SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Department of Economic Development & Planning
100 Veterans Memorial Highway, PO Box 6100, Hauppauge, NY 11788-0099
T: (631) 853-5192 F: (631) 853-4044
Joanne Minieri, Commissioner of Economic Development
Sarah Lansdale, Director of Planning

NOTICE OF MEETING

June 6, 2012
Town of Brookhaven Board Room
1 Independence Hill
Farmingville, NY
12:00 noon
1:00 - Location Change to the Media Room

Tentative Agenda Includes:

1. Adoption of Meeting Summary for March 2012

2. Public Portion

3. Chairman's report

4. Director's report

5. Guest Speakers:
   - DeWitt Davies- S.C. Department of Economic Development & Planning/Division of Planning
     - Comp Plan Sewer Map

6. Section A14-14 thru A14-23 & A14-25 of the Suffolk County Administrative Code
   - Deshon Partners, LLC 0400 26700 0200 012001 (Town of Huntington)
   - Bayport Meadow Estates, LLC 0500 23900 0200 010003 et al. (Town of Islip)

7. Section A14-24 of the Suffolk County Administrative Code

   - NONE

8. Discussion:
   - Annual Report
   - Suffolk County Planning Commission Guidelines

9. Other Business:

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on **July 11, 2012** in the Rose Caracappa Auditorium in Hauppauge

COUNTY OF SUFFOLK

Z-1

Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Joanne Minieri
Deputy County Executive and Commissioner

Division of Planning
and Environment

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

Applicant: Deshon Partners, LLC
Municipality: Huntington
Location: W/S/O Deshon Drive ~ 375' N/O Marcus Drive

Received: 5/11/2012
File Number: HU-12-01
T.P.I.N.: 0400 26700 0200 012001
Jurisdiction: Within 500' of CR 5 (Ruland Road)

PROPOSAL DETAILS

OVERVIEW - Petitioners seek change of zone approval from the Huntington Town Board from I-1 Light Industry to R-3M Garden Apartment Special District to provide for the development of a 261 unit senior housing development and religious building of approximately 35,000 SF; all on approximately 18 acres of land. The change of zone application is being combined with a Transfer of Development Rights (TDR) from the Meyer's Farm property (sending site) to allow for the construction of the religious building on the subject property (receiving site). In exchange, a conservation easement will be placed on the Meyer's Farm property. The conceptual site plan also shows a 4,000 SF clubhouse, a swimming pool, and a large open green space in the center of the development. A 50 foot buffer is proposed between the development and Deshon Drive. The full residential yield on the subject property (housing, club house and pool) is clustered onto the western 13 acres and the five remaining acres becomes the receiving site for the TDR and development of the one story religious building.

It is the proposal of the project sponsors to list all of the units for sale. The applicants intend to provide the full 20% requirement for affordable housing on site in accordance with Town of Huntington Code (50/50; 80% and 120% of the Nassau-Suffolk Median Family Income). In addition, the petitioners plan to restrict the remaining 80% of the units to a sales price affordable to senior households earning 130% of the Median Family Income.

The proposed site plan shows 740 parking spaces exceeding the Town Zoning Law requirement.

New construction on site proposes to connect to the Southwest Sewer District. Access to the development is proposed to be via curb cuts to Deshon Drive. A non-restricted ingress/egress is proposed for the residential component and a separate non-restricted ingress/egress is proposed

for the religious building. There is no cross access (motor vehicle or pedestrian) between the two components of the development. No improvements to CR 5 (Ruland Road) are proposed.

There is no natural vegetation on the subject site. Some landscaping and lawn area is present. The subject property is not in a State Critical Environmental Area or in a Suffolk County Pine Barrens zone. The site is located within Hydro-geologic zone I. While the subject (development) property is not situated above the West Hills-Melville Special Groundwater Protection Area (SGPA) the Meyers Farm TDR sending property is situated above the SGPA. There is no Federal, State or locally regulated wetlands on the subject property.

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.

The referred material to the Suffolk County Planning Commission included a Traffic Study as part of a Voluntary Generic Environmental Impact Statement (VGEIS) submitted by the petitioner.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Huntington Horizons 2020 Comprehensive Plan Update indicates that the property is in the Melville Employment Center. Among other things, workforce housing is strongly recommended in the Employment Center.

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 applicants have envisioned incorporating non-point source pollution mitigation into the overall drainage plan by incorporating vegetated drainage swales and drip irrigation mitigation techniques.

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

The petition includes a TDR element that will result in the preservation of open space in the West Hills – Melville SGPA.

It is indicated in the referred materials that the petitioners have had preliminary conversations with the Suffolk County Department of Health Services /Department of Public Works regarding waste water connection to the Southwest Sewer District for new development on the subject property.

It is noted that the subject application provides a form of housing diversity within the Town of Huntington. The subject petition proposes 100% affordable/workforce housing for-sale units.
It is not clear if the petitioners have had the benefit of 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.

STAFF RECOMMENDATION

Approval with the following comments:

- Cross access for either motor vehicle or pedestrians between the residential development and the religious building should be considered.
- Continued review of the project and its motor vehicle impacts to the safety and carrying capacity of County Road 5 by the Suffolk County Department of Public works is in order.
- The applicant should be encouraged to review the Suffolk County Planning Commission publication entitled *Managing Stormwater-Natural Vegetation and Green Methodologies.*
- Dialogue should continue as is necessary for permits and approvals with the Suffolk County Department of Health Services /Department of Public Works regarding waste water connection to the Southwest Sewer District for new development on the subject property.
- Explore the feasibility of setting aside some amount of the total number of units for rental housing purposes.
- The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to public safety.
- The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency.

SUPPLEMENTAL DATA

ZONING DATA

- Zoning Classification: I 1 Light Industry
- Minimum Lot Area: 6 Acres
- Section 278: Yes

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: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: No
- SEQRA Information: Yes
- SEQRA Type DEIS
- Minority or Economic Distressed No

SITE DESCRIPTION

- Present Land Use: Light Industrial- Vacant
- Existing Structures: Office Building 185,000 SF
- General Character of Site: Level

- Cover: Buildings Parking Asphalt - Lawn/Landscaping
- Soil Types: Cut & Fill
- Range of Slopes (Soils Map): 0-3%
- Waterbodies or Wetlands: None

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

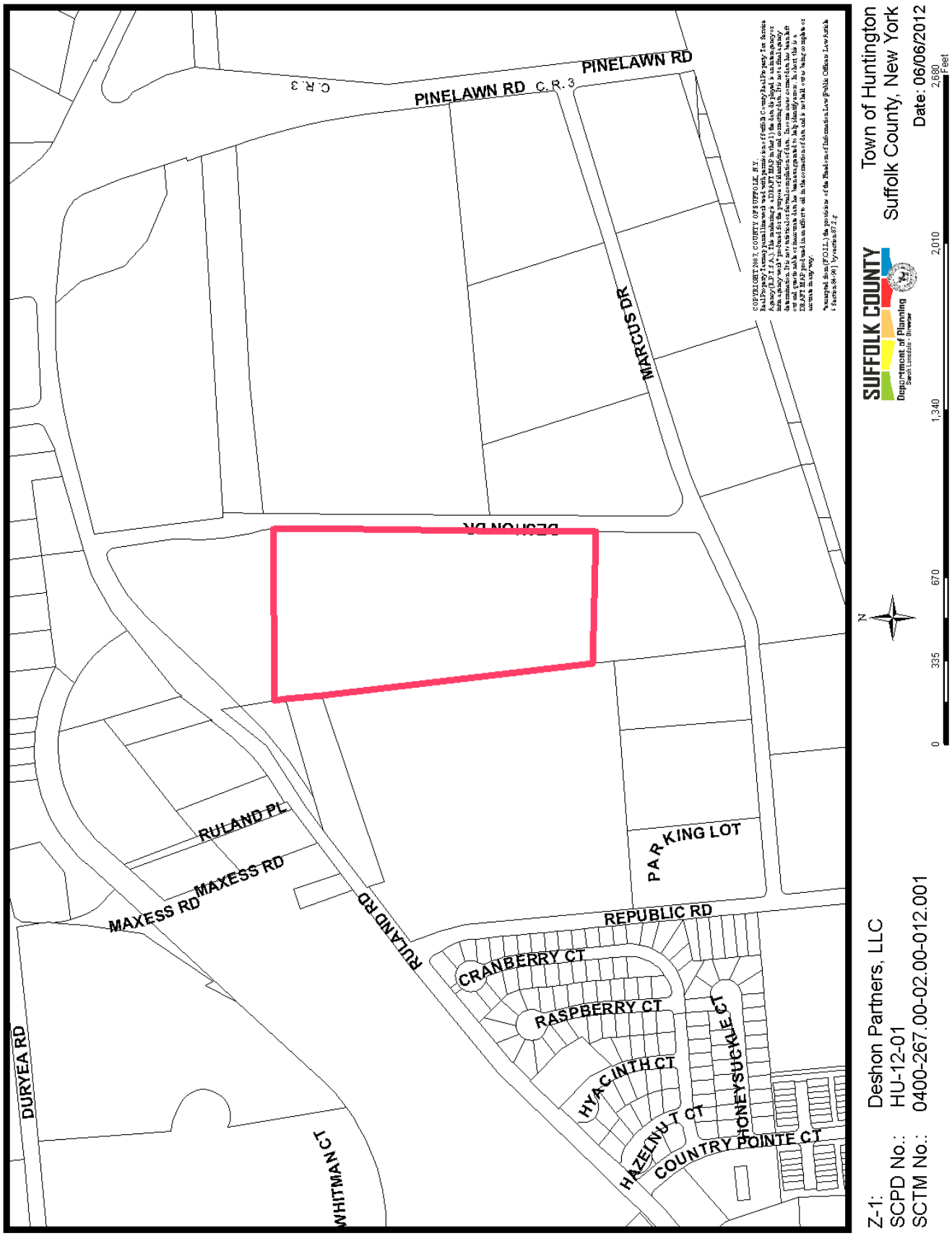
- Type: Change of Zone
- Layout: Standard
- Area of Tract: ~18 Acres
- Yield Map:
  - No. of Lots: 261 Units
- Open Space: TDR - Meyers Farm (5 Acres)

ACCESS

- Roads: Existing Town Road
- Driveways: Private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
  - Design of System: CB-LP
  - Recharge Basins No
- Groundwater Management Zone: I
- Water Supply: Public
- Sanitary Sewers: Public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PINELAWN RD C.R.3
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PARKING LOT
REPUBLIC RD
CRANBERRY CT
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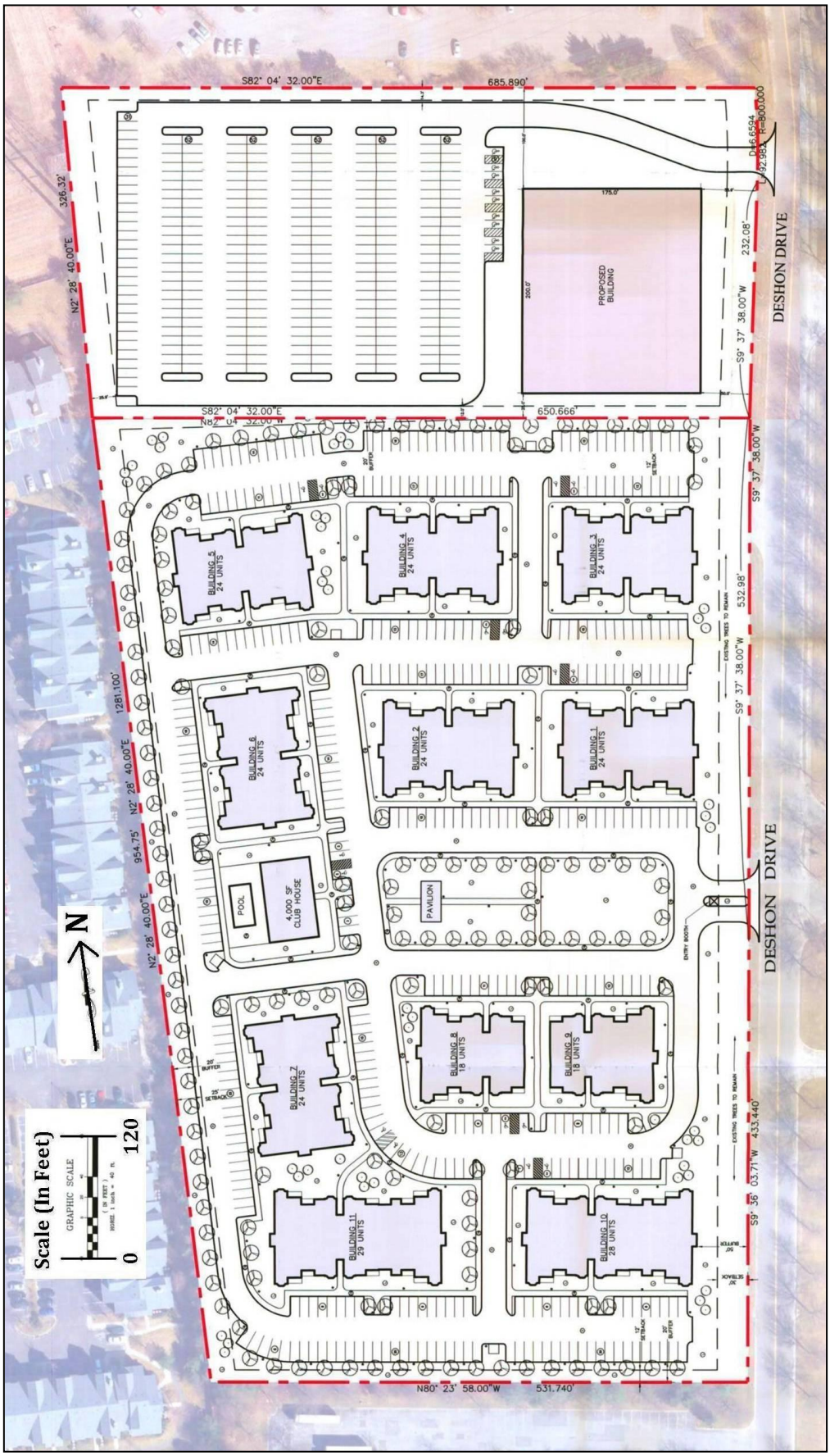
SUFFOLK COUNTY
Department of Planning
Town of Huntington
Suffolk County, New York
Date: 06/06/2012
Z-1: Deshon Partners, LLC
SCPD No.: HU-12-01
SCTM No.: 0400-267.00-02.00-012.001



Z-1: Deshon Partners, LLC
SCPD: HU-12-01
SCTM No: 0400-267.00-02.00-0012.001

COUNTY OF SUFFOLK Z-2

Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Joanne Minieri
Deputy County Executive and Commissioner

Division of Planning
and Environment

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

Applicant: Bayport Meadow Estates, LLC
Municipality: Islip
Location: NYS Rte. 45 (Veterans Memorial Highway) & NYS Rte. 27 (Sunrise Highway)
Received: 4/23/2012
File Number: IS-12-01
T.P.I.N.: 0500 23900 0200 010003
Jurisdiction: Adjacent to NYS Route 27 (Sunrise Highway)

PROPOSAL DETAILS

OVERVIEW - Petitioners seek change of zone approval from the Islip Town Board from I-1 Light Industry to Residence C (multi-family dwellings; Senior Citizen) to provide for the development of a 150 unit senior housing condominium development on approximately 24 acres of land (6.3 units/acre) in the hamlet of Bayport. The conceptual site plan also shows a 4,000 SF clubhouse, a swimming pool, and several man made ponds (water features). Moreover, a recharge basin is proposed as part of the storm water treatment system. A proposed walking path is found at the north east corner of the property to provide a connection to the adjacent “shopping center” to the east. An 80 foot buffer is proposed between the development and NYS Rte. 27 (Sunrise Highway). In addition, a landscaped berm is proposed along the eastern property boundary with the Long Island Power Authority.

It is the proposal of the project sponsors to list all of the units as owner occupied. The applicants intend to provide 20% (30) of the units as affordable housing on site in accordance with the Town of Islip Code.

The proposed site plan shows 578 parking spaces exceeding the Town Zoning Law requirement of 263 spaces.

New construction on site proposes to connect to an off-site sewage treatment plant though one was not identified in the referral material.

Access to the development is proposed to be via a single unrestricted entry/exit to Church Street (Town Street). An emergency access is proposed at the southern terminus of the development. There is no motor vehicle cross access to the adjacent "shopping center" to the east.

The subject property is primarily vacant wooded land with the exception of some clearing for several storage structures. The subject property is not in a State Critical Environmental Area or in a Suffolk County Pine Barrens zone. The site is located within Hydro-geologic zone VI. The subject property is not situated above a Special Groundwater Protection Area (SGPA). There are no Federal, State or locally regulated wetlands on the subject property.

STAFF ANALYSIS

The Suffolk County Planning Commission deliberated on a referral for this subject property in 2002. The Commission voted to disapprove the referral.

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.

The subject change of zone and development site is proposed at the western fringe of a large area of industrial and business zoning.
There is some Business 1 zoned property adjacent and to the east but the land is currently unimproved.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Islip Comprehensive Plan; Community Identity Plan for Bayport designates this area for industrial development but makes no specific recommendations for the subject property. The general goals of the Plan are to promote a variety of housing types, recreational services, preserve open space, protect natural resources, protect identifiable communities and focus commercial development in downtown areas while reducing strip commercial development.

The Draft Sunrise Highway Corridor Study recommends as an objective of future planning along the roadway corridor retaining industrial zoning along the corridor and enhancing existing downtown centers by resisting the conversion of land to retail development along the highway. The study does not recommend retail uses outside of identifiable nodes. The petitioners provide in the submitted materials that the "Sunrise Highway Corridor Study (2009) encourages the retention of industrial zoning, however senior housing has been identified in several land use plans as an under-represented use in the area. The site's location as a transition between single family residences to the west and more intense industrial and commercial uses to the east, as well as the site's proximity to major roadway also makes it appropriate for use as multi-family housing."

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 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.*

The petitioner is proposing the use of man-made ponds as part of the drainage/amenity provisions of the development. The applicant should be encouraged to review the Suffolk County Planning Commission publication entitled *Study of Man-made Ponds in Suffolk County, NY.*

It is not indicated in the referred materials if the petitioners have had preliminary conversations with the Suffolk County Department of Health Services /Department of Public Works regarding waste water connection to an adjacent Sewer District. The nearest district would be SD # 14 to the north. It is the belief of the staff that this dialogue should continue as is necessary for permits and approvals.

It is noted that the subject application provides a form of housing diversity within the Town of Islip. While the subject petition proposes 20% affordable/workforce housing units all of the units are for sale units and none are proposed for rental. It is noted that there is a need in Suffolk County for affordable rental housing. The merits of the subject petition should be weighed against the need for rental housing in the area.

It is not clear if the petitioners have had the benefit of 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.

STAFF RECOMMENDATION

Approval with the following comments:

- The petitioners should reach out to the Suffolk County DPW Transit Division and explore possible accommodations for bus riders.

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

- The applicant should be encouraged to review the Suffolk County Planning Commission publication entitled *Study of Man-made Ponds in Suffolk County, NY.*

- Dialogue should continue as is necessary for permits and approvals with the Suffolk County Department of Health Services /Department of Public Works regarding waste water connection to the adjacent Sewer District for new development on the subject property.

- Some amount of the total number of units should be set aside for rental housing purposes.

- The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to public safety.

- The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency.

SUPPLEMENTAL DATA

ZONING DATA

- Zoning Classification: Industrial 1
- Minimum Lot Area: 20,000. 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: Yes
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: Yes- IS-01-31 COZ DIS-1/9/02
- SEQRA Information: Yes
- SEQRA Type EAF
- Minority or Economic Distressed No

SITE DESCRIPTION

- Present Land Use: Vacant Industrial
- Existing Structures: Storage Structures
- General Character of Site: Rolling
- Cover: Forested some cleared area
- Soil Types: Riverhead & Plymouth Associations
- Range of Slopes (Soils Map): 0-3%
- Waterbodies or Wetlands: None on-site

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

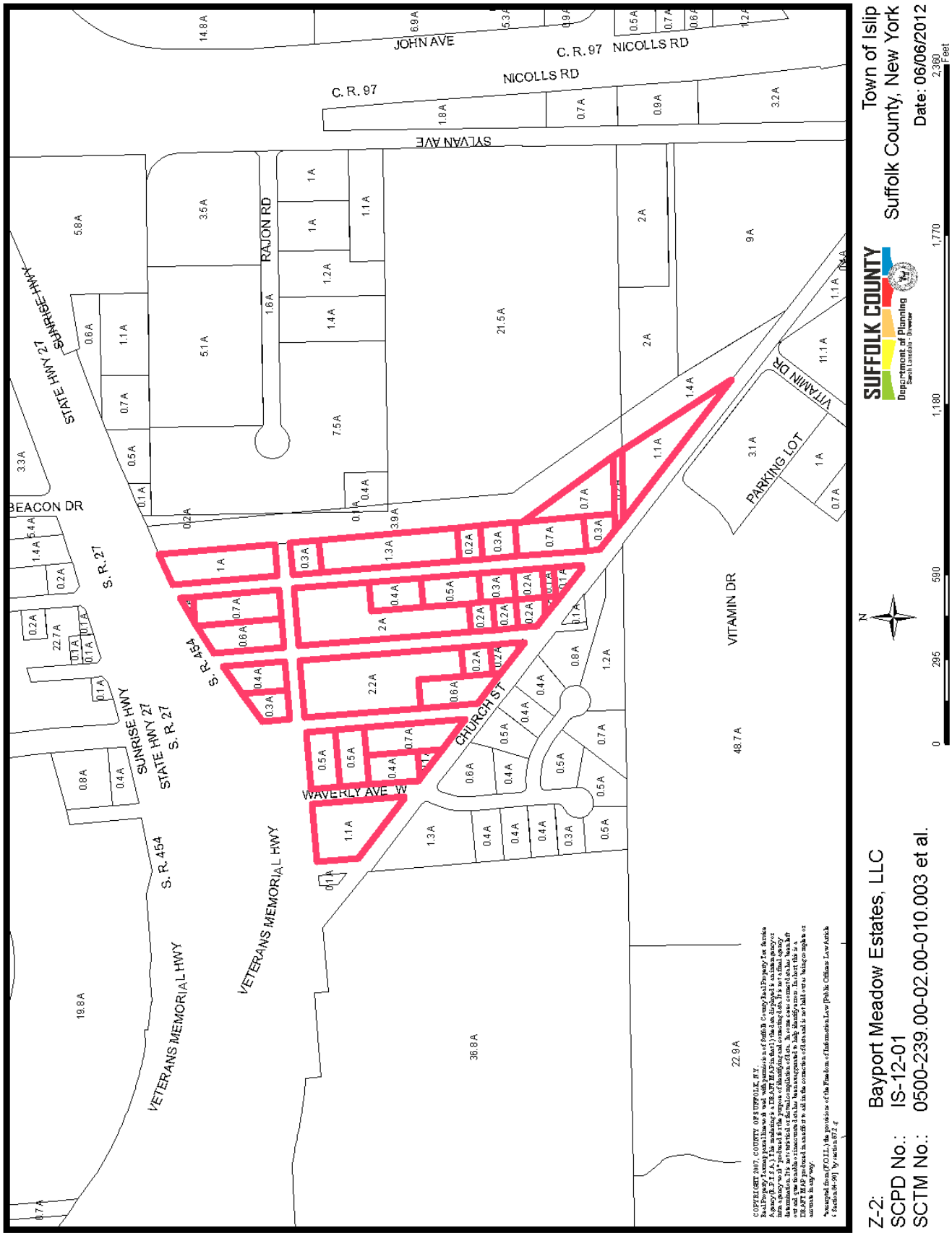
- Type: Change of Zone
- Layout: Standard
- Area of Tract: 23.49 Acres
- Yield Map:
  - No. of Lots: 150 Units
- Open Space: No, 11 Acres Landscaped

ACCESS

- Roads: Existing (Church Street)
- Driveways: Private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
  - Design of System: CB-LP
  - Recharge Basins Yes
- Groundwater Management Zone: IV
- Water Supply: Public
- Sanitary Sewers: off-site STP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SUNRISE HWY
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Department of Planning
Town of Islip
Suffolk County, New York
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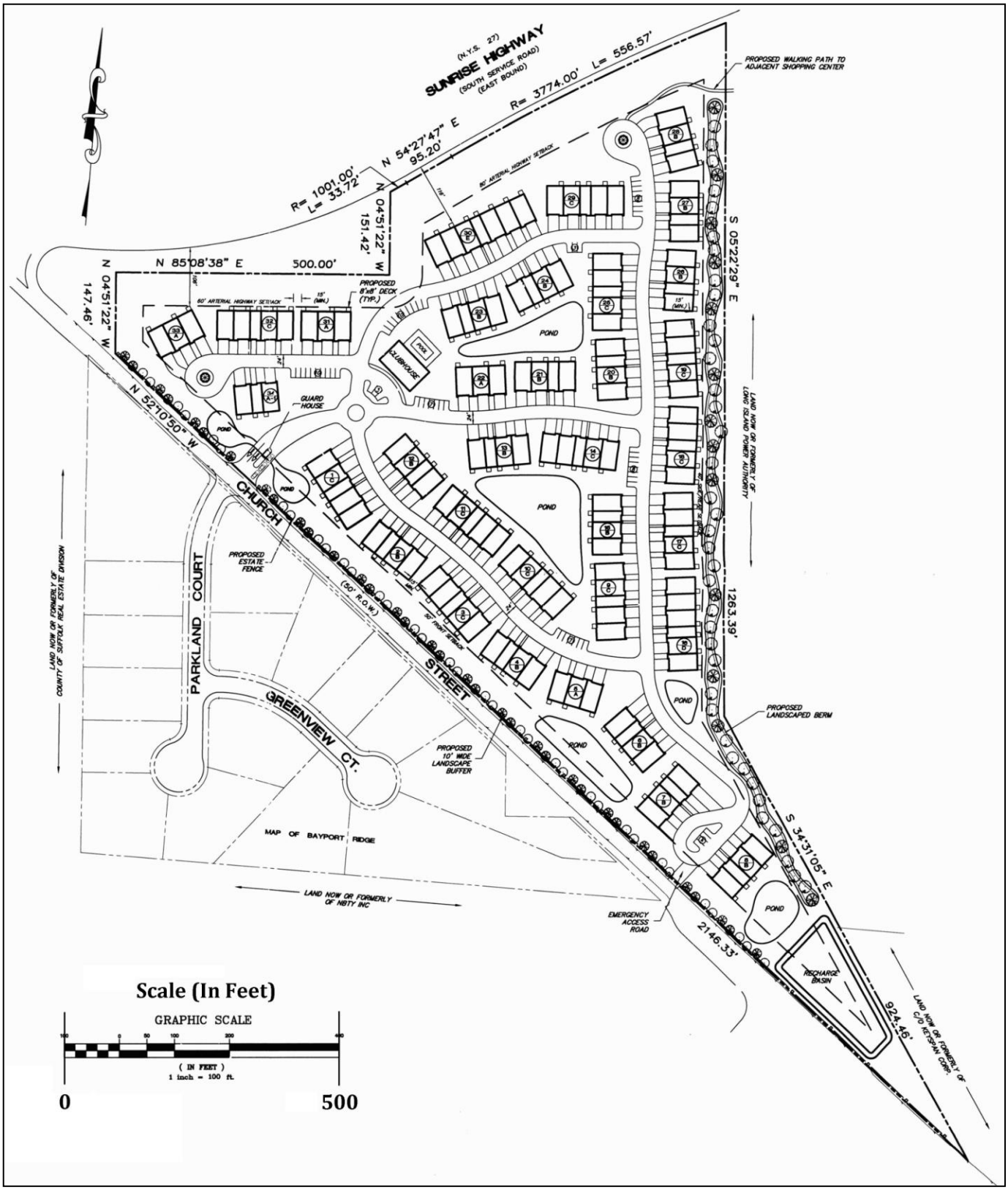

Z-2: Bayport Meadow Estates, LLC
SCPD: IS-12-01
SCTM No: 0500-239.00-02.00-010.003 et al.