

1/9/86
Minutes of a Scoping Hearing of the Town Board of the
Town of Riverhead, held in the Town Hall, Riverhead, New York
on Wednesday, July 9, 1986 at 7:30 p.m.

Present: Joseph F. Janoski, Supervisor
Louis Boschetti, Councilman

Also Present: Richard Ehlers, Town Attorney

Arrived Late: Robert Pike, Councilman
(7:40 p.m.)

Absent: John Lombardi, Councilman
Victor Prusinowski, Councilman

Supervisor Janoski called the meeting to order at 7:33.

Supervisor Janoski, "Let the record show that the hour
of 7:33 has arrived. The Clerk will read the notice of hearing."

SCOPING HEARING - 7:30 p.m.

I have affidavits of publication and posting that a public hearing will be held on Wednesday, July 9, 1986 at 7:30 p.m. to hear all interested persons regarding: The issues to be addressed in the Draft Environmental Impact Statement of the Special Permit Application of Alvin Benjamin to construct and operate 181 condominium units on a 54 acre parcel located east of Roanoke Avenue, north of Middle Road and the east end of Nadel Drive, Riverhead.

Supervisor Janoski, "Is there anyone representing the applicant? You can take it off the stand if you want to walk around with it."

Henry Saxtein, Attorney, "I represent the applicant, Alvin Benjamin. On this application, Mr. Benjamin is the contract vendee of a parcel of property located on the northern side of Middle Road in Riverhead. The parcel consists of approximately 54 acres and is abutting and to the north of John Wesley Village. This is 54 acres of land in the hamlet area of the Town of Riverhead which is currently zoned residence "C". My client's application is to construct 181 condominium units on 54 acres. His proposal is to construct 36 one bedroom units, 109 two bedroom units and 36 three bedroom units in accordance with the Town Code of the Town of Riverhead. These units are to be clustered on the 54 acre parcel and they are to be in the center of the parcel. It is proposed that there will be a nine acre buffer of undeveloped property on the north abutting the undeveloped farmland to the north of that. On the south there will be a ten acre buffer between the proposed project and the northerly line of John Wesley Village. It is proposed that the access for the project be on the south to John Wesley Village and the west through Joyce Drive and Nadel Drive to Roanoke Avenue. It is proposed that the buffer areas may also be used for recreational purposes. I have here a sketch plan that was prepared and given to the town. I believe the members of the Board have seen it. And anyone else who would like to see it, I

Henry Saxtein, Continued

will show it to them. Additionally, we have sketches here that have been prepared which I will show to the Board and to the people in the audience. This is a sketch plan of what the proposed project will look like. This is John Wesley Village on the south. This is the vacant land on the north. This is the cluster development of the condominiums. Additionally, we have another sketch of each one of these quads will look like. Although there are going to be one, two and three bedroom units, these one, two and three bedroom units are going to be mixed throughout the project. There is not going to be buildings with just one bedroom units in them and then buildings with just two bedroom units. They are going to be scattered throughout the project. The purpose of this meeting as I understand it, this evening is to delineate the issues which must be addressed by the Draft Environmental Impact Statement. What we have here is a level parcel of property that has been used in the past for farming. We are proposing to build these 181 units on here in the hamlet area and to extend the Riverhead Water District and the Riverhead Sewer District to provide water and sewage facilities to these units. I think that an addition to the construction here that some of the issues that the Draft Environmental Impact Statement may address will also be the traffic flow, the compatible of this use with the other buildings and things in the area and the storm water runoff, also parking within the project and effecting the project to the south and with John Wesley Village. And finally, the impact on the school district."

Supervisor Janoski, "Thank you. As council has aptly said, this is an opportunity as part of the State Environmental Quality Review Act leading through the preparation of a draft environmental impact statement and that the public be given the opportunity to identify issues and concerns which they feel should be addressed and part of that draft document. Is there anyone present who wishes to address the Town Board on this hearing concerning the preparation of the draft environmental impact statement? Is there anyone on the Town Board who would like to raise an issue or two?"

Councilman Boschetti, "In addition to the impact on the school district, I'm interested in knowing what will be provided or would there be some study on the type and degree of recreational facilities on site."

Henry Saxtein, "For the purposes of the site itself?"

Councilman Boschetti, "Yes."

Henry Saxtein, "That will be addressed.... We'll have that addressed in the environmental impact statement."

Councilman Boschetti, "Thank you."

Supervisor Janoski, "There are two areas that appear that should be part of the draft environmental impact statement. And one is the addressing of the drainage, how in fact that will be accomplished on the site. There are a number of alternatives which would be leeching pools, dry wells, recharge basins. And

175780
SCOPING HEARING, Continued

Supervisor Janoski, Continued

I would like to see considered some sort of passive drainage scheme which would take advantage of the vast areas of buffer zones. Also some indication on the type of planting that would take place. It is a rather barren piece of property having been cleared for farm use. And some planting schedule provided as to just what would be provided in the way of vegetation on the site. Have you come to address the Board as far as the public hearing on the proposed development on Middle Road?"

Unidentified Man, "No. Is this Baiting Hollow, Village Greens?"

Supervisor Janoski, "No."

Unidentified Man, "Is this the Village Hall?"

Supervisor Janoski, "No this is the right hall. The scoping hearing for the Village Greens was held two weeks ago. I believe two weeks ago."

Unidentified Man, INAUDIBLE.

Supervisor Janoski, "We are in a 30 day comment period. Who is the attorney for that application?"

Allen Smith, "Alan Birtwhistle I' pretty sure."

Supervisor Janoski, "So that the 30 day period has started so that any comments that you may have, any concerns that you would like to see addressed in the environmental impact statement, you could communicate them to us and they would become part of the process and would find their way into the preparation of the final form of the impact statement. Yes."

Councilman Pike, "If you're interested in getting involved with that, there is a.... Wait a minute. We're not in the comment period yet. They haven't filed."

Supervisor Janoski, "Yes indeed you're right."

Councilman Pike, "What we had is a hearing in which we determined and indicated to the developer what areas we'd like to see in additions to those or that are required to be addressed by the environmental impact process, we added a number of areas of particular to us and particularly addressing other alternatives to the project that might have less environmental impact. It's the burden of the applicant at this point, to come up with a draft environmental impact statement. That has not been submitted to us yet. When it is, this Board will have to determine that it's sufficient in depth, the content that they've met the scope that we required of them, to address the areas that we required of them. And at that point, once we determine to accept the draft environmental impact statement, a comment period would

7/5/80
SCOPING HEARING, Continued

Councilman Pike, Continued

begin then. You would be able to get a copy of it then and make whatever productive or suggestions you could assist in the analysis of what the impact would be on the proposal or it's alternatives. So you do have plenty of time to get involved with the process. And parenthetically, the application isn't complete until they filed and this Board has accepted the final EIS."

Unidentified Man, INAUDIBLE.

Councilman Pike, "No. It hurts them not to file it because there is a time delay. So they're under every economic incentive to finish the draft environmental impact statement. Once it goes out for comment period, there's a 30 day window of opportunity basically."

Supervisor Janoski, "Ok. All of this that which has just proceeded is not part of the record of this hearing. Mr. Pike did you have any comment to offer?"

Councilman Pike, "I assume somebody mentioned the potential traffic problems and the alternatives that might be available. Yes? No? Well I think it will be helpful because there's definitely a perception that extending the amount of traffic that this may generate. Obviously, we want to see how much this will generate through the right-of-way to Middle Road. The current right-of-way is going to be considered a problem to the senior citizens with whom it will visit. And I notice on this chart an extension over to Nadel Court. Is that still part of the plan?"

Henry Saxtein, "Yes it is."

Councilman Pike, "And you have a right-of-way to do that."

Henry Saxtein, "Pardon me?"

Councilman Pike, "You have the legal right to do that?"

Henry Saxtein, "I'm quite sure if we dedicate the roads in the village up to that point, that the Town will let us pass over it. It's a town road."

Councilman Pike, "All the way up to the property line? It just runs right to your property line?"

Henry Saxtein, "That's correct."

Councilman Pike, "Alright. Are either of the buffer areas or any of those areas under covenant and restrictions that would prevent you from developing in there?"

Henry Saxtein, "No."

175700
SCOPING HEARING, Continued

Councilman Pike, "Alright. One of the alternatives you might consider is a little bit more buffering between the existing Nadel Court community and the project, the southwest corner of the project. It's city water, obviously sewer? What's the zoning?"

Supervisor Janoski, "Residence "C"."

Councilman Boschetti, "Henry, I have another related question to that when I mentioned recreational facilities. Since we can assume (I'm sure) that there are going to be a number of families with children of varying ages. I'd also like to have some research done on the impact on the area such children might present in view of the proximity of the senior citizen housing. Namely; John Wesley Village next to this proposed facility and how that might be mitigated and/or controlled."

Councilman Pike, "Henry, one of the other things that we're starting to take a look at is when you look at something and its alternatives as to look at what you can expect in terms of tax base to gain and the current cost of services. Most people emphasize the former and they emphasize the latter. It would be very helpful to this board if you would emphasize the latter and anticipated cost of services."

Supervisor Janoski, "There is, and I guess Mr. Scheiner, I should address this question to you, an existing formula which is an expectation for the number of children generated for school from a unit."

Bob Scheiner, H2M, "There are ranges Joe. There are minimized impact, maximized. The DEIS will address them both."

Supervisor Janoski, "The reason it's on my mind is because in this proposal in Rocky Point of 6 hundred and some odd units, they project a hundred and some children for the schools which I think is vastly underestimated."

Bob Scheiner, "That they normally go and what they use is the Rutgers Study that was done by Professor George Donnelly who is an authority on housing and has for some time in this country. And that environmental impact statement is formed by the developer. It choose to discuss the least impact of the environmental impact statement that will be produced by Benjamin because Benjamin will produce minimize and maximize impact this will do."

Supervisor Janoski, "Ok. Henry the range of cost for this project for acquisition by a family was (as I recall) 65 to 75 thousand dollars?"

Henry Saxtein, "That is correct. In our initial planning phases, we propose that this be affordable housing that would permit people to buy them in an average range of 70 thousand dollars. That was predicated on the prices that were in effect at the beginning. I'm sure that there may be some elevation of that. Exactly how much, I can't say."

7/5/88
SCOPING HEARING, Continued

Supervisor Janoski, "Is there way to anticipate it would make perfect senior citizen housing and family housing or anybody housing? Is there a way to anticipate how this will be occupied? Is there any kind of formula for that? What percentage will be occupied by senior citizens? What percentage by young families? That would be taken care of, part of it in how many school children."

Bob Scheiner, "Again, there were always be a range because there is no way of.... INAUDIBLE. The only way to be truthful about it to show minimize and maximize numbers."

Councilman Pike, "Excuse me. Again forgive me for just asking questions here. It might be obvious answers. The current zoning on this is residence "C". And residence "C" has a condo provision?"

Supervisor Janoski, "Five units per acre, maximum. It's a more complicated formula. If my memory serves me right, seven one bedroom, five two bedroom and two point five or three point five three bedroom but it goes on to say that no more in the conglomerate than five per acre."

Councilman Pike, "That answers my next question. Alright. If I might make a suggestion to you, this will probably be the newest highest density, low middle income project in the Town of Riverhead. The work that you do on it will be instrumental to the success. Not only your success or failure, but to the success or failure to those who might follow you or further projects of yours. In every aspect excellence is to be encouraged. And I realize that there is a cost to excellence but in design and amenities to these people, this is probably going to be the highest density thing that we're going to see this year."

Supervisor Janoski, "Is this going to be on site construction, stick build? Whatever you want to refer to it as."

Councilman Pike, "I have nothing further."

Supervisor Janoski, "Is there anyone else present who wishes to address the Board on this matter? Is there any further question from any member of the Board? Does anyone else wish to say or add anything? Henry."

Henry Saxtein, "As the chairman and the supervisor of this hearing, will you be directing that a letter be sent to us delineating the exact issues which you want to be treated in this?"

Supervisor Janoski, "The record of this hearing will be available to you. Perhaps Irene could give us an estimate as to when she would have that. Next week."

Henry Saxtein, "Thank you."

SCOPING HEARING, Continued

Supervisor Janoski, "Thank you Henry. Well then, without objection, I declare this scoping hearing closed."

There being no further business on motion or vote, the hearing adjourned at 7:54 p.m.

IJP:nm



Irene J. Pendzick
Town Clerk