
Appendix H



Cashin Associates, P.C.
Engineering – Planning – Construction Management

October 20, 2016

Ms. Clare Shea, AICP
Principal Planner
Town of Southampton Planning Division
116 Hampton Road
Southampton, NY 11968

RE: Review of the revised Draft Environmental Impact Statement for the Application by the Southampton Country Day Camp Realty, LLC.

Dear Ms. Shea:

Cashin Associates P.C. (CA) completed a review of the Draft Environmental Impact Statement (DEIS) on behalf of the Town of Southampton Planning Board, with comments contained in a letter dated June 9, 2016. The DEIS was submitted to the Town of Southampton Planning Board in April 2016 by the applicant, Southampton Day Camp Realty, LLC (Applicant). This DEIS was prepared by VHB Engineering, Surveying and Landscape Architecture, P.C. (“VHB,” Hauppauge, N.Y.). Based on CA’s comments and matters discussed at an information meeting between the applicant’s representatives, CA and the Town held on July 12, 2016, VHB prepared certain revisions to the study, and presented a revised DEIS dated September 2016 for additional review.

CA reviewed the Applicant’s revised DEIS received on September 9, 2016. The Traffic Impact Analysis portion of the revised DEIS was reviewed by CA’s subconsultant, KLD Engineering, P.C. (Hauppauge, N.Y.). CA’s review of the revised DEIS found that this version was sufficiently responsive to comments contained in CA’s June 9, 2016. Additionally, CA’s review of the document found that it provided more comprehensive information relating to key environmental impact considerations, which included:

1. Groundwater impacts by the proposed development relating to:
 - a. existing conditions (Section 3.0 of the revised DEIS);
 - b. groundwater testing (Section 3.2.1.6 and the newly added Appendix L);
 - c. regulatory compliance with the Suffolk County Sanitary Code and related local groundwater impacts by the existing on-site sanitary disposal system, including increases in use due to the proposed development (Section 3.2.2.3);
 - d. potential groundwater impacts due to the proposed increase in use of swimming pools, and related chemicals (Sections 2.5 and 3.2.2.6); and
 - e. a more comprehensive analysis of the existing site activities’ impacts to the local groundwater system via a nitrogen discharge mass balance analysis contained in Section 3.2.2.10, backed by the application of an area-specific model for

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determining nitrogen loading from typical and similar site use conditions contained in the newly added Appendix L.

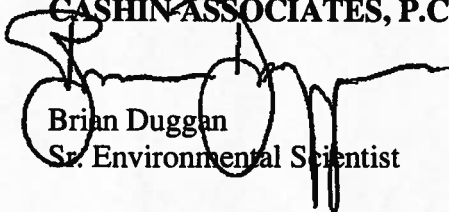
2. Potential impacts relating to the proposed development of additional parking, including the discussion of the proposed “banking” of potential additional parking areas to possibly developed at a future time, if needed (Section 3.6.2).

The review of the revised DEIS traffic impact analysis was completed by KLD Engineering, P.C. (KLD) on behalf of CA on September 16, 2016, which is included as an attachment herein to this letter. The KLD evaluation included a review of the Applicant’s responsiveness to comments received for the earlier review of the April DEIS it made, memorialized in the KLD letter dated June 8, 2016. The findings of KLD’s recent evaluation found that the updated traffic impact analysis contained in the revised DEIS substantially conformed with the March 2016 Scoping Document; and was sufficiently responsive to the earlier comments by KLD and the Lead Agency. KLD’s letter references several minor items, which will be included with the completed DEIS.

Based on CA’s and KLD’s review of the September 2016 revised DEIS, it has been determined that the Applicant substantially addresses the Lead Agency’s earlier comments and concerns relating to certain aspects contained in the earlier version of the document; and that this recent version of the DEIS substantially conforms with the DEIS Scoping Document, dated March 26, 2016. Therefore, it is recommended that the revised DEIS, with the inclusion of statements responsive to KLD’s attached review letter, be considered complete, and subject to the appropriate publication of notice, and presentation to the public for review and comment, pursuant to the requirements in the State Environmental Quality Review (SEQR) regulations, specifically those provisions contained in 6NYCRR §619.12.

If you have any questions, or require additional information, please do not hesitate to contact me at your earliest convenience.

Very truly yours,
CASHIN ASSOCIATES, P.C.


Brian Duggan
Sr. Environmental Scientist

Attachment

16032.1

ATTACHMENT

KLD LETTER DATED SEPTEMBER 22, 2016

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September 22, 2016

Mr. Gregory T. Greene
Cashin Associates, P.C.
1200 Veterans Memorial Highway
Hauppauge, New York 11788

Ref: Review of the Revised Draft DEIS Traffic Impact Report for the Application of Southampton Day Camp Realty, LLC

Transmitted via e-mail

Dear Mr. Greene:

As per your request, KLD Engineering, P.C. (KLD) has reviewed the "Traffic impact Study for Proposed Southampton Country Day Camp" (Traffic Report), prepared by Dunn Engineering Associates, PC, dated July 2016. The traffic report is a supplement (Appendix H) to the Draft Environmental Impact Statement (DEIS) Report, prepared by VHB, for the Southampton Day Camp Realty, LLC, revision date September 2016.

In comparison to the "Scoping Document for the DEIS for the application of Southampton Day Camp Realty, LLC", dated March 26 2016, as adopted by the Town of Southampton, the report conforms to the document and addresses all the comments presented in KLD's review letter, dated June 8, 2016.

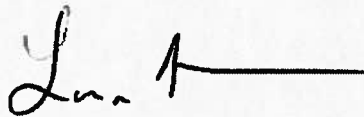
The review comments (as discussed in KLD's letter dated June 8, 2016), based on how well the traffic report demonstrates the potential for adverse impacts to traffic associated with the proposed improvements related to the Southampton Day Camp Realty, LLC project, were mostly addressed. The following items were discussed directly with Dunn Engineering, P.C. (who prepared Appendix H) and will be addressed in a revised traffic report:

1. Additional information was presented to clearly state the numbers of buses and vans utilized for campers and staff. Based on the additional information, Table 1 on page 21 needs to be clarified. If two vans and 16 buses were used in 2015 for a total of 18 trips entering the project site by bus/vans, what are the 32 other trips from? Is the remainder of the trips passenger cars?
2. On page 37, based on the added discussion that the two percent annual population growth was over two years (2015 to 2017) kindly revise "single year" to "two years."
3. Within the "Traffic Volume Spreadsheets" Appendix, there were volumes for other proposed developments; however, there was no discussion within the report about these other planned developments and how it was incorporated within the 2017 No Build analysis.

Overall, the revised traffic report does address and clarify majority of the earlier comments provided in the June 8, 2016 letter. Based on the traffic report, dated July 2016, there seems to be no potential for major adverse impacts to traffic associated with the proposed improvements related to the Southampton Day Camp Realty, LLC projects.

Feel free to contact our office with any questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lorena", followed by a long horizontal line extending to the right.

Lorena Moschetta, PE
Traffic/Civil Engineer
KLD Engineering, P.C.