

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

October 2, 2013 at 2:00 p.m.

Town of Brookhaven
100 Independence Hill
Farmingville, New York

Tentative Agenda Includes:

1. Meeting Summary for September 2013
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guest Speakers
 - Hon. Edward Romaine, Brookhaven Town Supervisor
 - Tullio Bertoli, Commissioner, Planning and Environment, Town of Brookhaven (Carman's River Plan)
 - Stephen Holley, AKRF Inc., Vice President (Suffolk County Comprehensive Plan)
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - Adoption of Carmans River Conservation and Management Plan, (Brookhaven)
 - Holmesview Commons at Farmingville
SCTM No: 0200 65500 0600 014000 (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 November 6, 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: Holmesview Commons
Municipality: Brookhaven
Location: N/S/O Horseblock Road (CR16) ~ 180 feet E/O North Ocean Avenue (CR 83)

Received: 8/30/2013
File Number: BR-13-14
T.P.I.N.: 0200 65500 0600 014000
Jurisdiction: Adjacent to CR 16 (Horse Block Rd.) and Adjacent to CR 83 (North Ocean Ave.)

ZONING DATA

- Zoning Classification: J Business 2 and A Residence 1
- Minimum Lot Area: 200,000. 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: No
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: No
- SEQRA Information: Yes
- SEQRA Type: EAF
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: two residential structures, garage and various commercial nursery structures

- General Character of Site: rolling
- Range of Elevation within Site: ~ 110' to ~ 120' amsl
- Cover: woods disturbed area w/successional vegetation
- Soil Types: Haven and Riverhead associations
- 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: 20.61 Acres
- Yield Map: Yes
 - No. of Lots: 22
 - Lot Area Range: Sq. Ft. 40,000 SF +/-
- Open Space: 5.5 Acres

ACCESS

- Roads: existing CR 16 and CR 83
- Driveways: private internal

ENVIRONMENTAL INFORMATION

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

PROPOSAL DETAILS

OVERVIEW: Applicants petition the Brookhaven Town Board for a change of zone (for a portion of the subject property) from A Residence 1 Zoning district to J Business 2 zoning district to permit the development of a Retail Shopping Center consisting of 118,500 square feet of buildings including a 3,500 SF drive-through bank, a 15,00 SF, 292 seat restaurant, a retail building with two 15,00 SF tenant spaces and a large retail building of 70,000 SF with two 18,000 SF and one 34,000 SF tenant spaces. The subject property is approximately 20.61 acres in size and located in the hamlet of Farmingville.

The subject property is split-zoned such that approximately 12.40 acres are situated within the A Residence 1 zoning district and approximately 8.2 acres are situated within the J Business 2 zoning district. The request is for a change of zone for portions of the subject property comprising 9.52 acres, from A Residence 1 to Business 2. The remaining acreage in A Residence 1 is to be set aside as part of the open space component.

Approximately 5.51 acres of the subject property are proposed to be set aside as natural area/open space. This open space is intended to provide a natural buffer to the adjacent residential properties along the northern property lines. The open space would include walking paths for passive recreational uses and is intended to facilitate a pedestrian linkage from adjacent residential areas to the site and between Horseblock Road (CR 16) and North Ocean Avenue (CR 83). This area would include a 0.65 acre "Village Green" with a patio and gazebo (as recreational space) and a decorative water feature.

Site access is proposed to be provided from a main access along Horseblock Road (CR 16) and is intended to be newly signalized and aligned with the existing UPS depot driveway opposite the site. A second egress only driveway along Horseblock Road to the south is proposed as is a single northbound ingress/egress along North Ocean Avenue (CR 83). The proposal includes 690 off street parking spaces of which 142 are land banked.

Referral material to the Suffolk County Planning Commission points out that the area is served by the Long Island Railroad and Suffolk County Bus service. The Medford train station is located approximately 2-miles from the subject site to the southeast. Suffolk County Transit runs bus S71 and has stops on either side of Horseblock Road in proximity to the subject site. The S71 bus runs from Shirley to Stony Brook. A recessed bus stop is proposed along the site frontage.

The proposed action includes the request to permit the demolition of all existing buildings on site and the removal of all debris. In addition, the applicant is seeking special permit approval for a Major Restaurant and outdoor seating as accessory thereto. Moreover, a special permit for the drive-through as accessory to the bank and various dimensional (area) variances are being sought.

It is indicated in referral materials to the SCPC that the storm water runoff generated on the site will be fully accommodated internally in subsurface leaching structures. Application materials to the Town referred to the Planning Commission indicate that NYSDEC SWPPP standards will be met. It is noted that a recharge basin exists adjacent and north of the subject site. This basin is for CR 83 stormwater runoff and not available to the subject development.

The application material indicates that the development has been designed to conform to the requirements of the Suffolk County Sanitary Code, Article 6, promulgated by the Suffolk County Department of Health Services. An on-site septic system is proposed to treat approximately 11,970 gpd of waste water. No onsite sewage treatment plant is proposed nor is connection to an existing treatment plant contemplated. The closest existing treatment plants are located to the south at the intersection of North Ocean Ave (CR 83) and the Long Island Expressway.

Predominant land uses surrounding the subject property include single-family residential, commercial, industrial, retail and religious uses, within the A Residence 1, J Business 2, J Business 4 and L industrial 1 zoning districts of the Town of Brookhaven. Adjacent to the site in the southwest corner is an existing gasoline filling station currently under re-development.

The Subject development site consists of wooded land as well as meadow or old field vegetation, some unvegetated earth, landscaped area and roads, buildings and other paved surfaces. The proposed project is not located in a Suffolk County Pine Barrens Zone. The subject parcel is not located in a Special Groundwater Protection Area (SGPA), nor a NYS Critical Environmental Area. No State or Town regulated freshwater wetlands occur on or near 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 Holmesview Commons commercial center has been designed to be consistent with the existing character of the community. Adjacent residential areas have been buffered from the commercial aspect of the project with the buildings on site oriented with consideration of the pattern of land uses in the vicinity. The project's main vehicle access has been located on Horseblock Road (CR 16) not North Ocean Avenue (CR 83) so that the flow of traffic will

not be adversely impacted by vehicle traffic associated with the proposed project and thus attempts to preserve the level of service of the roadways and not infringe upon the public convenience and the maintenance of a satisfactory community environment.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: It is the belief of the staff that the proposed action conforms to the recommendations of the Town of Brookhaven 1996 Comprehensive Land Use Plan which indicates commercial use along the Horseblock Road (CR 16) corridor and the intersection with North Ocean Avenue (CR 83). Residential use is indicated for the remaining area of the site and is addressed by the project sponsor by placing said area in open space buffer to existing residential development to the north. A visioning plan for the Farmingdale hamlet has been “accepted” by the Brookhaven Town Board for the purposes of further planning initiatives and the proposed development action is consistent with the visioning process for the site. The Farmingdale: Our Vision for Tomorrow Community Redevelopment Plan October 18, 2010 indicates a desire for open space, park areas and amenities such as the gazebos for the hamlet.

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 above policies:

It is estimated by the project sponsor (as indicated in EAF referral material to the Planning Commission, page 6) that the proposed development will generate approximately 11,970 GPD of waste water. The applicants also put forth that the development will utilize an on-site septic-system. It is not clear to SCPC staff that this will be case. The subject property is situated in Hydro-Geologic Management Zone III. Suffolk County Sanitary Code, Article 6 provisions indicate that the permitted waste water input to the groundwater table on site would be no more than 300 GPD/acre for a total of 6,183 GPD (20.61 ac x 300 GPD/ac = 6,183 GPD). The proposed flow is 5,787 GPD in excess of what could be treated on site with conventional means. The closest existing treatment plants are located to the south at the intersection of North Ocean Ave (CR 83) and the Long Island Expressway. Connection to these facilities may be possible if there is existing capacity; otherwise, advanced on site treatment may be necessary. The applicants should contact the Suffolk County Department of Health Services and the Department of Public Works as soon as possible to investigate waste water treatment options for the proposed project.

Applicants indicate that a NYS DEC SWPP will be prepared and that storm water treatment will be on site. There is no mention of storm water treatment techniques other than conventional means. Rain gardens for bio-filtration in initial surface collection areas of the roadways and parking lots and surface detention may be used prior to overflow to subsurface leaching structures. The petitioners should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.

No mention of the consideration of energy efficiency is provided in the referral material to the Suffolk

County Planning Commission. The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein applicable for residential and clubhouse components of the proposal.

In terms of economic development, staff does not anticipate that the anticipated uses for the commercial center will compete with local “downtowns” in the vicinity. In 2010, Farmingville’s small downtown had zero vacant stores, and Medford’s small downtown had one vacant store.

In 2010, the number of vacant stores in shopping centers in Farmingville was 20 vacant stores, in Medford’s shopping centers there were 17 vacant stores, and in Holtsville there were 16 vacant stores.

Place	Shopping Center Vacancy Rate, 2010
Farmingville	19 %
Medford	13 %
Holtsville	21 %
Town of Brookhaven	15 %
Suffolk County	12 %

Source: Suffolk County Planning

Little discussion is made in the petition to the Town and referred to the Commission on public safety and universal design. The applicant should review the Planning Commission guidelines particularly related to public safety and universal design incorporate into the proposal, where practical, design elements contained therein.

STAFF RECOMMENDATION

Approval of the Change of Zone (for a portion of the subject property) from A Residence 1 Zoning district to J Business 2 zoning district with the following comments:

Comments:

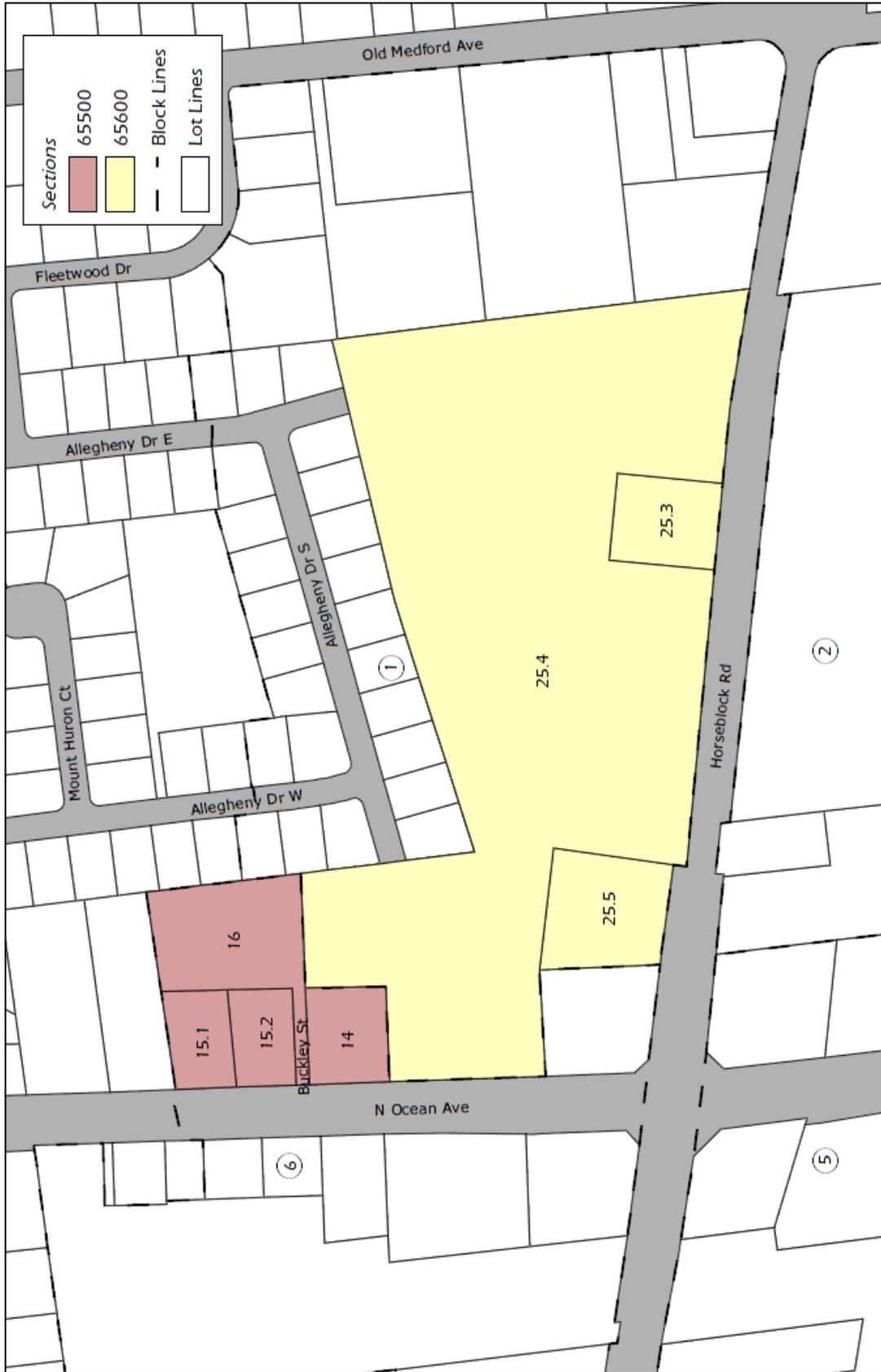
1. The applicants should contact the Suffolk County Department of Health Services and the Department of Public Works as soon as possible and begin dialogue to investigate waste water treatment options for the proposed project.

It is estimated by the project sponsor (as indicated in EAF referral material to the Planning Commission) that the proposed development will generate approximately 11,970 GPD of waste water. The applicants also put forth that the development will utilize an on-site septic-system. It is not clear to SCPC staff that this will be case. The subject property is situated in Hydro-Geologic Management Zone III. Suffolk County Sanitary Code, Article 6 provisions indicate that the permitted waste water input to the groundwater table on site would be no more than 300 GPD/acre for a total of 6,183 GPD (20.61 ac x 300 GPD/ac = 6,183 GPD). The proposed flow is 5,787 GPD in excess of what could be treated on site with conventional means. The closest existing treatment plants are located to the south at the intersection of North Ocean Ave (CR 83) and the Long Island Expressway. Connection to these facilities may be possible if there is existing capacity otherwise, advanced on site treatment may be necessary.

2. The petitioners should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.

3. The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein applicable for commercial projects.

4. The applicant should review the Planning Commission guidelines particularly related to public safety and universal design and incorporate into the proposal, where practical, design elements contained therein.



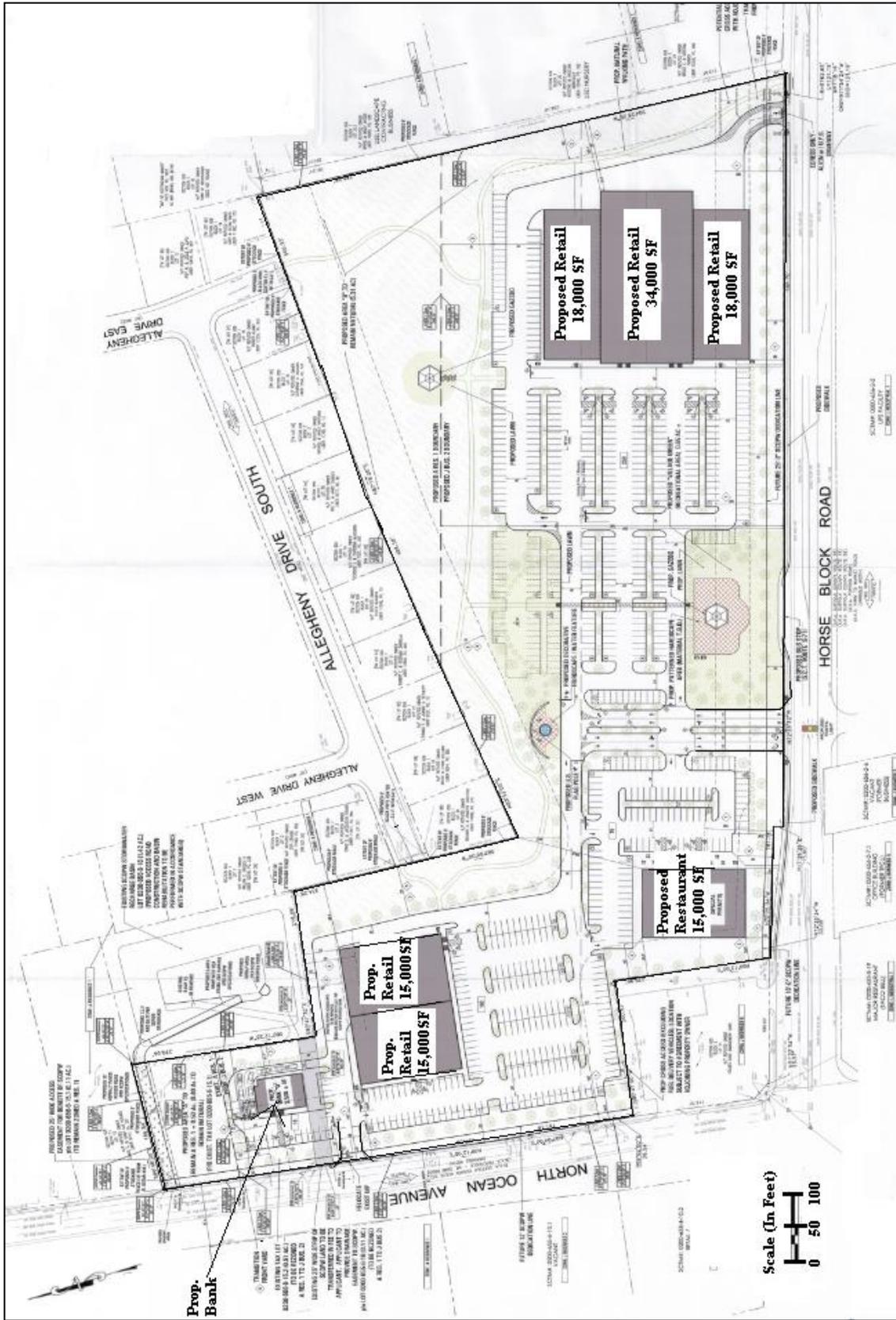
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 See Property Taxmap parcel boundaries used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that it is the data supplied to an intelligence or intelligence work product for the purpose of identifying and correcting errors. Some correct data has been left out and uncorrected or inaccurate data has been included to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.
 Recaptured from IPOLLU, the provisions of the Freedom of Information Law (Public Officers Law Article 8 Section 84-20) by section 87(2)(g).
 CO-13-055E-090913

SCRIP TAXMAP BASE, 2012
 Application: Holmesview Commons @ Farmingville
 SCD No.: BR-13-14
 SCTM No.: 0200 65500 0600 014000, 015001, 015002, 016000
 0200 65600 0100 025003, 025004, 025005
 Date: 09/20/13

SUFFOLK COUNTY
 Planning Board
 100 South Country Lane
 Suffolk, NY 11962
 609.535.2121

1 inch = 250 feet
 Feet
 0 100 200 300 400 500

N



Z-1: Holmesview Commons
 SCPD: BR-13-14
 SCTM No: 0200-655.00-06.00-014.000 et al.