

SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Department of Planning
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T: (631) 853-5192 F: (631) 853-4044
Sarah Lansdale, Director of Planning

NOTICE OF MEETING

February 1, 2012
12:00 P.M.

Maxine S. Postal Auditorium, Riverhead

Tentative Agenda Includes:

1. Public Portion
2. Adoption of minutes
3. Chairman's report
4. Director's report
5. Guest Speakers:
6. Section A14-14 thru A14-23 & A14-25 of the Suffolk County Administrative Code
 - The Residences@Oheka Castle 0400 13200 0400 007000 et al. (Town of Huntington)
 - Irwin Garsten Retail Center 0600 07500 0100 001002 (Town of Riverhead)
7. Section A14-24 of the Suffolk County Administrative Code

NONE
8. Discussion:
9. Other Business:
 - Election of Officers
 - Adoption of Rules of Proceedings
 - Adoption of 2012 Calendar
 - Referral Tracking/Posting

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held in the Maxine S. Postal Auditorium in Riverhead.



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

SARAH LANSDALE, AICP
DIRECTOR OF PLANNING

STAFF REPORT
SECTIONS A14-14 THRU A14-25 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: Residences @ Oheka Castle
Municipality: Huntington
Location: w/s/o East Gate Drive, north of Colonial Drive - West Hills

Received: 1/19/2012
File Number: HU-11-02
T.P.I.N.: 0400 13200 0400 007000 et al.
Jurisdiction: Adjacent to municipal boundary and within 500' of NYS Rt. 25 (Jericho Turnpike)

PROPOSAL DETAILS

OVERVIEW - Petitioners seek change of zone approval from the Huntington Town Board for 194 acres of land from R-10, R-20, R-40, R-80 Residence Districts and C6 General Business District to R-OSC (Residence-Open Space Cluster District) to provide for the development of up to a 192 unit condominium complex to be located on 18.38 acres of the subject property. Approximately 7.10 acres of the subject property lie within the Town of Oyster Bay, Nassau County and would not be subject to a requested change of zone.

The purpose of the Huntington Town R-OSC zone is to permit "owners of properties containing recreational uses to fully yield their lots while preserving the recreational use and/or the aesthetic and scenic qualities of their properties." The petitioners are proposing clustering the as of right development potential from the golf course and undeveloped land on site to 18 acres in between the golf course clubhouse and the Oheka mansion. On the 18 acres, would be built a single building complex containing the residential condominium units. The cluster would result in the permanent preservation of approximately 150 acres from future residential development. As proposed the private Golf Course use (Cold Spring Country Club) would remain and the historic Oheka facility would continue to operate as a catering hall and hotel. In addition the petitioners put forth that there would be economic benefits as well as providing a diversity of housing types in the area.

The residential units are proposed to be sold as condominiums. The units will range in size from a 1,000 SF one-bedroom to a 2,400 SF four-bedroom. The proposed breakdown of unit sizes is as follows:

37 one-bedroom with den;
48 two-bedroom;
57 two-bedroom with den;
29 three-bedroom with den; and
10 four-bedroom..

There is no provision of affordable housing in accordance with Suffolk County Planning Commission guidelines.

New construction on site proposes to connect to the Nassau County Sewer District. In addition, the petitioners have offered to connect the existing Oheka facility and the golf course clubhouse to the sewer district.

The proposal includes 262 parking spaces below the proposed residential building. In addition, 130 surface spaces are proposed and 74 parking spaces in a lot that would be built into the hillside under a raised deck with tennis courts. The proposed parking configuration is currently being reviewed by the Town of Huntington planning staff however, the subject property is sufficient in size to accommodate additional parking spaces if the proposal is determined by the town to be deficient.

Referred materials to the offices of the County Planning Commission indicate that the Town is proposing to require a conservation easement filed on the Cold Spring Country Club property that will be used to cluster the development potential onto the Residences at Oheka parcel and permanently protect the recreational open space. Land in the jurisdiction of the Town of Oyster Bay will also be maintained as open space and protected by the easement.

In addition, the Town is requiring the petitioner to file a soil management plan with the Town. It is recommended that effort to preserve the existing mature trees on the subject property be made as well.

Access to the development is proposed to be via an existing local road known as East Gate Drive. Traffic analysis submitted in the referral materials indicates that a traffic signal is proposed to be installed at the intersection of Jericho Turnpike (NYS 25) and East Gate Drive to better handle the increased traffic flow projected from the development. Alternate or emergency access is proposed via the interconnectivity of the internal street system. Access to West Gate Drive (southwest property boundary) is also possible as an additional emergency access point. The petitioners have prepared a traffic engineers report and have submitted it to the Town. The petitioners contend that the subject property is located within walking distance of bus routes on Jericho Turnpike and the Cold Spring Harbor train station. More accurately stated the proposed condominium units are within ½ mile from the above.

The subject property is covered with turfed golf course greens, rough and scrub vegetation and some stands of mature trees. The topography is rolling with some steep slopes and there is part of a freshwater wetland system on site in the south western corner of the property. The wetland is a regulated wetland system (H-28) by the NYS Department of Environmental Conservation. The Subject property is situated above the West Hills-Melville Special Groundwater Protection Area (SGPA). It is not indicated in the referred material if indigenous plantings, integrated pest management, organic/fertilizer management or pumping irrigation plans associated with the Golf Course are utilized.

STAFF ANALYSIS

GENERAL MUNICIPAL LAW CONSIDERATIONS: New York State General Municipal Law, Section 239-I provides for the Suffolk County Planning Commission to consider inter-community issues. Included in such issues are compatibility of land uses, community character, public convenience and maintaining of a satisfactory community environment.

Access to the proposed development is intended via East Gate Drive and Jericho Turnpike (NYS Rte. 25). The referred material included a Traffic Engineering Report submitted under separate cover. The proposal has a regional/inter-community concern regarding development of the subject property in terms of motor-vehicle trip generation and its impact to the safety and carrying capacity of NYS Route 25. Traffic signalization permits will be required from the New York State Department of Transportation for any congestion management/signalization improvements to the road. The referred materials indicate preliminary communication with the County Department of Public Works/State DOT and it is therefore recommended that the project sponsors continue to coordinate with them. In addition, the applicants should investigate with the Nassau and Suffolk County DPW Transit Division(s) possible on site accommodations for bus riders.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Huntington's Horizons 2020 Comprehensive Plan Update recommends future land use of the property as Parks, Recreation and Conservation Land, Low Density Residential and Commercial, matching the existing zoning or land use. While the proposal does not appear to conform exactly to the Town Comprehensive Plan, the referral material argues that more generic recommendations of the Plan including focusing development in appropriate locations, making good use of existing infrastructure/development patterns and preserving environmentally sensitive land and open space resources utilizing cluster can be applied to the petition. Moreover, the petitioners argue that considering the context of the existing zoning and the existing housing stock in the area, the proposal will increase the diversity of housing types available in the area. The subject property is currently zoned for single family residential use and development under existing zoning could result in approximately 313 five bedroom homes on the property. The project is proposed to contain approximately 190 luxury condominium units and could be construed as lowering the residential density on site in conformance with the Plan (notwithstanding the Country Club and the Oheka facility). The application of the Residence-Open Space Cluster District to the site allows for the preservation of the historic Oheka Castle and the recreational open space associated with the Cold Spring Country Club golf course.

SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:

The Suffolk County Planning Commissions has identified six general Critical County Wide Priorities and include:

1. Environmental Protection
2. Energy efficiency
3. Economic Development, Equity and Sustainability
4. Housing Diversity
5. Transportation and
6. Public Safety

These policies are reflected in the Suffolk County Planning Commission Guidebook (unanimously adopted January 2009).

The environment of the subject property is protected through the requirements for conservation easements/vegetation clearing plans and soil management plans. It is indicated in the referral

material that all storm water drainage is to be contained on site and be in conformance with State DEC SWPPP and Town drainage requirements. It is not apparent that the applicants have envisioned incorporating non-point source pollution mitigation into the overall drainage plan by incorporating one or more of the following storm water mitigation techniques:

- Natural retention areas such as vegetated swales and bio retention cells/rain gardens
- Permeable/porous pavement surfaces
- Manufactured treatment devices, i.e. catch basin inserts designed to filter hydrocarbons and other pollutants from storm water runoff

The applicant should be encouraged to review the Suffolk County Planning Commission publication entitled *Managing Stormwater-Natural Vegetation and Green Methodologies*.

It is not noted on the submitted development concept plans if the most landward limit of wetland vegetation has been recently flagged in the field by a qualified expert and verified by the appropriate regulatory agency. It is the opinion of staff that this should be conducted and the line (properly notated) should be represented on all sketches, plans, maps, etc. Any and all setbacks for disturbance and building construction should be taken from the most land ward limit of wetland vegetation as represented on the plans and in the field.

It is indicated in the referred materials that the petitioners have had preliminary, but not detailed conversations with the Suffolk County Department of Health Services /Nassau County Department of Public Works (Sewer District) regarding waste water treatment or connection to the Nassau County Sewer District for new development on the subject property. The petitioners have proposed the construction of a private sewage pumping station/force main system to the sewer manhole located within the vicinity of the Woodbury Country Club located on the north side of Jericho Turnpike (SR 25). It is the belief of the staff that this dialogue should continue as soon as possible.

No affordable/Workforce housing units are proposed as part of the 190 unit condominium proposal. Suffolk County Planning Commission guidelines however, for discretionary approvals such as changes in zone for additional density, require a minimum of twenty percent (20%) of all units be set aside as affordable units. In order to ameliorate the perception that affordable units in the Town of Huntington is concentrated in certain areas it is the belief of the staff (as has been noted in the past for Huntington Town) that an overall examination of the distribution of higher density and affordable housing throughout the town is warranted and should be included in a detailed town-wide housing plan beyond the policy and strategies outlined as a component of the Horizons 2020 Comprehensive Plan Update. For the purposes of the immediate petition, it is recommended that the Town of Huntington and the petitioner address the applicability of the Long Island Workforce Housing Act and the affordable housing guidelines of the Suffolk County Planning Commission.

It is the belief of the staff, that the petitioners have found some benefit in reviewing the Commission's Guidebook particularly with respect to public safety. Referral materials indicate that the project design will have traffic calming characteristics (e.g. continuous curves, on street head-in parking, narrow road width and signage), and site design will have security features (e.g. staffed and gated entry point, security lighting, safety alarm, etc.). It is noted that additional such features (e.g. speed bumps, fire and lighting, safety alarms, etc.) may be incorporated into the project during the Town's site plan review stage. The proposed project is intended to be designed such that outdoor spaces do not include "hidden" areas, and lighting will be provided to ensure that on-site environment is visible and safe. In general, it is put forth by the petitioners that the project will be designed to enhance traffic calming and safety.

It is not clear from the referred materials if the petitioners have given detailed consideration to energy efficiency. The petition material states that "new construction will utilize appropriate and necessary energy-conserving materials and mechanical systems, minimizing the increased

consumptions of these energy forms...it is expected that the project will utilize energy and resource conserving features, materials and systems and may incorporate systems and features associated with the LEED system." It is proposed that these will include modern, energy efficient building materials and mechanical systems (expanded EAF pg. 3-36). It is the belief of the staff, that the proposal may find some benefit in reviewing the Commissions Guidebook particularly with respect to energy efficiency.

STAFF RECOMMENDATION

Approval subject to the following modifications:

1. Applicants shall contact the New York State DOT and seek all appropriate approvals.

Reason: Access to the proposed development is intended via Jericho Turnpike (NYS Rte. 25). The referred material included a Traffic Engineering Report submitted under separate cover. The proposal has a regional/inter-community concern regarding development of the subject property in terms of motor-vehicle trip generation and its impact to the safety and carrying capacity of the Road. Traffic signalization and curb cut permits will be required from the New York State Department of Transportation for any improvements to the road. The referred materials indicate only preliminary communication with the State DOT and it is therefore recommended that the project sponsors continue to coordinate with them as soon as possible.

In addition, the applicants should investigate with the Nassau and Suffolk County DPW Transit Divisions possible on site accommodations for bus riders.

2. Petitioners shall contact the Suffolk County Department of Health Services.

Reason: It is not clear in the referred materials if the petitioners have had detailed conversations with the Suffolk County Department of Health Services /Nassau County Department of Public Works regarding waste water treatment for new development on the subject property. It is the belief of the Suffolk County Planning Commission that this should be conducted as soon as possible.

Comments:

1. The proposal should contain some number of rental units.
2. Twenty percent (20%) of the new residential units shall be set aside for affordable housing purposes.

Reason: No affordable/Workforce housing units are proposed as part of the 190 unit condominium proposal. Suffolk County Planning Commission guidelines however, for discretionary approvals such as changes in zone for additional density, require a minimum of twenty percent (20%) of all units be set aside as affordable units (the set aside can be in units on site, off site or money dedicated to a housing fund). It is recommended that the Town of Huntington and the petitioner address the applicability of the Long Island Workforce Housing Act to the subject application.

3. The applicants should review the Suffolk County Planning Commission Guidebook particularly related to conservation of energy and public safety and incorporate where practical design elements recommended therein.

Reason: It is the belief of the Suffolk County Planning Commission that the proposal may find some benefit in reviewing the Commissions Guidebook particularly with respect to public safety.

It is not clear from the referred materials if the petitioners have given detailed consideration to energy efficiency. It is the belief of the Suffolk County Planning Commission, that the proposal may find some benefit in reviewing the Commissions Guidebook particularly with respect to energy efficiency.

4. The most landward limit of wetland vegetation should be flagged in the field by a qualified expert, verified by the appropriate regulatory agency and the line (properly notated) should be represented on all sketches, plans, maps, etc.

Reason: It is not noted on the submitted development concept plans if the most landward limit of wetland vegetation has been recently flagged in the field by a qualified expert and verified by the appropriate regulatory agency. It is the opinion of the Suffolk County Planning Commission that this should be conducted.

5. The Golf Course is located above an SGPA. The Town and petitioner should reveal any indigenous planting plans, integrated pest management plans, organic/fertilizer management plans or pumping/irrigation plans utilized toward enhancing environmental quality.

6. The applicant should be encouraged to review the Suffolk County Planning Commission publication entitled *Managing Stormwater-Natural Vegetation and Green Methodologies*.

SUPPLEMENTAL DATA

ZONING DATA

- Zoning Classification: R-80, R-40, R-20, R-10 & C6
- Minimum Lot Area: 0" to 80,000. Sq. Ft.
- Section 278: Yes
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

- | | |
|--|-----|
| ▪ Within Agricultural District: | No |
| ▪ Shoreline Resource/Hazard Consideration: | No |
| ▪ Received Health Services Approval: | No |
| ▪ Property Considered for Affordable Housing Criteria: | Yes |
| ▪ Property has Historical/Archaeological Significance: | Yes |
| ▪ Property Previously Subdivided: | Yes |
| ▪ SEQRA Information: | Yes |
| ▪ SEQRA Type | EAF |
| ▪ Minority or Economic Distressed | No |

SITE DESCRIPTION

- Present Land Use: Coldspring Country Club/Golf Course, Oheka Castle/Catering

- Existing Structures: Yes- Catering facility & Country Club facilities
- General Character of Site: Rolling
- Range of Elevation within Site: ~ 107' to 290' above mean sea level
- Cover: golf course turf, rough acreage woods, landscaping, lawn
- Soil Types: Riverhead, Haven, Carver & Plymouth Associations
- Range of Slopes (Soils Map): 0-30%
- Waterbodies or Wetlands: Yes

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

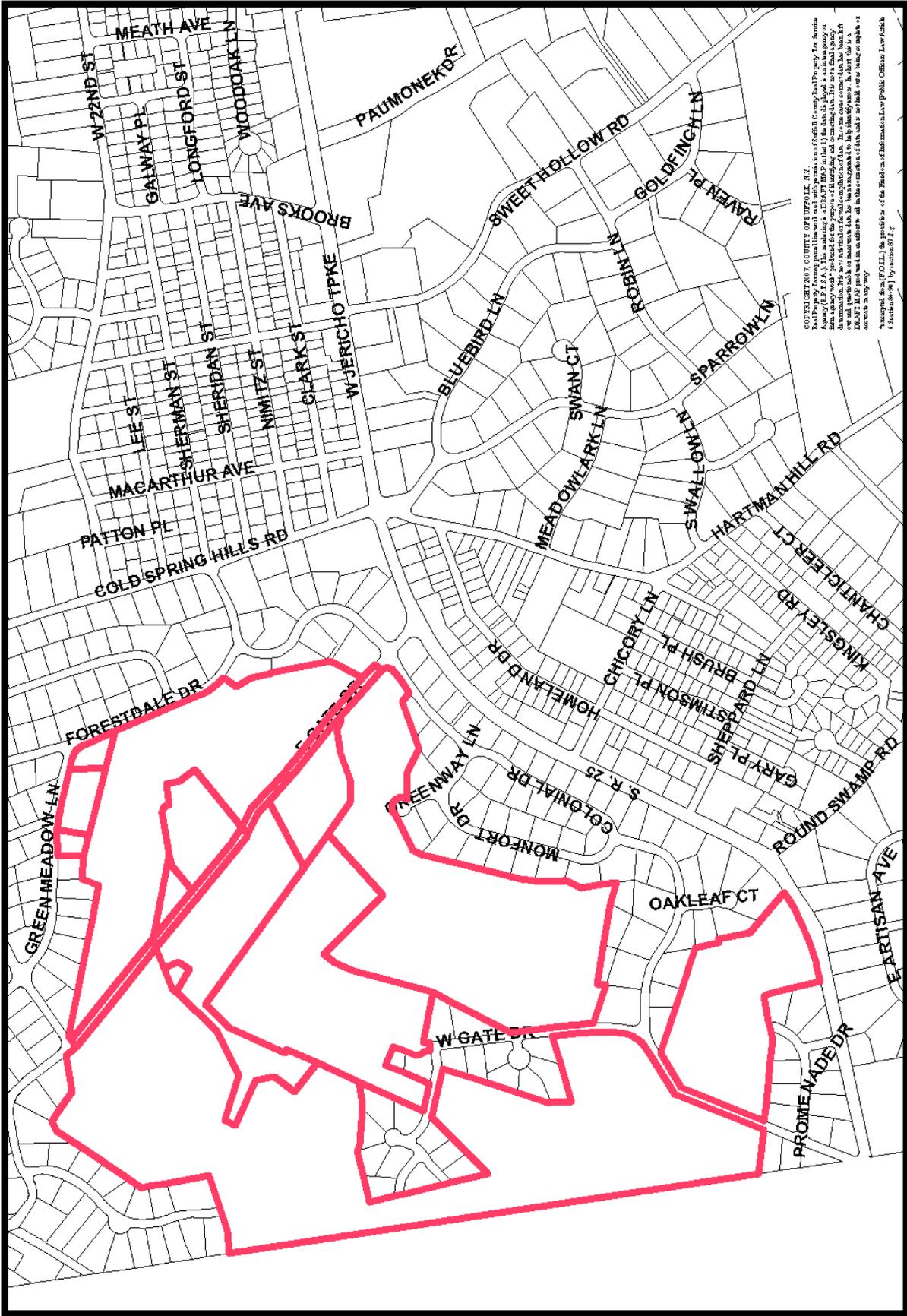
- Type: Change of Zone
- Layout: Cluster
- Area of Tract: 193.72 Acres
- Yield Map:
 - No. of Lots: 190 units
- Open Space Acreage: Golf Course removing (150 Ac)

ACCESS

- Roads: existing - East Gate Drive (to NYS Rt. 25)
- Driveways: existing internal - proposed parking

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: CB-LP
 - Recharge Basins: NO
- Groundwater Management Zone: I
- Water Supply: public - South Huntington Water District
- Sanitary Sewers: public - Nassau County Sewer District

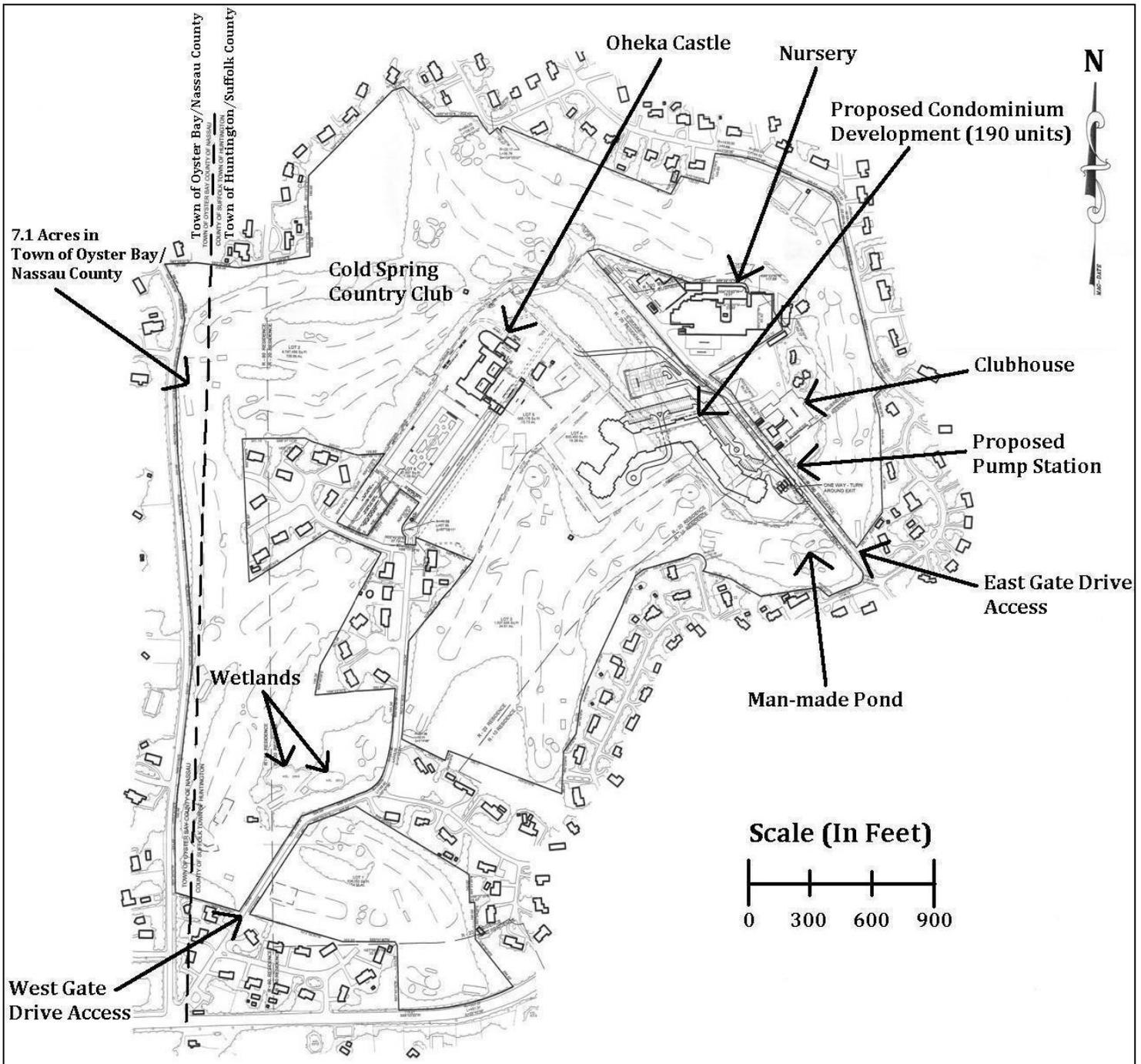


COPELAND COUNTY OF SUFFOLK, NY
 Real Property Taxmap Year 2012 was created with permission of the County Health Department for the Bureau
 of Assessment (BPA). The mapping is based on the data provided by the County Health Department. The
 mapping is not intended to be used for any other purpose. The County Health Department is not
 responsible for any errors or omissions in this map. The County Health Department is not
 responsible for any damages or liabilities arising from the use of this map. The County Health
 Department is not responsible for any damages or liabilities arising from the use of this map.

Z-1: Residences @ Oheka Castle
 SCPD No.: HU-11-02
 SCTM No.: 0400-132.00-04.00-007.000 et al.



Town of Huntington
 Suffolk County, New York
 Date: 02/01/2012



Z-1: Residences @ Oheka Castle
 SCPD: HU-11-02
 SCTM No: 0400-132.00-04.00-007.000 et al.



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SARAH LANSDALE, AICP
DIRECTOR OF PLANNING

DEPARTMENT OF PLANNING

STAFF REPORT
SECTIONS A14-14 THRU A14-25 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: Irwin Garsten Retail Center
Municipality: Riverhead
Location: N/S/O Old Country Road (CR 58) ~ 1100' w/o Osborn Avenue

Received: 12/23/2011
File Number: RH-12-01
T.P.I.N.: 0600 10100 0200 006002
Jurisdiction: within 500' of Old Country Road/CR58 within 500' of NY State Land

PROPOSAL DETAILS

OVERVIEW - Applicants request Site Plan Approval from the Riverhead Town Planning Board for the construction of a 64,000 SF retail shopping center on 13.54 acres of land. The Subject property is zoned Destination Retail Center (DRC) District. The proposed shopping center would include two buildings (48,000 SF and 16,000 SF) located at the southern half of the subject site. The larger of the two buildings is to be set back to the center of the site while the smaller building is offset to the east at the southern end of the subject property.

The proposed action also involves the creation of 348 at-grade parking stalls and is in conformance with Town of Riverhead Zoning Law for off street parking.

Referred materials to the offices of the County Planning Commission indicate that approximately three (3) acres of land at the northern end of the subject property is to be dedicated to the Town for Road and drainage purposes.

Waste water from the subject development, according to the submitted material, would be handled by on site sanitary treatment and potable water would be drawn from the Riverhead Water District.

Access to the development is proposed to be via Old Country Road (CR 58) through an un-signalized "right turn only" ingress/egress. An alternate or construction access is proposed across Town owned land and may form a secondary service/entrance and emergency access.

The subject property is covered with stands of mature trees. There is part of a locally recognized freshwater wetland system on site in the northern and southern corners of the property. The wetlands are adjacent and possibly part of a NYS designated and regulated wetland system (R-32) but are not mapped onsite by DEC. The eastern edge of the subject property has been encroached and disturbed by activities of the adjacent Town highway yard.

The applicant proposes the dedication of approximately three acres of land to the Town for drainage purposes as well as the incorporation of “rain gardens” to treat on site storm water.

STAFF ANALYSIS

GENERAL MUNICIPAL LAW CONSIDERATIONS: New York State General Municipal Law, Section 239-l provides for the Suffolk County Planning Commission to consider inter-community issues. Included in such issues are compatibility of land uses, community character, public convenience and maintaining of a satisfactory community environment.

Access to the proposed development is intended via County Road 58 (Old Country Road). The referred material does not indicate that a Traffic Impact Study is to be submitted to the Town. The site plan referred to the commission indicates a proposed un-signalized “right turn only” ingress/egress. The proposal has a regional/inter-community concern regarding development of the subject property in terms of motor-vehicle trip generation and its impact to the safety and carrying capacity of the County Road. Curb cut permits will be required from the Suffolk County Department of Public Works for any improvements to the County road. The referred materials do not indicate any communication with the County DPW and it is therefore recommended that the project sponsors coordinate with them as soon as possible. In addition, the applicants should investigate with the Suffolk County DPW Transit Division, possible accommodations for bus riders.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Riverhead Comprehensive Plan (November 2003) designates the subject parcel as Destination Retail Center (DRC). Retail stores are a permitted use in the DRC District. According to Town of Riverhead zoning law development within the DRC is intended to “have a campus-style layout, with no strip or freestanding businesses permitted.”

The proposed site plan for the retail center is in conformance with the Local Comprehensive Plan recommendations and the Town zoning law. The retail center use is permitted and the gross floor area is broken into two buildings in a “campus setting.” The as-of-right permitted uses in the district allow large buildings such as warehouse clubs or wholesale clubs and there is no maximum building size prohibition. There is minimal use of a “continuous sidewalk” represented on the site plan however, and there is an opportunity to improve pedestrian amenities. There appears to be limited pedestrian amenities for movement between parking areas and the retail uses including sidewalks, lighting and other public safety elements.

SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:

The Suffolk County Planning Commissions has identified six general Critical County Wide Priorities and include:

1. Environmental Protection
2. Energy efficiency
3. Economic Development, Equity and Sustainability
4. Housing Diversity
5. Transportation and
6. Public Safety

These policies are reflected in the Suffolk County Planning Commission Guidebook (unanimously adopted January 2009).

It does not appear, from the nature of the referral material, that the applicants have given

consideration to the contents of the Suffolk County Planning Commission Guidebook.

It is the belief of the staff however, that the proposal may find some benefit in reviewing the Commissions Guidebook particularly with respect to energy efficiency and public safety. The parking layout appears to be problematic as the entrance aisle is a long straight-away and may induce excessive speeds and unsafe conditions for motorists and pedestrians.

Moreover, the applicant should be encouraged to review the Suffolk County Planning Commission publication entitled *Managing Stormwater-Natural Vegetation and Green Methodologies* though the applicants have already proposed the use of rain gardens for storm water management and a “bio-filtration system” proposed over the wetland area on the north eastern portion of the site and abutting property.

STAFF RECOMMENDATION

Approval subject to the following modifications:

1. Applicants shall contact the Suffolk County Department of Public Works and seek all appropriate approvals.

Reason: Access to the proposed development is intended via County Road 58 (Old Country Road). The referred material does not indicate that a Traffic Impact Study is to be submitted to the Town. The site plan referred to the commission indicates a proposed un-signalized “right turn only” ingress/egress. The proposal has a regional/inter-community concern regarding development of the subject property in terms of motor-vehicle trip generation and its impact to the safety and carrying capacity of the County Road. Curb cut permits will be required from the Suffolk County Department of Public Works for any improvements to the County road. The referred materials do not indicate any communication with the County DPW and it is therefore recommended that the project sponsors coordinate with them as soon as possible. In addition, the applicants should investigate with the Suffolk County DPW Transit Division, possible accommodations for bus riders.

2. All storm water runoff shall be kept on site and treated in accordance with best management practices.

Comments:

1. The applicants should review the Suffolk County Planning Commission Guidebook particularly related to conservation of energy, public safety, and storm water management and incorporate where practical design elements recommended therein.
2. The parking layout appears to be problematic as the entrance aisle is a long straight-away and may induce excessive speeds and unsafe conditions for motorists and pedestrians.
3. There appears to be limited pedestrian amenities for movement between parking areas and the retail uses including sidewalks, lighting and other public safety elements.
4. The most landward limit of wetland vegetation should be flagged in the field by a qualified expert, verified by the appropriate regulatory agency and the line (properly notated) should be represented on all sketches, plans, maps, etc.

Reason: It is not noted on the submitted development concept plans if the most landward limit of wetland vegetation has been recently flagged in the field by a qualified expert and verified by the appropriate regulatory agency. It is the opinion of the Suffolk County Planning Commission that this should be conducted

SUPPLEMENTAL DATA

ZONING DATA

- Zoning Classification: Destination Retail Center (DRC)
- Minimum Lot Area: 40,000. Sq. Ft.
- Section 278: No
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: No
- Received Health Services Approval: No
- Property Considered for Affordable Housing Criteria: No
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: No
- SEQRA Information: Yes
- SEQRA Type: EAF
- Minority or Economic Distressed: Yes

SITE DESCRIPTION

- Present Land Use: Vacant
- Existing Structures: None
- General Character of Site: Rolling
- Range of Elevation within Site: ~20'-30' above mean sea level
- Cover: wooded
- Soil Types: Carver & Plymouth Associations
- Range of Slopes (Soils Map): 3-15%
- Waterbodies or Wetlands: Yes-Adjacent Wetlands

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

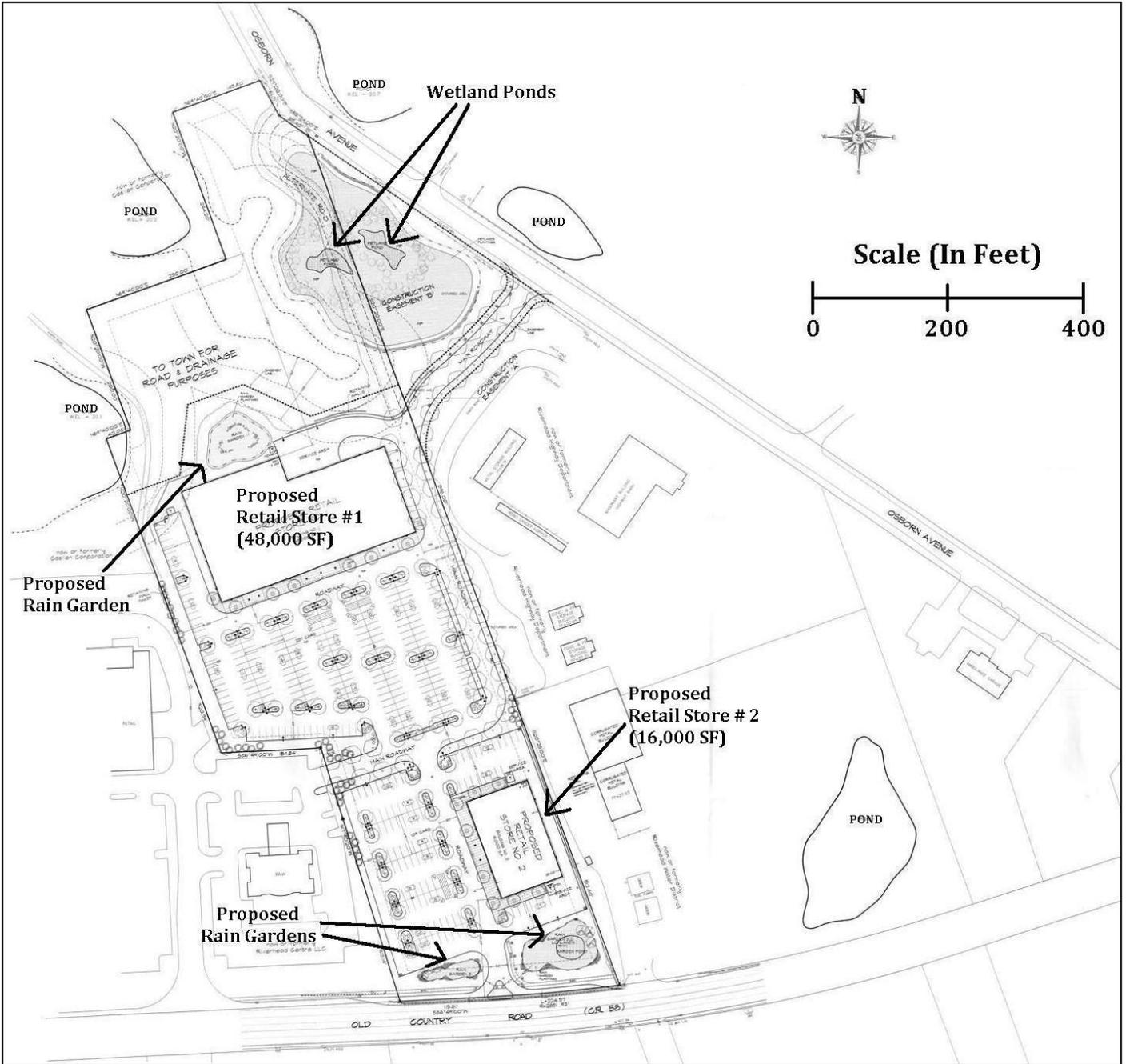
- Type: Site Plan
- Layout: Standard
- Area of Tract: 13.5413 Acres
- Yield Map: N/A
 - No. of Lots: N/A

ACCESS

- Roads: Existing
- Driveways: Private (internal)

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: CB-LP
 - Recharge Basins: No
- Groundwater Management Zone: III
- Water Supply: Public
- Sanitary Sewers: ST-LP



Z-2: Irwin Garsten Retail Center
 SCPD: RH-12-01
 SCTM No: 0600-101.00-02.00-006.002