

TOWN OF SOUTHAMPTON RIVERSIDE BROWNFIELD OPPORTUNITY AREA (BOA) STEP 2-NOMINATION STUDY & GEIS

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The Riverside BOA study area has been documented as the most economically distressed communities on Long Island. With the goal of improving the economic, and housing opportunities in the area, the Town of Southampton entered into an agreement with a Master Developer to prepare the Riverside Revitalization Action Plan (RRAP) to revitalize the Hamlet of Riverside. The Town also received a Brownfield Opportunity Area (BOA) Step 2 grant from the New York State Department of State.

NP&V was retained by the Town of Southampton to prepare a BOA Nomination Study, Generic Environmental Impact Statement (GEIS) and Traffic Impact Study (TIS) for the proposed adoption of Overlay Zoning and Zoning Map amendments for a 468 acre area in the Hamlet of Riverside. NP&V worked with the Town and the selected Master Developer, Renaissance Downtowns, to prepare the GEIS, which evaluated the proposed code amendments and a theoretical development scenario of approximately 3.2 million square feet of mixed use residential, commercial and institutional uses. The Overlay Zone would encourage a mix of retail stores, service-related businesses, restaurants, diverse housing options, along with an improved transportation infrastructure, pedestrian connections, open spaces and access to the Peconic River. The Hamlet of Riverside is a heavily regulated area due to environmentally sensitive areas, including the Central Pine Barrens, Peconic River watershed, Wild Scenic and Recreational River areas, tidal and freshwater wetlands, and nearby tiger salamander breeding ponds. Therefore, redevelopment activities needed to consider a wide range of environmental sensitivities and regulatory restrictions. Unique to the Overlay Zoning, are a series of sustainability requirements, a provision that 50% of all residential units be constructed under the Town's Community Benefit Housing program, and an extensive set of community benefit policies and mitigation funds devised to ensure the existing community would benefit from the proposed revitalization efforts.