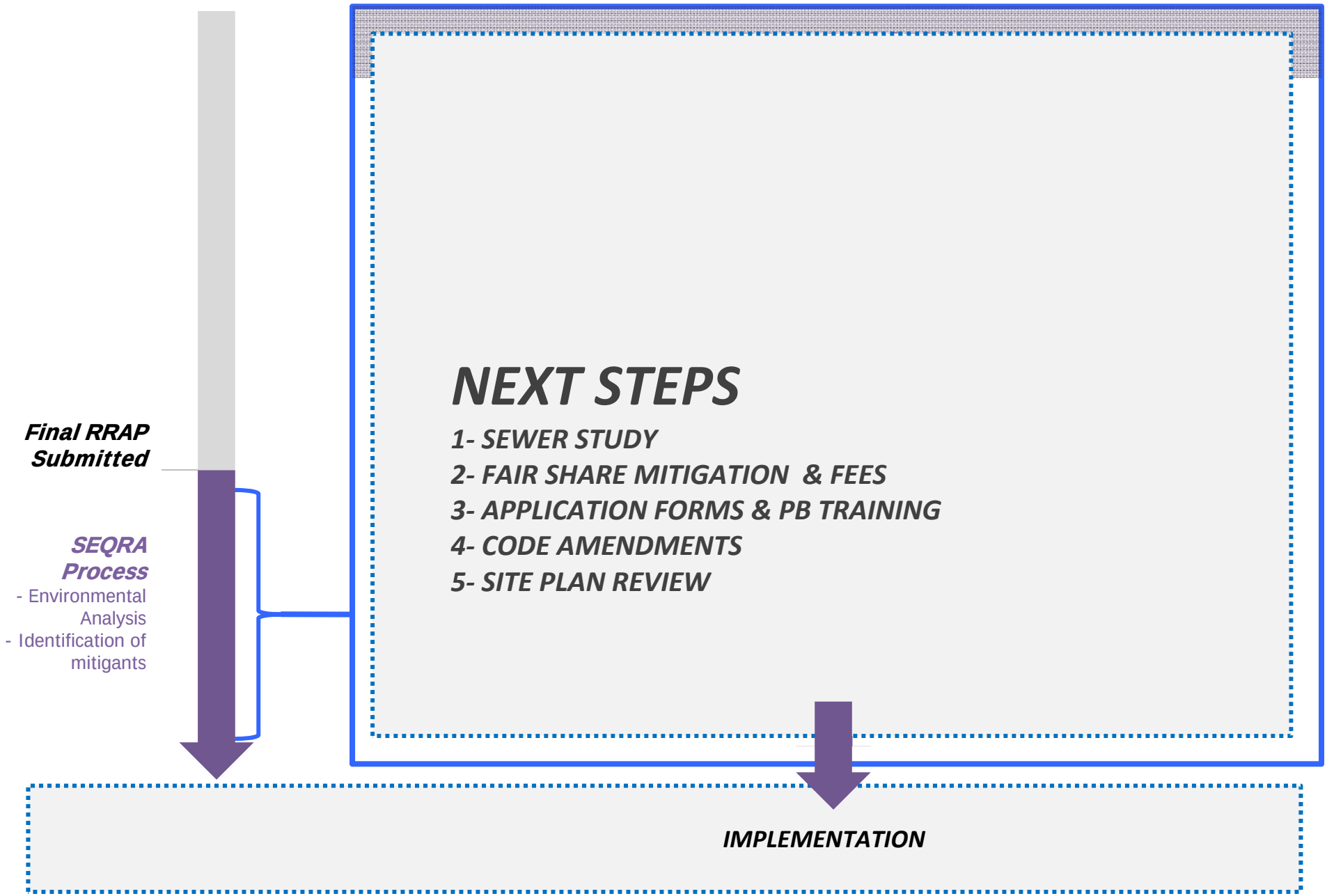
FIGURE 410-1B: TABLE OF PRINCIPAL USES (CONT'D)

	RO-1	RO-2	RO-3	RO-4	RO-5	RO-6
HOSPITALITY						
Hotel	P	P	P	X	X	P
Bed and Breakfast	P	P	P	P	P	P
Residential Care Facility	P	P	P	P	X	P
RECREATION / EDUCATION						
Recreational Business	P	P	P	P	X	P
Educational Use	P	P	P	P	P	P
RELIGIOUS / CIVIC						
Houses of Worship	P	P	P	P	X	P
Library	P	P	P	P	X	X
SPECIAL WATERFRONT						
Marina	P	X	X	X	X	P
LIGHT INDUSTRIAL						
Artisan Production Facilities	P	P	P	P	X	P
Research & Development Facility	P	P	P	P	X	X
Data Information Center	P	P	P	P	X	X
Document/Misc. Storage	P	P	P	P	X	X
Renewable Energy Facilities	P	P	P	P	X	P
Agricultural Use	P	P	P	P	P	P
Animal Husbandry	X	X	P	P	X	P
PARKING FACILITIES						
Parking Structure	P	P	P	P	X	P
Parking Lot	P	P	P	P	X	P
ADULT ENTERTAINMENT****						
Adult Entertainment Use	X	X	X	X	X	X
UTILITIES						
Utilities	P	P	P	P	P	P

P Permitted
SE Allowed by Special Exception only if waterfront related or enhancing use
X Prohibited
*** Residential use and private dwelling units associated are prohibited on the first floor of Storefront Frontages
**** As defined in 330-162.17 of the Town of Southampton Zoning Ordinance

410.I.(1) TABLE OF SUSTAINABILITY REQUIREMENTS

ALL DISTRICTS	Reduce Impacts to Water Resources	STP- SURFACE AND GROUND WATER PROTECTION WITH ADVANCED NITROGEN TREATMENT CAPABILITIES 15% MAX FERTILIZER DEPENDENT VEGETATION
	Reduce Water Use (See 410.I.1)	REDUCE INDOOR POTABLE WATER USE 20% BELOW BASELINE
	Outdoor Potable Water Consumption (See 410.I.2)	REDUCE OUTDOOR POTABLE WATER 50% BELOW BASELINE
	Heat Island Reduction (See 410.I 3)	HEAT ISLAND REDUCTION 50% NON-ROOF(SHADE, PERM. PAVEMENT) HEAT ISLAND REDUCTION ROOF 50% GREEN ROOF OR 75% LOW SRI
	Provision of Open Space Requirement (See 409.B)	10% PUBLIC OPEN SPACE, 5% PRIVATE
	Stormwater Management	PRETREATMENT OF STORMWATER RUNOFF USING GREEN INFRASTRUCTURE PRACTICES
	Reduce Carbon Emissions	PUBLIC FRONTAGES – ENCOURAGE WALKING BICYCLE PARKING, PMP FOR PARKING
	Clearing	FAIR SHARE MITIGATION FUND TO BENEFIT VEGETATION IN CENTRAL PINE BARRENS; ENSURE CONTIGUOUS NATURAL PINE BARRENS HABITAT THROUGH DESIGN; ADVANCE WASTEWATER TREATMENT, NITROGEN REMOVAL TO IMPROVE WATER QUALITY


Final RRAP Submitted
SEQRA Process
- Environmental Analysis
- Identification of mitigants
NEXT STEPS
1- SEWER STUDY
2- FAIR SHARE MITIGATION & FEES
3- APPLICATION FORMS & PB TRAINING
4- CODE AMENDMENTS
5- SITE PLAN REVIEW
IMPLEMENTATION

QUESTIONS & ANSWERS