

Minutes of Public Hearing of the Town Board of the Town of Riverhead, held in the Town Hall, Riverhead, New York on Tuesday, December 9, 1986 at 7:30 p.m. for the purpose of hearing all interested persons regarding the submission of a D.E.I.S. by Prospero Properties, II (The Village Green at Baiting Hollow).

Present: Joseph F. Janoski, Supervisor  
John Lombardi, Councilman  
Robert Pike, Councilman

Absent: Victor Prusinowski, Councilman  
Louis Boschetti, Councilman

Also Present: Richard Ehlers, Town Attorney

Supervisor Janoski called the meeting to order at 7:30 p.m. and the Notice of Public Hearing was read.

PUBLIC HEARING - 7:30 p.m.

I have affidavits of publication and posting that a public hearing will be held on Tuesday, December 9, 1986 at 7:30 p.m. to hear all interested persons regarding: Notice of Completion of Draft E.I.S. of Prospero Properties, II (The Village Green at Baiting Hollow).

Supervisor Janoski, "Thank you. The Town Board accepted the Draft Environmental Impact Statement on November 18th. We entered into a 30 day comment period with copies of the Draft being sent to all interested agencies. This hearing is being held in addition to the 30 day comment period to allow for public comment on the draft as it has been presented. I would recognize at this time the representative of the applicants for a presentation."

Chuck Bowman, Land Use Co., "I'm the preparer of the Draft Environmental Impact Statement. May I just take a moment to give you a brief description of what our plans are for the property. It's 189± acre vacant parcel of land situation at the northeast corner of Edwards Avenue and Sound Avenue in Baiting Hollow. It is proposed at a 169 lots for the construction of residential houses be created on the property. Ninety-two hundred feet of roadways, a storm water management system incorporating four natural drainage ponds, a public water supply is available will be brought to the property through an extension of the Riverhead Water District. There have been several concerns expressed about this project and those concerns have been addressed in the Environmental Impact Statement. The major concerns are sanitary waste disposal, farmland and open space preservation, traffic, storm water management, erosion of critical slope areas, habitat protection and the possible impact on community services. Within the Draft Environmental Impact Statement, you'll find numerous mitigation measures that together, and together I mean the group of us who have

Chuck Bowman, Continued

been working on this project have come up with to try to mitigate many of those environmental impacts. A brief synopsis of those mitigation measures are a cluster subdivision design which you do have before you now. The design provides for reduced minimum lot area on the majority of the subject parcel in order to create mini farm parcels and open space areas. Those open space areas will be separating different areas of building improvements. They'll be creating natural drainage ponds and buffering those from the improvement areas and they will also promote continued agricultural use within the area. The storm water generated by the road improvements on the subdivision will be self contained. We will utilize the construction of natural pond areas utilizing liners and gravity flow piping to create wetland areas where there have been none before and to provide for diversity of habitat over just the farmland area that there is now. The subdivision itself will comply with all Suffolk County Department of Health services regulations for the disposal of sanitary wastes on site. The public water will be provided if available through an extension of the Riverhead Water District. There are some areas of critical slopes on the property. Those areas have been included in open space preservation areas so that there will be no building within those slope areas. We have also made some recommendations in the impact statement relative to possible limitations that they Town may place on the areas permitted for ornamental lawn areas, turf so that we can limit the amount of fertilizer that's placed on the property. This is always a good idea as nitrates are a big problem up in that area. And if we can limit the amount of fertilizer that is placed on there, it would certainly help the situation. We've also proposed the construction of two subdivision access points on Edwards Avenue. These access points were designed to disperse the traffic flow and minimize any congestion on Edwards Avenue. There are some lots that will be fronting on Edwards Avenue. We have also proposed that common driveways for those lots be utilized to limit the access points also. I said the Draft Environmental Impact Statement goes into great detail on all these mitigation measures. I think that if you have any questions as far as what we propose, we certainly would be happy to answer them. We have all the players here and we'd be certainly ready to respond to any public comments at this time also. Thank you."

Supervisor Janoski, "Thank you Chuck."

Councilman Pike, "Chuck before you go. Since the engineer's recommendation came in, has the map changed at all? The "D" road in particular that he suggested you were talking about to entrance ways. Has the map been changed to reflect those?"

Alan Birthwistle, Attorney, "That was incorporated in the last preliminary map that was submitted and went to the public hearing."

Councilman Pike, "Do we have a copy of that available?"

1175780 PUBLIC HEARING Continued

Alan Birthwistle, "Which, the preliminary map?"

Councilman Pike, "Showing the "D" road."

Alan Birthwistle, "It's technically not a "D" road. It's an interior road system."

Councilman Pike, "Ok. Concerning the lots on the northern part of the parcel fronting Edwards is what..."

Alan Birthwistle, (Displays a map) This is the "D" road that you're referring to was the town engineer's request in order to get a secondary access. The initial access was down here. There's no access. There was more lots with frontage on Edwards Avenue. All these lots thereafter would pick up in the interior road system. If you count them up, I believe there's only 11 or 13 common access points for the lots fronting on Edwards, from the intersection coming down to Sound."

Councilman Pike, "Ok. That answers the one question I had. If I might Mr. Supervisor, the couple of comments that I did want to make about the content of the impact statement. We had at our prior scoping hearing discussed the possibility of doing a more concentrated development on one portion of the site. And one of the things this Town Board (I think) has been looking for collectively is a slightly more developed look at not only the values of open space preservation and farmland preservation which we're clearly interested in but also some of the hard numbers on economic impact. We realize that some of that is educated guesswork but you would see fairly good examples of it in the D.E.I.S. prepared for the Entenmann project and the one for the Benjamin project. And certainly after the hearings in those processes we had a pretty good idea what the financial impact on public services would be there. I would commend to the preparer a look at those possibilities so we have a clearer idea of what the actual numbers in terms of public services would be. Not actually people, not only people but the cost associated with providing services to them. Secondly, there is a brief discussion of the idea of having mini farms of ten acres or more and a brief discussion allowing that sort of configuration or providing that sort of configuration would allow those lots to stay in the individual commitment program which basically allows farms to get a tax break as long as they're in active production. I think an analysis of that possibility is under done. And that if you objectively look at it, find that you would have a great deal of advantages in terms of sellability of the lot. We've noticed in the Town of Riverhead that one of the least available types of lots in the real estate market are mini farms and I would encourage you to look at that particular possibility. And as one way to accomplish that as I remember the map and it's been a while since I've looked at this, there area areas on the map that are designated as open space which really are corners around which the lots flow. So if you have a corner of the lot, you'll see a row of individual lots going around it. So you end up with this triangular piece of property that's designated as open space but is really not particularly open and isn't going to provide a lot

PUBLIC HEARING Continued

Councilman Pike, Continued

of space. If the lots were contracted or expanded actually to include those areas, you might be able to generate more 10 acre farms and I would commend an analysis of that on all of the economic and open space values because I think you'll find it works out in both of those respects. I want to commend the applicant's for the extent to which they have attempted to provide some natural drainage areas. Those are certainly esthetic considerations and they obviously help the sale but on the other hand, they do provide some natural recharge of water in a fairly non-structural way which is to be commended. The other thing that I do like about the statement is the extent to which it points out the need for additional recreational facilities that would not be provided on site throughout the town and that's certainly something we're looking at and would be able to hopefully provide you with some of the real numbers in terms of cost that might be borne. I had one other item that really is an item of information. In the statement it talks about an earlier proposal that went to the Planning Board or Planning Officials, it uses both phrases, for a limited condominium plan submitted to the Planning Board. Apparently the applicants were abuffed in that which would be as I understood it, a far more heavily clustered development and I would encourage that this in its final form, at least let us have a look at that. And again, the sort of financial analysis and open space analysis that that might provide it. It clearly is an alternative which you are considering. I've never even had the opportunity to see it and I'd like to see it and the actual financial and open space considerations and improvements that that might provide. Thank you Mr. Supervisor."

Supervisor Janoski, "Ok. Is there anyone present who wishes to address the Board on the Draft Environment Impact Statement which was excepted by the Board on November 18th and which has been on file in the Town Clerk's Office since that date? Any observations concerning the content of the draft form of the environmental impact statement? Is there any correspondence?"

Alan Birthwistle, "I'd just like to respond somewhat to Mr. Pike's comments. We are a little bit in an oddball situation here in that this project was originally started in October of 1984; the sketch plan processing through the Planning Board. If the Town Board members will recall, there was a negative reaction originally made on this parcel. And we proceeded on the basis of the negative declaration. And during our sketch plan processing and Mr. Pike has asked me for this and I can not produce them for him nor are they in the Planning Board's file. But Mr. Young is here and he can varify basically what I'm saying that during the Planning Board processing of it through the sketch plan, there was originally proposals for higher density area on the parcel. A semi cluster with a condo concept. There was also larger mini farms. The mini farms were reduced in size because of the town engineer's requirement of the interior enlargement to the road system. We did have largee mini farms originally. To accomodate the additional roads and the access points for a lot of the lots from the interior rather from

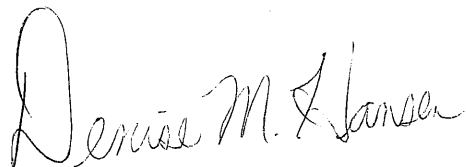
Alan Birthwistle, Continued

Edwards Avenue, the mini farms had to be reduced in size. Your Planning Board did not like the idea whatsoever or the idea of a condo in that area because it's predominately an agricultural area with old fashioned and old time farmhouses. It's a fairly nice area. In fact, there's an historical district policy along Sound Avenue as the Town Board is probably familiar, to a depth of 500 feet from Sound Avenue. This had a lot to do with the way this plan was initially designed and was carried through with the Planning Board. So what I'm trying to say to this Board, from October, 1984 through our preliminary hearing which took place in January, 1985, there was a negative declaration passed in the project and there has been approximately seven different various configurations of this map that went through the Planning Board's processing. The end result is a map that you see before you now which is basically the compromised map taking into consideration all the concerns of not only the Planning Board but your town engineer. It was only after our preliminary hearing that the town retracted the negative declaration and required us to prepare this environmental impact statement. So actually, a lot of what Mr. Pike has brought up, has already been considered before your Planning Board and more or less has been set aside for various reasons. We tried to follow all the town's procedures. We would like to proceed to get on with doing the subdivision. I think this is probably one of your longest pending subdivisions over here in Riverhead. Thank you."

Supervisor Janoski, "Thank you. You wish to be recognized? Is there anyone present who wishes to address the Board on the matter of the draft form of the environmental impact statement concerning Prospero Properties? That being the case and without objection, I declare this hearing closed."

There being no further business on motion or vote, the public hearing closed at 7:50 p.m.

DMH:nm



Denise M. Hansen  
Deputy Town Clerk