

Appendix F-2

Letter from Elizabeth Martin, OPRHP to the Town of
Huntington, November 15, 2010



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



**New York State Office of Parks,
Recreation and Historic Preservation**

Historic Preservation Field Services • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

David Paterson
Governor

Carol Ash
Commissioner

November 15, 2010

Mr. Scott Robin, Senior Environmental Analyst
Department of Planning and Environment
Town of Huntington
100 Main Street
Huntington, NY 11743-6991

Re: SEQRA
DeForest Williams Estates Subdivision
Cold Spring Harbor
Huntington, Suffolk County
10PR03647

Dear Mr. Robin:

Thank you for providing the most recent maps to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) regarding proposed new subdivision on the DeForest Williams Estates Subdivision under the New York State Environmental Quality Review Act (SEQRA). As always, we have reviewed the submission in accordance with the New York State Parks, Recreation and Historic Preservation Law, Section 14.09.

We appreciate the modifications you have made to the plan to retain what you described as Atterbury's "wholesome" influence of greenery and open spaces" in your letter of October 15, 2010. So that our office understands the town's overall planning objectives, would you kindly provide a copy of the Town of Huntington's 202 Comprehensive Plan (or a link thereto) for our reference?

Our office trusts that some type of covenant will be placed on the historic features of the land (the buildings and gardens) so that they, too, will be protected as the subdivision plot is refined.

The OPRHP looks forward to continued consultation with you. Kindly send us updated maps as they are revised/modified. If you have any questions regarding this letter feel free to contact me at 518-237-8643 extension 3287. Please refer to the OPRHP Project Review (PR) number in any future correspondences regarding this project.

Sincerely,

Elizabeth Martin
Historic Site Restoration Coordinator
e-mail: Elizabeth.Martin@oprhp.state.ny.us

via email only



TOWN OF HUNTINGTON

FRANK P. PETRONE, Supervisor

DEPARTMENT OF PLANNING
& ENVIRONMENT

ANTHONY J. ALOISIO, AICP
Director

October 15, 2010

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services
Peebles Island
P.O. Box 189
Waterford, New York 12188-0189

Attention: Elizabeth Martin, Historic Site Restoration Coordinator

Re: DeForest Williams Estates – Subdivision
Shore Road, Cold Spring Harbor, Huntington
SCTM # 400-016-02-013.004 & 13.005, & 400-016-08-008

Dear Ms. Martin,

Thank you for your comments of September 10, 2010 regarding the DeForest Williams Estates subdivision application. We would like to address some of your comments, particularly with regard to lot density.

At the regular meeting held on October 28, 2009, the Huntington Planning Board made a tentative determination of lot yield for this property pursuant to New York State Town Law (NYSTL) § 277, which was 15 lots, with a parkland dedication of 4.42 acres, and a recharge basin of 2.0 acres. NYSTL requires compliance with the site's two (2) acre zoning regulations when determining the number of lots.

Pursuant to NYSTL §278, the Board may approve a cluster development in order to preserve the natural and scenic qualities of open lands. The law states: "*A cluster development shall result in a permitted number of building lots or dwelling units which shall in no case exceed the number which could be permitted, in the planning board's judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the zoning district in which such land is situated and conforming to all other applicable requirements*".

Since the last distribution to your office, the map has been revised to show a parkland dedication of 12.86 acres, buffer area of 3.58 acres and a recharge basin of .99 acres (Preliminary Map for the DeForest Williams Estates, dated revised September 23, 2010, copy enclosed). This latest design was the result of a meeting between the applicant, their design professionals and Town of Huntington Planning Staff

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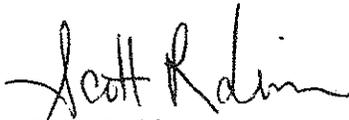
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The site's historic residence "Wawapek Farm" (c1896) was designed by Grosvenor Atterbury. Atterbury's work is best known for the "wholesome" influence of greenery and open spaces. Consistent with this theme, the Town of Huntington's Horizons 2020 Comprehensive Plan and New York State's 2009 Open Space Conservation Plan, it is the Planning Board's intention to achieve a more meaningful balance between development and preservation by modifying lot sizes. This will better conserve the context of the important historic resources, while protecting more natural habitat. The result prevents the loss of wildlife and diminution of open space areas. It reduces erosion, impairment of scenic beauty, and permanent adverse changes to ecological systems.

Please be aware that as the review of the preliminary map proceeds, modifications, public inputs, and other considerations may result in further reconfiguration of the subdivision.

If you have any questions, please contact this office at 351-3051.

Very truly yours,



Scott Robin
Senior Environmental Analyst
For
Anthony Aloisio, Director

Cc: Huntington Planning Board
Robert Riekert, Deputy Director
Margo Myles, Senior Environmental Analyst and Town Open Space Coordinator
Colleen Walsh-Jordan, Planning Aide
Stephen Thomas, Asst. Civil Engineer
Nelson & Pope, Engineers & Surveyors
Farrell Fritz, PC
JP Morgan Chase Bank, Victor Tuohy, VP & Executor of estate

Enc.



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David Paterson
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September 10, 2010

Mr. Anthony Aloisio
Director of Planning and Environment
Town of Huntington
100 Main Street
Huntington, NY 11743-6991

Re: SEQRA
DeForest Williams Estates Subdivision
Cold Spring Harbor
Huntington, Suffolk County
10PR03647

RECEIVED
PLANNING AND ENVIRONMENT
TOWN OF HUNTINGTON, NY
2010 SEP 10 P 2:30

Dear Mr. Aloisio:

Thank you for providing the Expanded Environmental Assessment Form (EEAF) Part 1 regarding the proposed new subdivision on the DeForest Williams Estates to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) for further comment under the New York State Environmental Quality Review Act (SEQRA). We have reviewed the proposed project in accordance with the New York State Parks, Recreation and Historic Preservation Law, Section 14.09.

Two subdivision maps were enclosed with the EEAF dated January 2009 with revisions dated 3/4/09 and 5/12/09; these indicate 12 building lots within the cluster development (Williams Court) and three lots containing existing structures. Conservation easements are located along unbuildable slopes. Based on our review of the site plan it is our opinion that the development in and of itself may not adversely impact the character of the historic district. However, it is our belief that certain elements of the proposal will have adverse impacts on the district's salient characteristics. These are as follow:

1. The density of building lots within the cluster is dramatically different than the surrounding residential properties. We believe the density could negatively impact the fabric of the existing historic district and nearby properties. We recommend reconsidering the density to comply with the 2 acre zoning *at a minimum* and to reconfigure certain lots to retain some of the feeling of the historic DeForest Williams estate.
2. Conservation areas are located along slopes that are not necessarily buildable lots. We recommend placing a conservation easement to the formal hedge garden lot to retain the important historic feature as mitigation for the development of mostly pristine land. Lots 2, 3, and 4 should be reconfigured to retain the historic gardens.
3. Deed restrictions should be placed on lots containing the historic buildings to protect the historic buildings from neglect and demolition.
4. Lots 14 and 15 should be combined to retain a modicum of integrity of the former DeForest Williams Manor property.
5. A variance should be sought to allow for the narrowest road possible and the surface should be permeable pavement.
6. We recommend that an appropriate planting plan incorporating plantings and trees indigenous to the Shore be utilized throughout the development to help retain a level of rural character to the dense development plan. The proposed highly suburban site plan introduces a new formal development scheme that is clearly at

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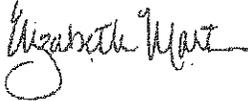
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odds with the historic hamlet that has existed for more than a century with little change. Plantings should be especially dense along the periphery of the development.

7. The Planning Board should carefully consider the proposed building design, scale, materials and landscaping so as to provide a level of compatibility for the surrounding historic district.

The OPRHP appreciates the opportunity to comment under the SEQRA review process as an interested agency. Because of the dramatic change development could have on the local historic district and surrounding properties, we trust that your planning board will thoughtfully consider our recommendations. Cold Spring Harbor is a lovely area which is threatened by the pressures of for-profit development. Such intrusions into the landscape will ultimately erode the important character-defining features of the area. If you have any questions regarding this letter feel free to contact me at 518-237-8643 extension 3287. Please refer to the OPRHP Project Review (PR) number in any future correspondences regarding this project.

Sincerely,



Elizabeth Martin
Historic Site Restoration Coordinator
e-mail: Elizabeth.Martin@oprhp.state.ny.us

via email only