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, 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 A14-24 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: Wincoram Commons
Municipality: Brookhaven
Location: S/W/C NYS Rte. 112 and NYS Rte. 25

Received: 8/16/2012
File Number: BR-12-04
T.P.I.N.: 0200 47600 0200 029004
Jurisdiction: w/in 500 feet of NYS Rte 112 and NYS Rt. 25 : w/in Pine Barrens Zone (Central; CGA)

ZONING DATA

- Zoning Classification: J-2 Bus
- Minimum Lot Area: . Sq. Ft.
- Section 278: -
- Obtained Variance: -

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: No
- Property Previously Reviewed by Planning Commission: No
- SEQRA Information: Yes
- SEQRA Type Neg/Dec
- Minority or Economic Distressed No

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: abandoned multiples
- General Character of Site: level

- Range of Elevation within Site: -
- Cover: bldg, asphalt, some vegetated wetlands
- Soil Types: Carver series
- Range of Slopes (Soils Map): 0-8%
- Water bodies or Wetlands: NYSDEC regulated wetlands

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: special permit
- Layout: standard
- Area of Tract: 17.6Acres
- Yield Map: No
- Open Space: 8.5 ac

ACCESS

- Roads: Existing State roads
- Driveways: private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
  - Design of System: CB & LP
  - Recharge Basins yes
- Groundwater Management Zone: III
- Water Supply: public
- Sanitary Sewers: adjacent STP

PROPOSAL DETAILS

OVERVIEW – Applicants request a special use permit from the Town of Brookhaven Planning Board Pursuant to Article XLI, Redevelopment Initiative, section 85-227.1M. of the Brookhaven Town Zoning Law. Said article is derived from the Town of Brookhaven "Blight to Light" initiative. Project sponsors propose the demolition of "blighted" buildings and grounds previously used as the UA theater complex in the hamlet of Coram. The construction proposal is for mid-rise apartment buildings and townhomes over flats that will produce a mix of 182 one, two and three bedroom residential units. Approximately 7,000 SF of commercial space will be built on the Town Center Main Street on the first floor of 3 story residential buildings. Another 6,000 SF of commercial space (in one bldg.) will be constructed at NYS Rte. 112 to serve as the gateway to the community. In accordance with submitted material and information provided by the Town of Brookhaven planning staff the application potentially qualifies for the "Brilliant" redevelopment incentive package described in section 85-499 of the Town of Brookhaven Code.

A clubhouse located across the main street from the commercial building will house a leasing office, fitness center and community space.

The Town of Brookhaven Zoning Law requirement for off street parking relevant to this proposal is satisfied by the redevelopment of the site and would be in conformance with Town requirements.

The site encompasses five fresh water wetland areas mapped and regulated by the Town of Brookhaven and the New York State Department of Environmental Conservation (NYSDEC). An existing storm water recharge basin is included in the regulatory mapping. The recharge basin is impacted by the proposed development at the eastern corner. The proposed reconfigured basin is part of the overall storm water management system, Storm Water Pollution Prevention

Plan (SWPPP) and wetland mitigation plan. According to submitted materials, the proposed project has received conceptual approval for wetland mitigation from the NYSDEC. Through the DEC's wetlands permitting program, a net of 19,000 square feet of wetlands will be created as a result of this project in addition to 60,000 SF of preserved wetlands.

The subject property is located in the Compatible Growth Area of the Central Pine Barrens, the Special Ground Water Protection Area, Suffolk county Ground Water Management Zone III, an archeologically sensitive zone as per the NYS Office of Parks, Recreation and Historical Preservation.

The application material indicates that the development is to connect to an existing sewage treatment facility off-site at the Bretton Woods residential complex to the southwest. A 3,300 foot sewer line will be needed to connect the project to the plant. According to referral materials, at this time, a scope of work has been finalized, sewer agreements are being reviewed and the issuance of a feasibility report from the SCDHS is forthcoming.

The application proposal also includes a play area, a community plaza and undisturbed areas that will remain as open space. Including buffer and wetland areas a total of 8.5 acres of open space is proposed and, the petitioners contend, is more natural vegetation preserved than the current and previous uses.

Access to the proposed development is to be from a controlled ingress/egress to NYS Rte. 112. Permits from the NYS DOT will be required. Additionally, the applicants propose a future connector road from NYS Route 112 to NYS Route 25 by making a connection to Farmers Ave.

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 proposal intends to eliminate the existing blighted vacant commercial use on the subject site, improve conditions of the subject site and provide a use that is presumptively compatible with the existing residential and commercial character of the area.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Brookhaven 1996 Comprehensive Land Use Plan identifies the subject parcel as appropriate for "commercial development." The plan also states in various locations that "consideration should be given to placement of multi-family housing along major roadways, as well as the need to continue to provide a choice of housing types…"

The Final 2006 Middle Country Road Land Use Pan for Coram, Middle Island and Ridge specifically recommends the redevelopment of the subject property in the manner proposed and the project sponsors contend in their materials that they have made a significant effort to work with the community as the project's concept plan has been developed. It is reported that the name Wincoram Commons was selected by the Civic Association.

The Department notes the proposal is for development consistent with the Town of Brookhaven J-6 zoning district and that the site plan submitted is conceptual in nature. New York State General Municipal Law and the Suffolk County Administrative Code would require the final site plan or any other further zoning actions necessary to approve the development concept be referred again to the Suffolk County Planning Commission for review and comment.

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 July 11, 2012). Below are items for consideration regarding the Commission policies:

It is the belief of staff that the petition for special use permit has given a hard look at the environmental parameters effecting the proposal. In addition to efforts already underway with the NYSDEC and the Town to protect the wetlands the applicant should 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 Bretton Woods Sewage Treatment Plant.

The referred material indicates that the project sponsors have consideredenergy efficiency.

The application material did not include a traffic analysis at this stage. The project sponsors should contact and continue any dialog with the NYS Department of Transportation and seek all appropriate approvals.

The mixed use attached housing nature of this proposal warrants that the applicants contact the Suffolk County DPW Transit Division, and investigate possible accommodations for bus riders.

There is little discussion in the referral material related to public safety beyond the remediation of a blighted property and the removal of an attractive nuisance. The petitioners should review the Suffolk County Planning Commission Guidebook particularly with respect to public safety.

STAFF RECOMMENDATION

Approval with the following comments:

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

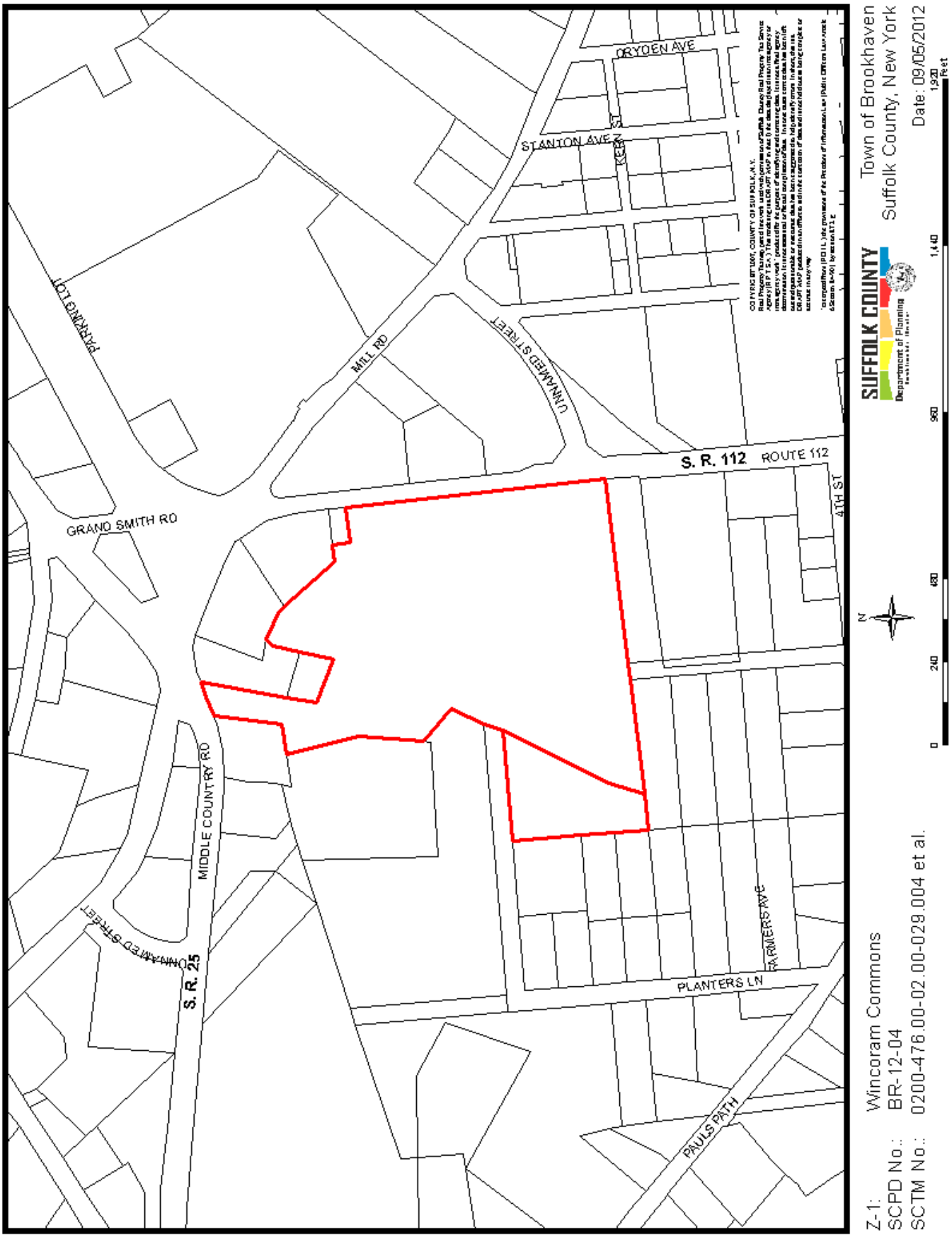
2. Dialogue should continue as is necessary for permits and approvals with the Suffolk County Department of Health Services/Department of Public Works regarding waste water connection to the Bretton Woods Sewage Treatment Plant.

3. The petitioners should review the Suffolk County Planning Commission Guidebook

particularly with respect to energy efficiency.

4. The project sponsors should contact and continue any dialog with the NYS Department of Transportation and seek all appropriate approvals for access to NYS Rte. 112.

5. The applicant should contact the Suffolk County DPW Transit Division, and investigate possible accommodations for bus riders.


Z-1: Wincoram Commons
SCPD No.: BR-12-04
SCTM No.: 0200-476.00-02.00-029.004 et al.
Town of Brookhaven
Suffolk County, New York
Date: 09/05/2012
SUFFOLK COUNTY
Department of Planning
0
240
480
960
1,440
1,920
Feet
N
S. R. 112
ROUTE 112
4TH ST
ORYDEN AVE
STANTON AVE
KEEN ST
UNNAMED STREET
MILL RD
PARKING LOT
GRAND SMITH RD
MIDDLE COUNTRY RD
S. R. 25
UNNAMED STREET
PLANTERS LN
FARMERS AVE
PAULS PATH

Road Connection to
Middle Country Rd
(aligned with Farmers Ave)
PHASE I
108 Units
PHASE II
74 Units
MIDDLE COUNTRY RD
A
24 Units
B
24 Units
C
8 Units
D
10 Units
E
8 Units
F
10 Units
G
24 Units
H
30 Units
I
10 Units
J
10 Units
K
10 Units
L
14 Units
Mixed Use
Residential above
Corner Retail
Mixed Use
Residential over
Community Space
Control
Building
Play Area
Community Green
Community Plaza
COMMERCIAL BLDG
Gateway Retail Pad
(Up to 6,000 sf)
Wetlands Mitigation Area
Wetlands Mitigation Area
Wetlands Mitigation Areas
Wetlands Area
(Preserved)
ROUTE 112
SKIPS
NORTH
GRAPHIC SCALE
0
60FT
120FT
240FT
KEY
G
24 Units
Building ID
Units / Building
Flex Space @
Ground Floor Units

COUNTY OF SUFFOLK

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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 test 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

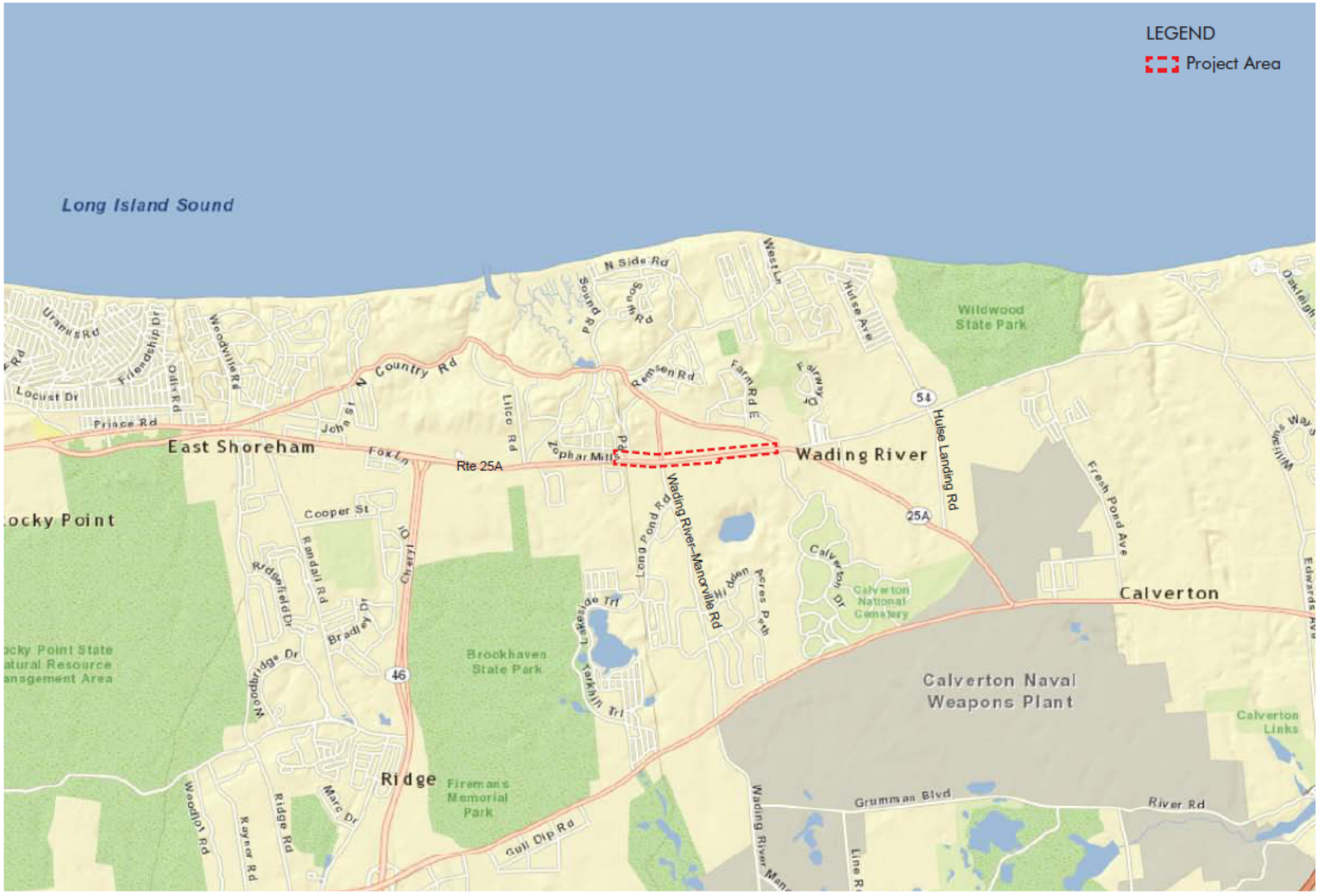
Section 108-294 D(1) in order to prohibit it "buildings" exceeding a floor area of 10,000 SF as opposed to prohibiting "stores" with a floor area exceeding 10,000 SF. this modification is expected to clarify the legislative intend to the BUS CR Zoning Use District in the 2003 Town of Riverhead Comprehensive 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

TOWN OF RIVERHEAD, NY

SOURCE: ESRI, 2011

0 200 ft

BFJ Planning