

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

May 1, 2013 at 2:00 p.m.

4th Floor Conference Room, Department of Economic Development and Planning,
H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge

Tentative Agenda Includes:

1. Adoption of Meeting Summary for March and April 2013
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guest Speaker
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - Echo Ponds at Center Moriches, 0200 716.00 01.00 003.000 et al.
(Town of Brookhaven)
7. Section A-14-24 of the Suffolk County Administrative Code
None
8. Discussion:
9. Other Business:

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on
June 5, 2013 at 2:00 p.m., in the H. Lee Dennison Building, 100 Veterans Memorial Highway,
Hauppauge, NY 11788



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: Echo Pond at Center Moriches
Municipality: Brookhaven
Location: s/w corner of NYS Rte 27 South Service Road and Wading River Road

Received: 4/18/2013
File Number: BR-13-08
T.P.I.N.: 0200 71600 0100 003000
Jurisdiction: within 500 feet of Sunrise Highway

ZONING DATA

- Zoning Classification: MF
- Minimum Lot Area: 120. Sq. Ft.
- Section 278: N/A
- 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: No
- SEQRA Information: Yes
- SEQRA Type: Pending
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: none
- General Character of Site: rolling
- Range of Elevation within Site: ~47-65' amsl

- Cover: wooded
- Soil Types: Riverhead and Carver associations
- Range of Slopes (Soils Map): 0-15%
- Waterbodies or Wetlands: proposed drainage pond...pond in adjacent project.

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: site plan
- Layout: curvi-linear
- Area of Tract: 12.55 Acres
- Yield Map: No
 - No. of Units: 50
- Open Space: 4.1 Acres

ACCESS

- Roads: no direct access to public road
- Driveways: private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: CB/LP
 - Recharge Basins: no/pond
- Groundwater Management Zone: VI
- Water Supply: public
- Sanitary Sewers: private ST/LP

PROPOSAL DETAILS

OVERVIEW – Applicants seek Town of Brookhaven Planning Board site plan approval for the construction of nine (9) two-story Condominium buildings containing fifty (50) units on approximately 12.6 acres (~4 units/ac). Also proposed is the creation of a storm water retention pond as a water feature amenity, walking trails and gazebo. Additional site improvements are proposed on adjacent developed property (Chrystal Pond at Pine Hills South) for an entranceway to the subject property, reconstructed parking and a gate house at Jerusalem Hollow Road. Turf, landscaping and Natural areas on the proposed site plan equal approximately 4.1 acres (~33%).

A total of 176 off street parking stalls are required by Town of Brookhaven Zoning Law and as many are provided.

Sanitary waste generated by the proposed action is intended to be collected and treated via an on-site community sanitary system.

The subject parcel is located at the south west corner of the Sunrise Highway Service Road South (NYS Rte. 27) and Wading River Road (Town Road) in the hamlet of Center Moriches.

Access to the site as depicted on the site plan, is provided via the existing development know as Chrystal Pond at Pine Hills South. No direct access to Echo Pond at Center Moriches is proposed from a public right-of-way. No alternate or emergency access is proposed for the new 50 unit complex.

A review of the character of the land use and zoning pattern in the vicinity reveals that the subject property is zoned MF in an area otherwise zoned Industrial, Residential and Commercial. Residential zoning and uses can be found to the west, while industrial uses can be found to the

south and east. Some commercial zoning and uses are located at the north east and west intersections with Wading River Road and the Sunrise Highway North Service Road.

The subject property is situated in Hydro-geologic Ground Water Management Zone VI pursuant to Article 6 of the Suffolk County Sanitary Code. The site is not located in a NYS Critical Environmental Area. The site is not located in a NYS Special Groundwater Protection Area (SGPA). The subject site is not located in a Pine Barrens zone of Suffolk County. No federal or state mapped and regulated wetlands occur on the subject property.

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.

It is the belief of the staff that the proposed site plan is compatible with the land uses adjacent and in the immediate vicinity of the subject development.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The 1996 Town of Brookhaven Comprehensive Land Use Plan designates the subject site as Industrial. The area in the Master Plan is designated as an Industrial/Residential mix. Many of the parcels in the area are zoned industrial and reflect the master plan. There are also parcels in the area zoned for detached single family residential dwellings and attached units in the form of MF and PRC uses.

It is the belief of the staff that the proposal is not consistent with the local Comprehensive Plan (though consistent with the land use pattern). It would appear that the area is evolving and land uses in the attached residential category to be a reoccurring development request. The Town of Brookhaven should re-evaluate the local and update the Comprehensive Master Plan for this area in order to avoid the potential for conflicting adjacent land uses and associated adverse effects therewith.

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:

The subject application proposes to remove 33% of the native woodland on site. The project acreage to remain undeveloped is approximately 4 acres and is to be in the form of a buffer along the northern, eastern and southern perimeter. It is not evident in the referral to the Suffolk County Planning Commission if the applicants have reviewed the Commission's publication on Managing Stormwater-Natural Vegetation and Green Methodologies. A lined storm water pond is proposed as part of the drainage plan. It is not evident in the referral if the applicants have reviewed the

Commission's publication entitled Study of Man-Made Ponds in Suffolk County. It is noted that stormwater street runoff from Wading River Road is directed to a headwall and discharges to a natural swale on the subject site. Stormwater from this arrangement should be kept on site. It is the belief of the staff that the applicants will be required to complete a SWPPP with the Town of Brookhaven. The Commission's publications should be reviewed and additional natural stormwater mitigations incorporated where practical.

The applicants are proposing a "community sanitary system." No details as to the nature of the system were provided in referral material to the Planning Commission. A review of the County Submission and Status Terminal revealed no application to the SCDHS or DPW. The applicants should review the proposed community sanitary system with the Suffolk County Department of Health Service and investigate advanced or best management technology, connection to the adjacent sanitary facilities or a more regional approach to waste water treatment.

It is not evident in the referral to the Suffolk County Planning Commission if the applicants have reviewed the Commission's guidelines on energy efficiency. It is anticipated all units would be constructed to Energy Star Standards in accordance with Town of Brookhaven Code requirements (section 16-4.2). It is the belief of the staff that the publication should be reviewed and additional efficiency measures incorporated where practical.

It is the belief of the staff that by the very nature of the application there is a positive economic development component to the proposed project.

With respect to issues regarding equity there is no information in the subject referral if the application will be in compliance with Town of Brookhaven affordable housing requirements. The proposed attached unit multi-family condominium project unit should set aside a certain number of units for affordable housing purposes in accordance with state and local law.

It is not evident on the referred site plan that there is a direct walkable connection to the local roadway, Wading River Road. There is no mass transit (bus) shelter proposed anywhere for the project. An alternate or emergency access would be desirable for this development as well as pedestrian connection to public right of way sidewalks and bus stops. An alternate or at a minimum, emergency access should be established to Wading River Road (possibly along the proposed water main extension route [see site plan]). In addition the applicant should communicate with the Suffolk County DPW Transit Division and discuss possible accommodations for bus riders from the subject development.

There is no information in the referral material regarding this application that the project sponsors have investigated issues related to public safety and universal design. It is the belief of staff that the applicant should be directed to consult the Suffolk County Planning Commission guidelines on public safety and the model code on Universal Design and incorporate any practical measures into the design plan.

STAFF RECOMMENDATION

Approval subject to the following comments:

1. The Suffolk County Planning Commission's publications Managing Stormwater - Natural Vegetation and Green Methodologies and Study of Man-Made Ponds in Suffolk County should be reviewed and additional stormwater mitigations incorporated where practical.

Reason: A lined storm water pond is proposed as part of the drainage plan. It is noted that stormwater street runoff from Wading River Road is directed to a headwall and discharges to a

natural swale on the subject site. It is the belief of the Suffolk County Planning Commission that the applicants will be required to complete a SWPPP with the Town of Brookhaven. The Commission's publications should be reviewed and additional natural stormwater mitigations incorporated where practical.

2. The applicants should review the proposed community sanitary system with the Suffolk County Department of Health Service and investigate advanced technology, connection to the adjacent sanitary facilities or a more regional approach to waste water treatment.

Reason: The applicants are proposing a "community sanitary system." No details as to the nature of the system were provided in referral material to the Planning Commission.

3. The applicant should review the Commission standards on energy efficiency for further informational purposes.

Reason: It is not evident in the referral to the Suffolk County Planning Commission if the applicants have reviewed the Commission's guidelines on energy efficiency. It is anticipated all units would be constructed to Energy Star Standards in accordance with Town of Brookhaven Code requirements (section 16-4.2).

4. The proposed attached unit multi-family condominium project unit should set aside a certain number of units for affordable housing purposes in accordance with state and local law.

Reason: There is no information in the subject referral if the application will be in compliance with Town of Brookhaven affordable housing requirements.

5. An alternate or at a minimum, emergency access should be established to Wading River Road.

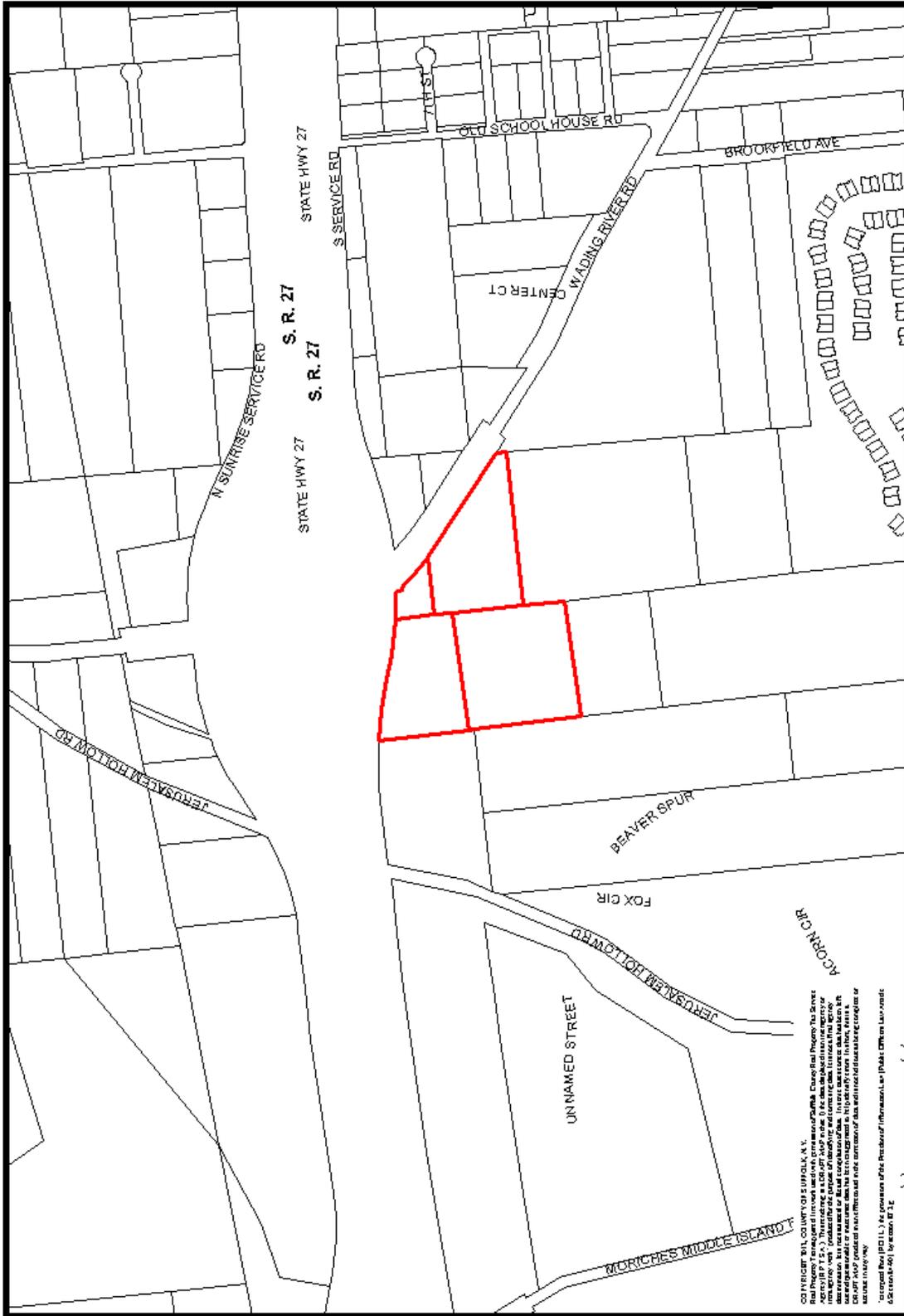
Reason: An alternate or emergency access would be desirable for this development as well as pedestrian connection to public right of way sidewalks and bus stops.

6. The applicant should communicate with the Suffolk County DPW Transit Division and discuss possible accommodations for bus riders from the subject development.

Reason: No mass transit (bus) shelter is proposed.

7. The applicant should be directed to consult the Suffolk County Planning Commission guidelines on public safety and the model code on Universal Design and incorporate any practical measures into the design plan.

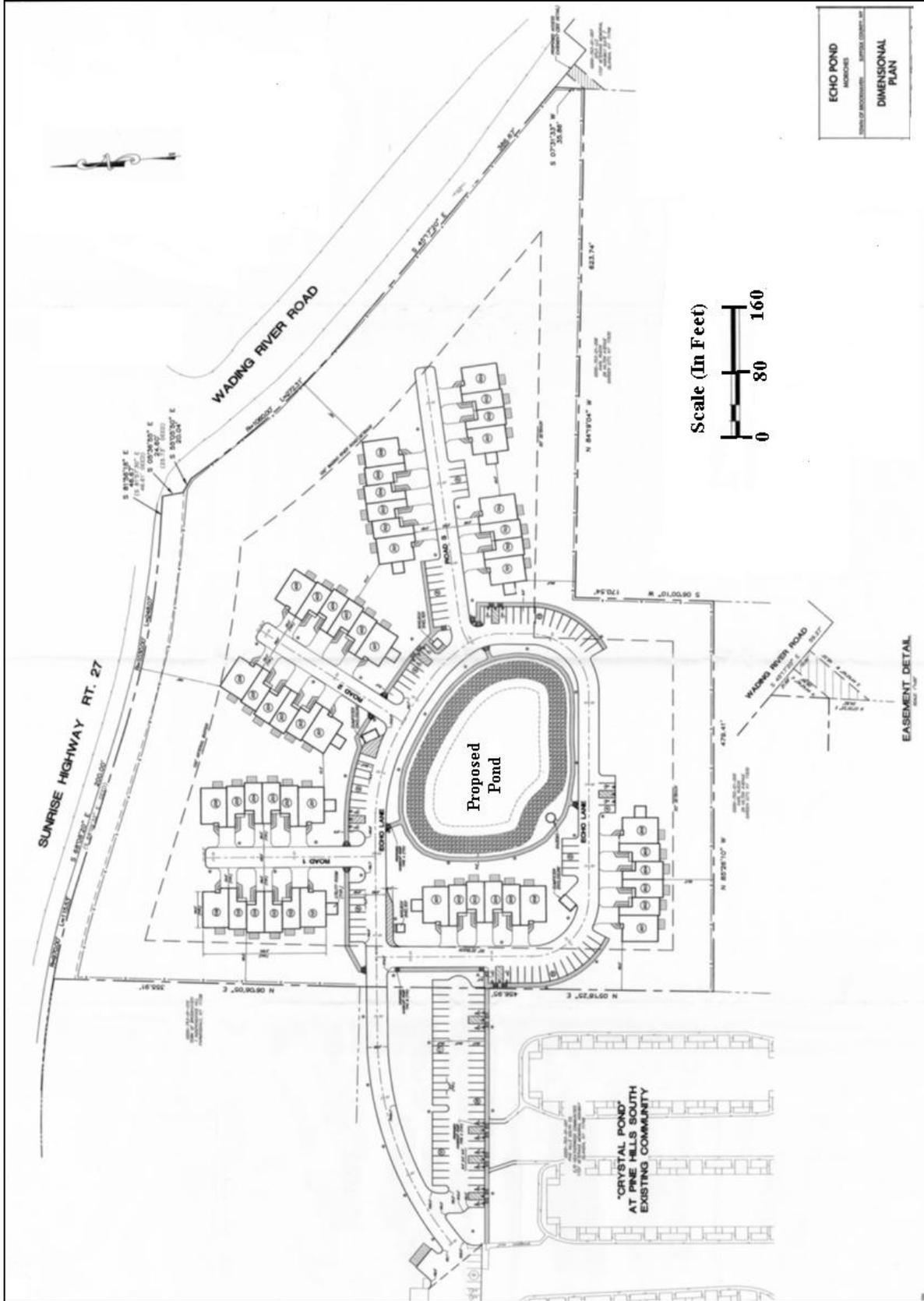
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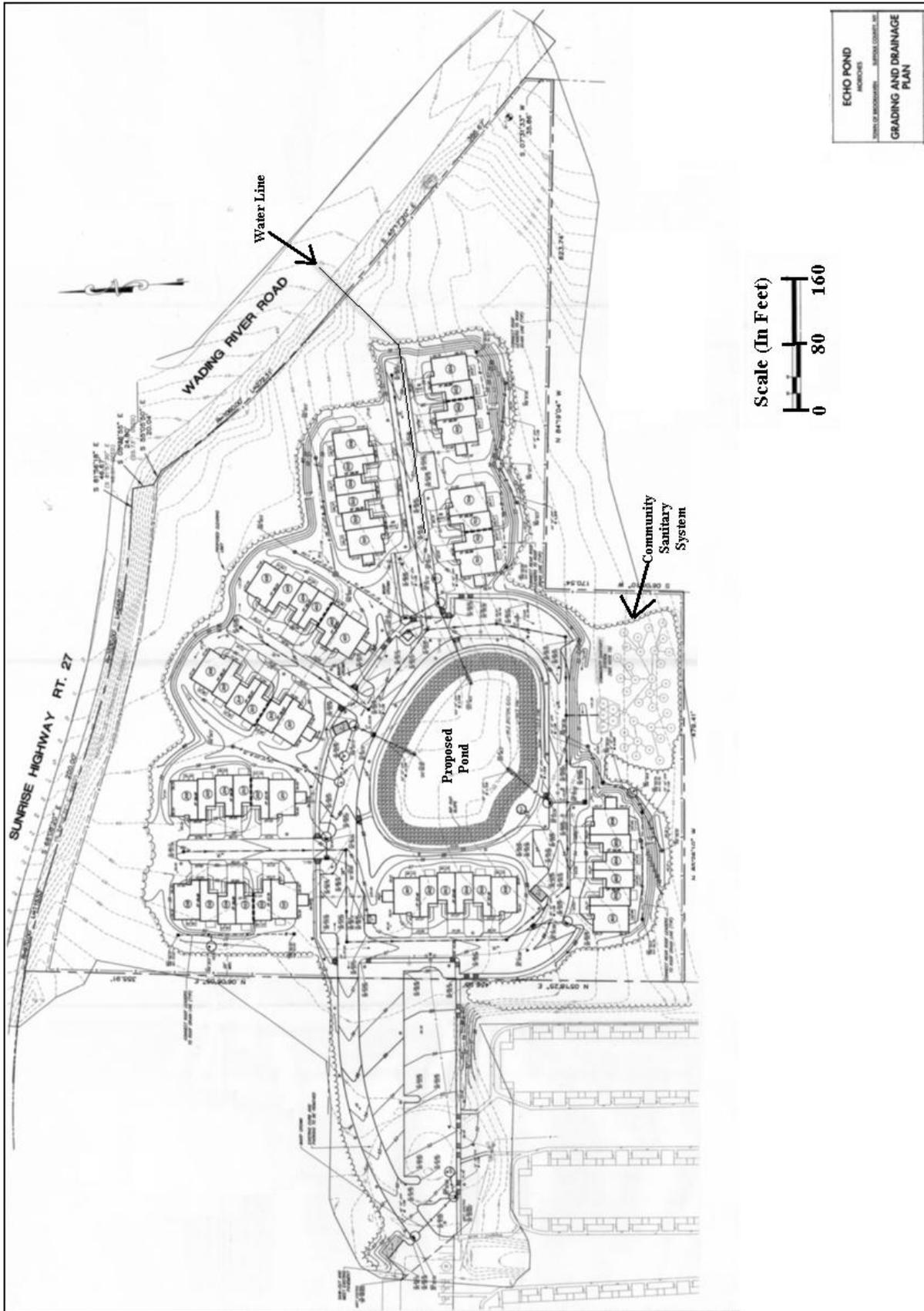
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Town of Brookhaven
 Suffolk County, New York
 Date: 05/01/2013

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