

SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Department of Economic Development & Planning
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Joanne Minieri, Deputy County Executive and Commissioner, Department of Economic
Development and Planning

Sarah Lansdale, Director of Planning

NOTICE OF MEETING

September 5, 2012 at 1:00 p.m.

Town of Islip Board Room located at Islip Town Hall, 655 Main Street, Islip

Tentative Agenda Includes:

1. Adoption of Meeting Summary for June, July 2012
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guest Speakers:
 - Honorable Tom Croci, Supervisor, Town of Islip
 - David Genaway, Commissioner of Planning & Development, Town of Islip
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - Wincoram Commons (Brookhaven) 0200 476 0200 029004, et al
 - Wading River Corridor Study (Riverhead)
7. Section A 14-24 of the Suffolk County Administrative Code
None
8. Discussion:
 - Consideration of East End Wind Code
9. Other Business:

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on October 3, 2012 at 2:00 p.m., in the Village of Westhampton Beach Board Room, 165 Mill Road, West Hampton Beach

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: Wading River Corridor Study (Comprehensive Plan Update/Zoning Map and Text Amendments)
Municipality: Riverhead
Location: NYS Rte. 25A, Town of Brookhaven line east to North Country Road
Received: 8/3/12
File Number: RH-12-05
T.P.I.N.: N/A
Jurisdiction: Adoption/amendment of Comprehensive Plan

ANALYSIS

▪ **Basic Summary:**

The Corridor Study presents existing conditions, land use strategies, Comprehensive Plan, and Town Code amendments for the 1.5-mile long portion of the Route 25A corridor in the hamlet of Wading River in the western part of the Town of Riverhead. The Wading River Corridor Study Area encompasses approximately 150 acres and is bounded by the Town of Brookhaven line to the west and by North Country Road to the east.

The Town of Riverhead adopted a town-wide Comprehensive Plan in 2003, which contained planning goals and policies for the Route 25A corridor in Wading River. Since that time, numerous projects have been proposed in accordance with existing zoning, and a number of vacant parcels and agricultural land along Route 25A have experienced development pressure. In September of 2011 the Town began a planning and zoning study to identify these parcels and resolve issues concerning future land use and zoning.

▪ **General statement of goals:**

The Town of Riverhead seeks to adopt a selective update to its 2003 Comprehensive Plan with a focus on Route 25A in Wading River, as well as zoning map changes and zoning text amendments. The selective Comprehensive Plan update will guide future development along Route 25A in Wading River so that it allows for orderly growth and development while balancing conservation and preserving and enhancing the quality of life and community character of the study area. The Corridor Study contains goals and policies to achieve these ends. The proposed zoning map changes and zoning text amendments are intended to carry out the Comprehensive Plan update.

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

The preparation of the Wading River Corridor Study recommendations 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 Central Pine Barrens Comprehensive Land Use Plan; the Town of Brookhaven Comprehensive Plan and updates; Suffolk County Planning Commission Guidelines. In addition, the Wading River Corridor Plan considered the Rte. 25A corridor while in communication with the NYS DOT.

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

The Rte. 25A corridor in the Hamlet of Wading River includes a range of single-family and multifamily residential, professional office, neighborhood commercial retail and restaurants, agricultural uses and undeveloped lands. The commercial core is located within the vicinity of the Rte. 25A and Wading River-Manorville Road intersection, which includes three strip commercial centers and several freestanding businesses. The maximum development potential of the corridor is estimated by the Town to be 142,877 SF of Commercial space if developed as permitted by the present zoning dispersed along the corridor. Approximately 16.4 acres are proposed to be rezoned to MRP (Multifamily Residential Professional Office) from Bus CR. The proposed zoning map and zoning text amendments will reduce the potential development of the corridor to 100,520 SF of floor area (35,720 SF of professional office space and 64,800 SF of residential housing).

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

Yes, there are two working farms within the study area that are considered to contain scenic vistas important to the community.

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

Yes, changing demographics of the Town was reviewed in the accompanying Planning and Zoning Report to the Corridor Study. Existing housing resources and future housing needs, including affordable housing was reviewed. Attached housing options explored to provide affordability to attract workforce and manage the influx of public school children.

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

One goal of the Corridor Study is to reduce motor vehicle trips by providing mixed uses in the existing commercial node. Coordination with the NYS DOT is ongoing. The Corridor is served by Suffolk County Bus. There is no rail service to the Corridor.

- **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 Corridor Study.

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

The proposed changes will help contain strip commercial and retail development within the existing hamlet commercial center. In addition to text changes to the language of the MRP Zoning Use District, the Town Board desires to amend the text of the BUS CR Zoning Use District to modify the language of

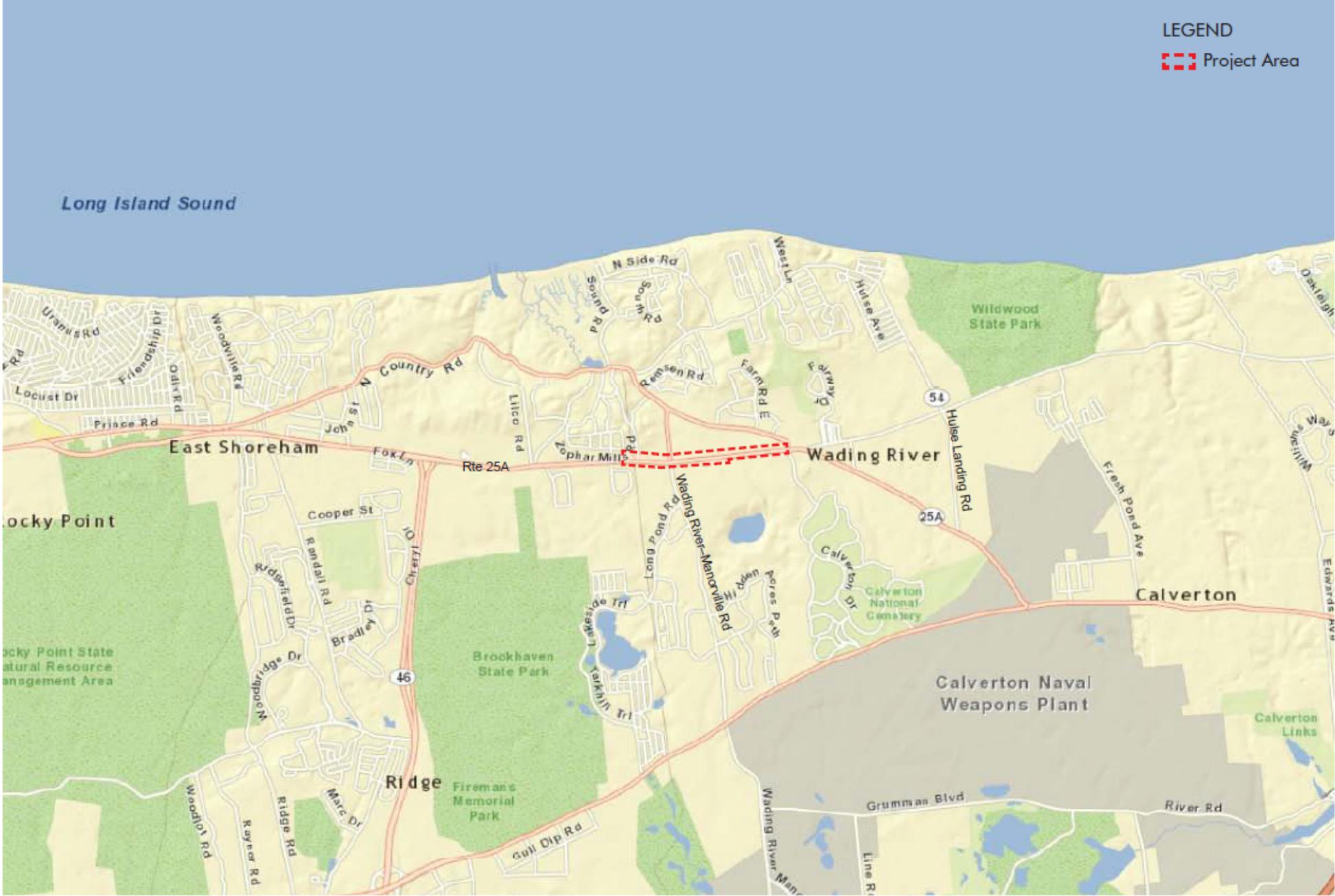
Section 108-294 D(1) in order to prohibit it “buildings” exceeding a floor area of 10,000 SF as opposed to prohibiting “stores” with a floor area exceeding 10,000 SF. this modification is expected to clarify the legislative intent to the BUS CR Zoning Use District in the 2003 Town of Riverhead Comprehensive Plan and to positively impact the community character and suburban aesthetics of the hamlet of Wading River.

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

The text amendments to the MRP Zone will add open space requirements, limit building and impervious coverage, limit floor area ratio, and limit residential unit sizes. Further text modification to the BUS CR Zoning Use District guidelines are proposed with respect to motor vehicle access and signage.

STAFF RECOMMENDATION

Approval of the Wading River Corridor Study as an amendment to the Town of Riverhead Comprehensive Plan



ROUTE 25A - WADING RIVER ZONING PROPOSAL

FIGURE 1: REGIONAL CONTEXT