

SUFFOLK COUNTY PLANNING COMMISSION
c/o Suffolk County Department of Economic Development & Planning
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Joanne Minieri, Commissioner of Economic Development
Sarah Lansdale, Director of Planning

NOTICE OF MEETING

July 11, 2012 @ 12:00 noon
Rose Cacacappa Auditorium
S.C. Legislature
725 Veterans Memorial Highway, Hauppauge

Tentative Agenda Includes:

1. Adoption of Meeting Summary for April 2012
2. Public Portion
3. Chairman's report
4. Director's report
5. Guest Speakers:
 - Town of Brookhaven (Rep). Rte. 25A Mt. Sinai to Wading River LUP.
6. Section A14-14 thru A14-23 & A14-25 of the Suffolk County Administrative Code
 - Rte. 25A – Mount Sinai to Wading River land Use Plan (Town of Brookhaven)
7. Section A14-24 of the Suffolk County Administrative Code
 - NONE
8. Discussion:
 - Suffolk County Planning Commission Guidelines
9. Other Business:
 - Orientation

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on August 1st @ 10:00 am in the Town of Southampton Board Room located at 116 Hampton Road in the Town of Southampton.

COUNTY OF SUFFOLK



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: Route 25A Mount Sinai to Wading River Land Use Plan June 2012
Municipality: Brookhaven
Location: Mt. Sinai Coram Road to Town of Riverhead
Received: 6/12/12
File Number: BR-12-03
T.P.I.N.: N/A
Jurisdiction: Adoption/amendment of Land Use Plan

ANALYSIS

▪ **Basic Summary:**

The Land Use Plan presents existing conditions, land use strategies, zoning recommendations, and Town Code amendments for the 10.5-mile long portion of the Route 25A corridor in the six hamlets of Mount Sinai, Miller Place, Rocky Point, Sound Beach, Shoreham, and Wading River. The Route 25A Corridor Study Area encompasses approximately 1,500 acres and 515 tax parcels and is bounded by Crystal Brook Hollow Road to the west and by the Town of Riverhead municipal boundary on the east.

The Plan also contains an analysis of economic development conditions, including an analysis of current commercial market conditions and a gap analysis for existing commercial centers.

The Route 25A Land Use Plan is a follow up to a community visioning process, which concluded with a Final Visioning Report. The result was community consensus to preserve resources, guide future development, enhance community character and promote standards for a high quality of life. The Rte. 25A LUP responds to the above goals by recommending zoning changes and creating three new Town zoning districts: 1) Hamlet Center Overlay District; 2) Route 25A Overlay District; and the Planned Conservation District.

▪ **General statement of goals:**

The plan creates zoning tools in the form of overlays for the Route 25A corridor. The overlay districts will help direct future growth to the five existing centers (Mount Sinai, Miller Place, and Rocky Point Commercial Centers; Rocky Point Main Street District; and Shoreham Rural Center). These districts will also preserve the suburban and rural qualities of the areas between the centers, help improve the appearance of the developed environment through design standards for commercial and mixed use

development, and strive to encourage tax benefits or tax neutrality within the hamlets. The continuation of less intensive uses in transition areas between centers is encouraged, thereby preventing additional commercial sprawl. By absorbing future growth within the corridor's centers, development is anticipated to occur in a controlled manner as the remaining portions of the Route 25A Corridor will retain less intensive, lower density suburban and rural qualities.

- **Consideration of regional needs and the official plans of other government units and agencies within the region:**

The preparation of the Land Use Plan considered the Suffolk County Sanitary Code, Article VI; the Long Island Comprehensive Special Groundwater Protection Area Plan; the Long Island Comprehensive Waste Treatment Management Plan; the Mount Sinai Hamlet Study; the Town of Brookhaven Comprehensive Plan; and the Town of Riverhead Comprehensive Plan. In addition, the Route 25A Land Use Plan is a follow up to a community visioning process, which concluded with a Final Visioning Report.

- **The existing and proposed location and intensity of land uses:**

Draft Plan proposes to concentrate high intensity commercial uses into five (5) existing commercial nodes at the same time encouraging low intensity land uses in transition areas between the nodes.

- **Consideration of agricultural uses, historic and cultural resources, coastal and natural resources and sensitive environmental area:**

Yes, Draft Plan mandates that three (3) agricultural areas in corridor require a 30/70 cluster to preserve agricultural soils, historic/cultural character of farming. Other sensitive and environmental constraint areas in the corridor are expected to be protected through the land use review process. The corridor is largely developed with both residential and commercial structures. For several miles along the southern side of Rte. 25A, however, there are over 5,000 acres of protected woodlands within the Core Area of the Central Pine Barrens and are known as the NYS Rocky Point DEC Area. Additional protected areas of woodlands include Brookhaven State Park. There are several sod farms and a golf course which are part of the corridor as well. several small pockets of freshwater wetlands exist; however these wetlands are all located on property which has been protected as open space by the Town of Brookhaven, Suffolk County and/or NYS.

- **Consideration of population, demographic and socio-economic trends and future projection:**

Yes, changing demographics of the Town was reviewed in the LUP. Existing housing resources and future housing needs, including affordable housing was reviewed. Attached housing options explored to provide affordability to attract workforce. High density growth is channeled and directed to nodes via zoning overlays.

- **The location and types of transportation facilities:**

One goal of the Draft Land Use Plan is to reduce motor vehicle trips by providing mixed uses in existing commercial nodes. High motor vehicle crash locations receive recommendations for mitigation. Recommendations for congestion management are also included in the plan. There are multiple Suffolk County bus routes along the Rte. 25A corridor. None of the nodes have rail service.

- **Existing and proposed general location of public and private utilities and infrastructure:**

The present and future general location of educational and cultural facilities, historic sites, health facilities and facilities for emergency services was reviewed in the Draft Land Use Plan. The Draft Plan identifies opportunities to strengthen connections between the infrastructure and facilities by directing growth and infrastructure to Central Business District nodes. The recommendations contained in the plan may

identify the need for various infrastructure improvements in the future to address wastewater treatment and storm water improvement issues.

- **Specific policies and strategies for improving the local economy in coordination with other plan topics:**

Draft Plan proposes the reduction in the redundancy of retail and commercial throughout the corridor by channeling growth to central business nodes. The proposal is to enhance property values in transition areas and on the remaining retail/commercial properties.

- **Proposed measures, programs, devices, and instruments to implement the goals and objectives of the various topics within the comprehensive plan:**

Plan results in the recommendation of three (3) new local laws: Rte. 25A Hamlet Center Overlay District; Rte. 25A Transition Area Overlay District; and the Planned Conservation Overlay District. Plan also recommends the amendment to the J-Business-2 zoning district. In addition, on the Town Boards own motion, 79 parcels totaling 14.68 acres are proposed for rezoning in accordance with the plan.

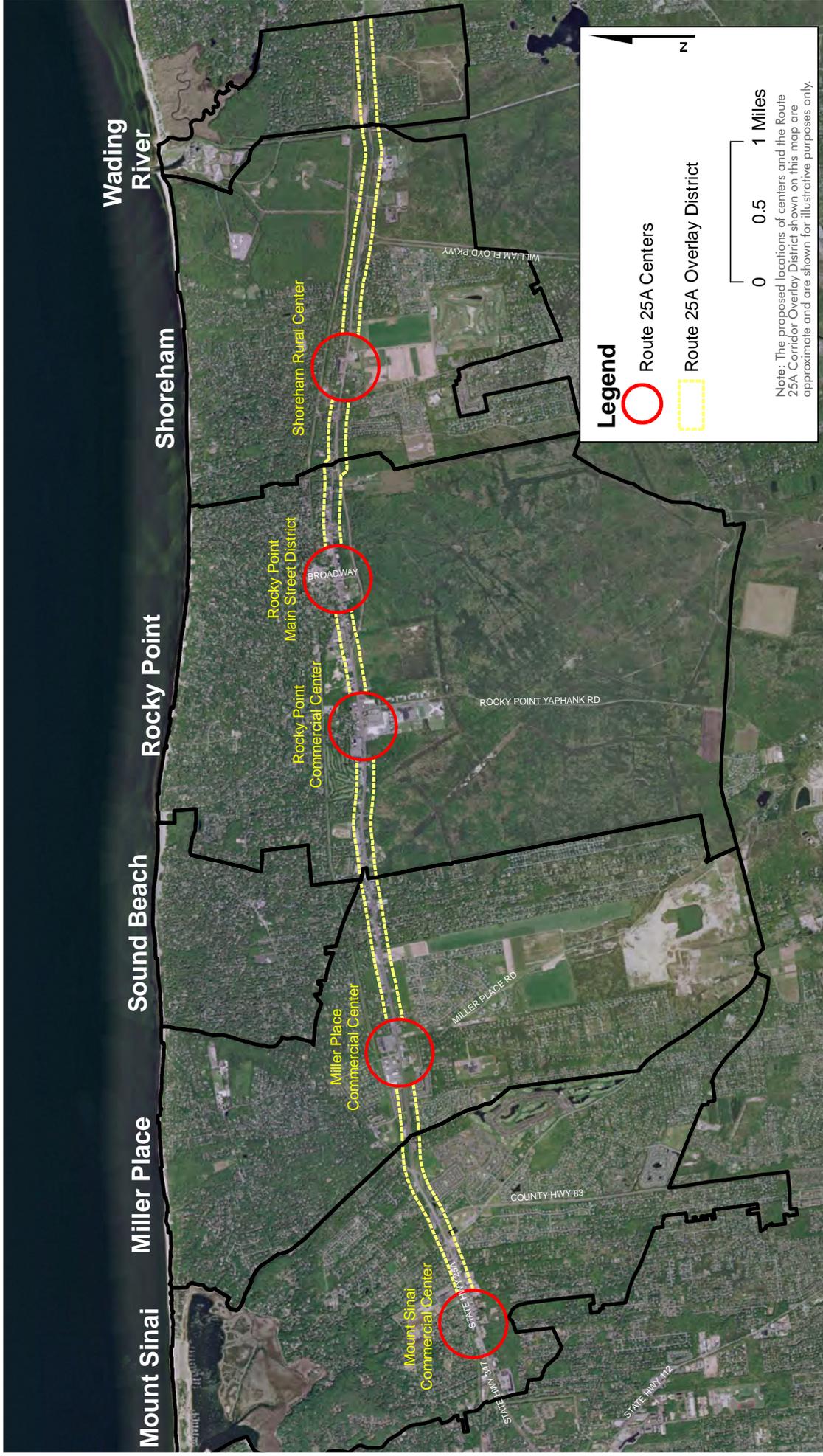
STAFF RECOMMENDATION

Approval of the Draft Rte. 25A Mount Sinai to Wading River Land Use Plan.



ROUTE 25A CORRIDOR STUDY – DRAFT LAND USE PLAN

FIGURE 1-3: ROUTE 25A CORRIDOR ZONING



ROUTE 25A CORRIDOR STUDY – DRAFT LAND USE PLAN

FIGURE 6-1 : PROPOSED CENTERS AND ROUTE 25A OVERLAY DISTRICT