

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

April 2, 2014 at 2:00 p.m.

Rose Caracappa Auditorium
W.H. Rogers Legislature Building
725 Veterans Memorial Highway, Smithtown, NY

Tentative Agenda Includes:

1. Meeting Summary for March 2014
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guest Speaker
 - Hon. DuWayne Gregory, Presiding Officer Suffolk County Legislature
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - The Meadow's at Yaphank (Brookhaven)
SCTM No: 0200 58400 0200 001003
 - Peconic Landing at Southold (Southold)
SCTM No: 1000 35000 0100 025000
7. Section A-14-24 of the Suffolk County Administrative Code

None
8. Other Business:

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on May 7, 2014 at 2:00 p.m. Bergen Point Sewage Treatment Plant, 600 Bergen Avenue, West Babylon, NY 11704. Schedule to be announced.

COUNTY OF SUFFOLK

Z-1



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: The Meadows @ Yaphank
Municipality: Brookhaven
Location: NWC of William Floyd Parkway (CR46) and Long Island Exp.(NYS 495)
Received: 8/18/2011, Received Again on 3/13/2014
File Number: BR-11-05, BR-14-02
T.P.I.N.: 0200 58400 0200 001003
Jurisdiction: Adjacent to CR 46 & NYS Rte. 495-- Pine Barrens Zone

- ADDENDUM TO SEPTEMBER 7, 2011 STAFF REPORT -

OVERVIEW:

This referral from the Town of Brookhaven is for the subdivision approval of approximately 322.37 acres of land into 4 lots and site plan for the construction of 240 rental apartment units on approximately 22.62 acres. This referral is considered Phase 1 of the overall plan reviewed and approved (with comments) by the Suffolk County Planning Commission September 7, 2011 (see attached SCPC resolution).

The prior referral to the Suffolk County Planning Commission was for a change of zone request on the subject property totaling 322.37 acres from J-2 (150.17 ac) and L-1 (172.2 ac) to Planned Development District (PDD). The PDD plan proposes a mix of uses totaling 1,032,500 SF of commercial space including a hotel (150,000 SF), restaurant (5,000 SF), retail space (327,500 SF), office/flex industrial space (250,000 SF) and 850 units of attached housing (303 age restricted; 85 (10%) workforce/affordable) with a mix of 1 and two bedroom rentals (144 units), 1 and two bedroom condominiums (486 units) and 2 and 3 bedroom townhouses (220 units). The 85 workforce

housing units are dispersed among the rental units and condominiums (see attached Illustrated Master Plan).

The proposed subdivision will create a total of four (4) parcels. Parcel #1 (Meadows PDD Phase 1a) consists of approximately 17.63 acres and is intended to allow the construction of 240 residential apartments, clubhouse, garage/storage, parking and common amenities. Parcel #2 will have an area of 1.5 acres and will be developed as a recharge basin consistent with Town of Brookhaven requirements. The recharge basin will be designed to accept drainage plan runoff from the existing/redeveloped Yaphank Woods Boulevard ROW area. Parcel #3 is intended to have an area of approximately 0.082 acres and will be utilized for the construction of a sewage pumping station in accordance with SDDHS and SCDPW requirements. The remaining acreage of approximately 130.93 acres, lot 4, is intended to be developed in the future consistent with the requirements and guidelines of the Town of Brookhaven approved PDD. This area would be subject to future land division applications.

The Phase 1 scope of work proposed consists of 240 rental apartment units located at the northeast quadrant of the overall 322 acre site. Also included in the first phase of development will be a clubs and leasing center, an outdoor swimming pool, and courts as amenities for the residents of the apartment community. During Phase 1a construction of the main site entrance and central boulevard will commence. In subsequent phases, this road will be extended westward through the entire project, forming the spine of the overall development. A connecting road will also be constructed between the new central boulevard and the existing Yaphank Woods Boulevard. Traffic improvements are intended to take place at the intersection of Yaphank Woods Boulevard and William Floyd Parkway, as well as on William Floyd Parkway, subject to the review and approval of the Suffolk County Department of Public Works. Sanitary waste generated by the proposed phase 1 development will be treated by the existing Dorade Sewage Treatment Plant to the north. To transfer the flow from the proposed development to the treatment plant a pump station will be constructed just south of the new site driveway. Sewer lines will be run through the proposed development and connect to the existing sewer line on Yaphank Woods Boulevard. All sanitary improvements are subject to the review and approval of the Suffolk County Department of Health Services. The project will be served with public water supplied by the SCWA. All proposed work in Phase 1 is consistent with the approved Master Plan and Findings Statement adopted for the Meadows as Yaphank PDD.

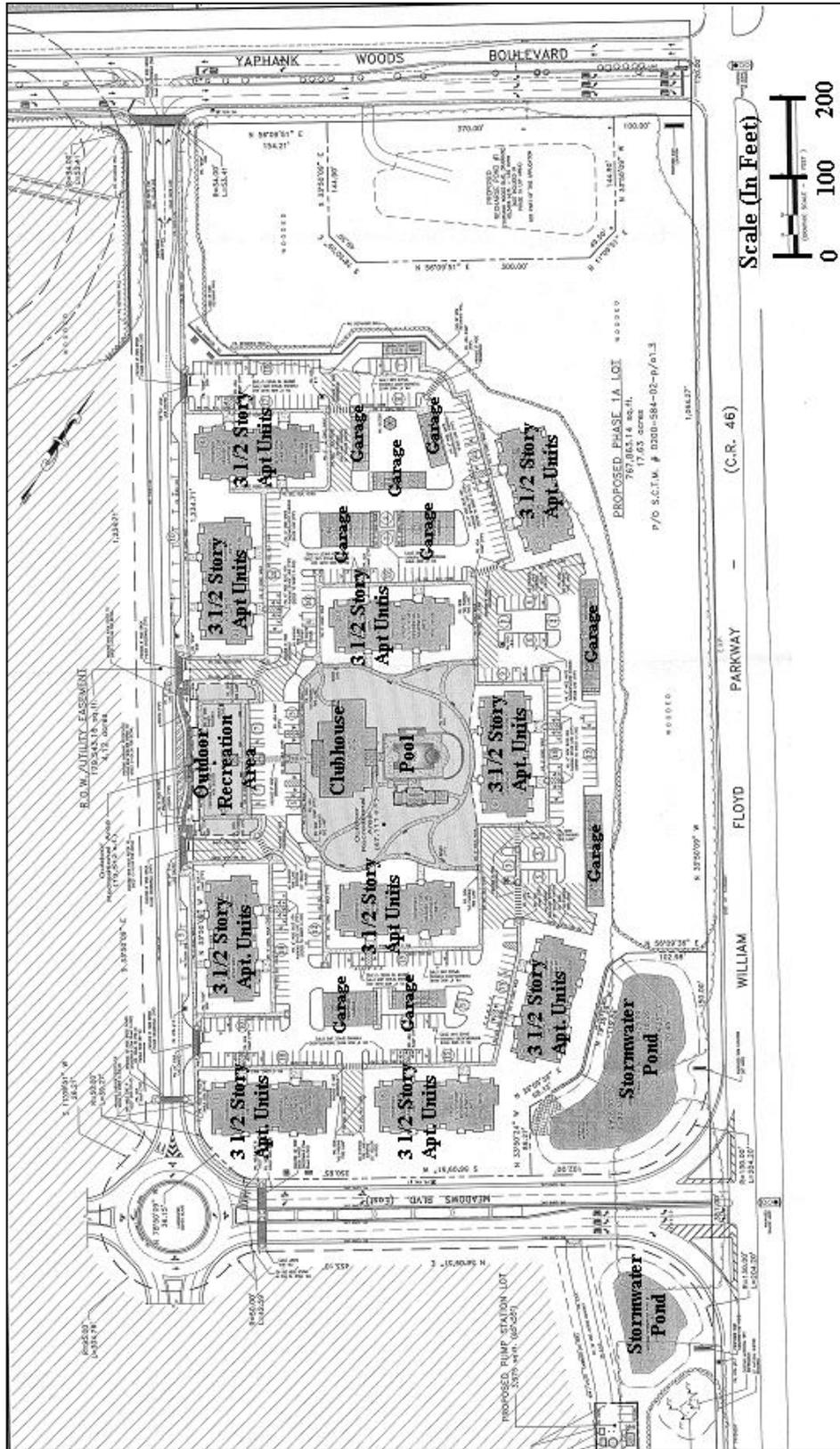
In response to comments in the Suffolk County Planning Commission approval resolution of September 7, 2011 the applicants have submitted a “Compliance with Suffolk County Planning Commission Recommendations” report with respect to a 20% affordability component to the residential element of the plan. It is the applicant’s position that while the remaining units above 10% affordable are market rate rentals, these units will be affordable to those with incomes at or below 120% of HUD Median Income limits (see attached).

In addition, the applicants have provided an “Affordable Rental Housing Program At the Meadows at Yaphank: Program Guidelines” report (see attached) in response to the second comment of the Suffolk County Planning Commission resolution.

STAFF RECOMMENDATION

Approval of the referred 4 lot subdivision and site plan with the following comments:

1. It is the belief of the Staff that the proposed subdivision and site plan referral to the Suffolk County Planning Commission is substantially consistent with the approved Planned Development District (PDD) zoning reviewed and approved by the Suffolk County Planning Commission and subsequently approved by the Town of Brookhaven.
2. The applicants should be encouraged to review the Suffolk County Planning Commission publication on *The Study of man-made Ponds in Suffolk County NY*.
3. 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.
4. The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, applicable elements contained therein.
5. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
6. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
7. Pedestrian and bike access to County Road 46 (William Floyd Parkway) and to property adjacent to the north, west and south should be explored from the subject development. Bike trails and bike racks for storage should also be considered.



Z-1: The Meadow's at Yaphank
 SCPD: BR-14-03
 SCTM No: 0200-584.00-02.00-001.003

SEPTEMBER 7, 2011 - STAFF REPORT
SECTIONS A14-14 THRU A14-25 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: The Meadows @ Yaphank
Municipality: Brookhaven
Location: NWC of William Floyd Parkway (CR46) and Long Island Exp.(NYS 495)
Received: 8/18/2011
File Number: BR-11-05
T.P.I.N.: 0200 55200 0100 001003 & 0200 58400 0200 001003
Jurisdiction: Adjacent to CR 46 & NYS Rte. 495-- Pine Barrens Zone

PROPOSAL DETAILS

OVERVIEW - Applicants request a change of zone on the subject property totaling 322.37 acres from J-2 (150.17 ac) and L-1 (172.2 ac) to Planned Development District (PDD). The PDD plan proposes a mix of uses totaling 1,032,500 SF of commercial space including a hotel (150,000 SF), restaurant (5,000 SF), retail space (327,500 SF), office/flex industrial space (250,000 SF) and 850 units of attached housing (303 age restricted; 85 (10%) workforce/affordable) with a mix of 1 and two bedroom rentals (144 units), 1 and two bedroom condominiums (486 units) and 2 and 3 bedroom townhouses (220 units). The 85 workforce housing units are dispersed among the rental units and condominiums.

Town of Brookhaven Zoning Law requirement for off street parking relevant to this action is not met by the proposal and would require adjustments to the requirements of all the uses with the exception of the hotel. The petitioners put forth that “adequate parking to serve the related uses will be provided throughout the development.” Separate parking areas for the recreational amenities and civic spaces are proposed.

Storm water detention ponds are proposed as part of the storm water management system on site.

The application material indicates that the development is to connect to an existing sewage treatment facility associated with an adjacent attached unit development, though the facility will require construction upgrades to adequately accommodate the combined flow.

The petition also includes the proposed creation of a Towne (sic) Square including reflecting pool, concert gazebo, public plaza, great lawn and civic space. The civic space is in the form of a community center pavilion and restrooms. Approximately seven (7) acres of parkland for athletic fields is offered along with 116.98 acres (36%) of existing natural areas to remain. In addition, the proposal includes the retirement of five (5) Pine Barren Credits.

STAFF ANALYSIS

GENERAL MUNICIPAL LAW CONSIDERATIONS: The purpose of the referral process is to bring intercommunity and county wide planning, zoning site plan and subdivision considerations to the attention of neighboring municipalities. Included in such issues are compatibility of land uses,

community character, public convenience and maintaining of a satisfactory community environment.

The proposal involves the development and improvement of the subject site in order to provide a use that is presumptively compatible with the existing land use character of the area.

One concern of Suffolk County Planning Commission staff is that the Town of Brookhaven, Town wide, has less than one percent (1%) of its zoned land in an industrial zoning district. This is comparatively less than the adjacent municipalities. The Town should recognize that the preservation and improvement of industrial land with industrial uses creates long term employment opportunities in addition to the short term construction jobs associated with improvement of the land. The Town should give consideration to the preservation of industrial zoned land as a means to achieve long term job creation/retention and balance local municipal services and school costs. The Town should emphasize the use of the “flex space” in this proposal for light industrial (tradesperson) uses.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Brookhaven 1996 Comprehensive Land Use Plan identifies the subject parcel as appropriate for “Planned Development.”

The proposal is for a change of zone to a mixed use Planned Development District and is presumptively compatible with the 1996 Comprehensive Plan.

SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:

The Suffolk County Planning Commissions has identified six general Critical County Wide Priorities including:

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 January 2009).

The Town of Brookhaven Department of Planning, Environment and Land Management in concert with the Petitioners consultant (Nelson Pope & Voorhis, LLC) , has jointly prepared and submitted an “Analysis of Conformance to the Suffolk County Planning Commission Policies & Guidelines for the Referral of Proposed Municipal Subdivision and Zoning Actions” dated August 17, 2011 (see attached).

Suffolk County Department of Planning staff has reviewed the “Analysis” formulated by the Town and the petitioner and has the following observations:

Section 4.3, Housing, of the Suffolk County Planning Commission Guidebook:

The general policy of this section is not contradicted by the petitioner's proposal. However, the Town and Petitioners indicate in the Analysis that 10% of the proposed units will be set aside as workforce housing units. Section 5.1 (standards: Affordable Housing Guidelines pg. 37 of the Suffolk County Planning Commission Guidebook) further elaborates on section 4.3 and indicates that "a minimum of twenty percent (20%) of all units be set aside as affordable units (change of zone applications)." It is the belief of the staff that the workforce housing element of the proposal should be modified to reflect SCPC policy.

It is noted that the Town and petitioners did not address the specific standards found in Chapter 5 of the Suffolk County Planning Commission Guidebook in their submitted "Analysis". These standards can be further investigated by the Suffolk County Planning Commission in later referrals of the site plan or any other subsequent zoning action relative to this referral pursuant to Section 239 of NYS General Municipal Law and Article 14 of the Suffolk County Administrative Code.

STAFF RECOMMENDATION

Approval with the following modification:

In accordance with Suffolk County Planning Commission Policy, Twenty percent (20%) of the 850 residential units (170 units) shall be set aside for affordable/workforce housing purposes.

Reason:

The Town and Petitioners indicate in their submitted "Analysis" to the Suffolk County Planning Commission that 10% of the proposed units will be set aside as workforce housing units. Section 5.1 (standards: Affordable Housing Guidelines pg. 37 of the Suffolk County Planning Commission Guidebook) further elaborates on section 4.3 and indicates that for change of zone applications "a minimum of twenty percent (20%) of all units be set aside as affordable units."

SUPPLEMENTAL INFORMATION

ZONING DATA

- Zoning Classification: J-2 & L-1 80,000 SF
- Minimum Lot Area: 15,000. Sq. Ft.
- Section 278: No
- 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: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: Yes
- SEQRA Information: Yes
- SEQRA Type: FEIS
- Minority or Economic Distressed: Yes

SITE DESCRIPTION

- Present Land Use: Vacant
- Existing Structures: same foundations
- General Character of Site: Rolling
- Range of Elevation within Site: 88' to 135' above mean sea level
- Cover: wooded/brush
- Soil Types: Riverhead/Haven, Carver & Plymouth Series
- Range of Slopes (Soils Map): 0-15%
- Waterbodies or Wetlands: yes-freshwater wetlands on site

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Change of Zone
- Layout: mixed use
- Area of Tract: 322.37Acres
 - No. of Lots: 850

ACCESS

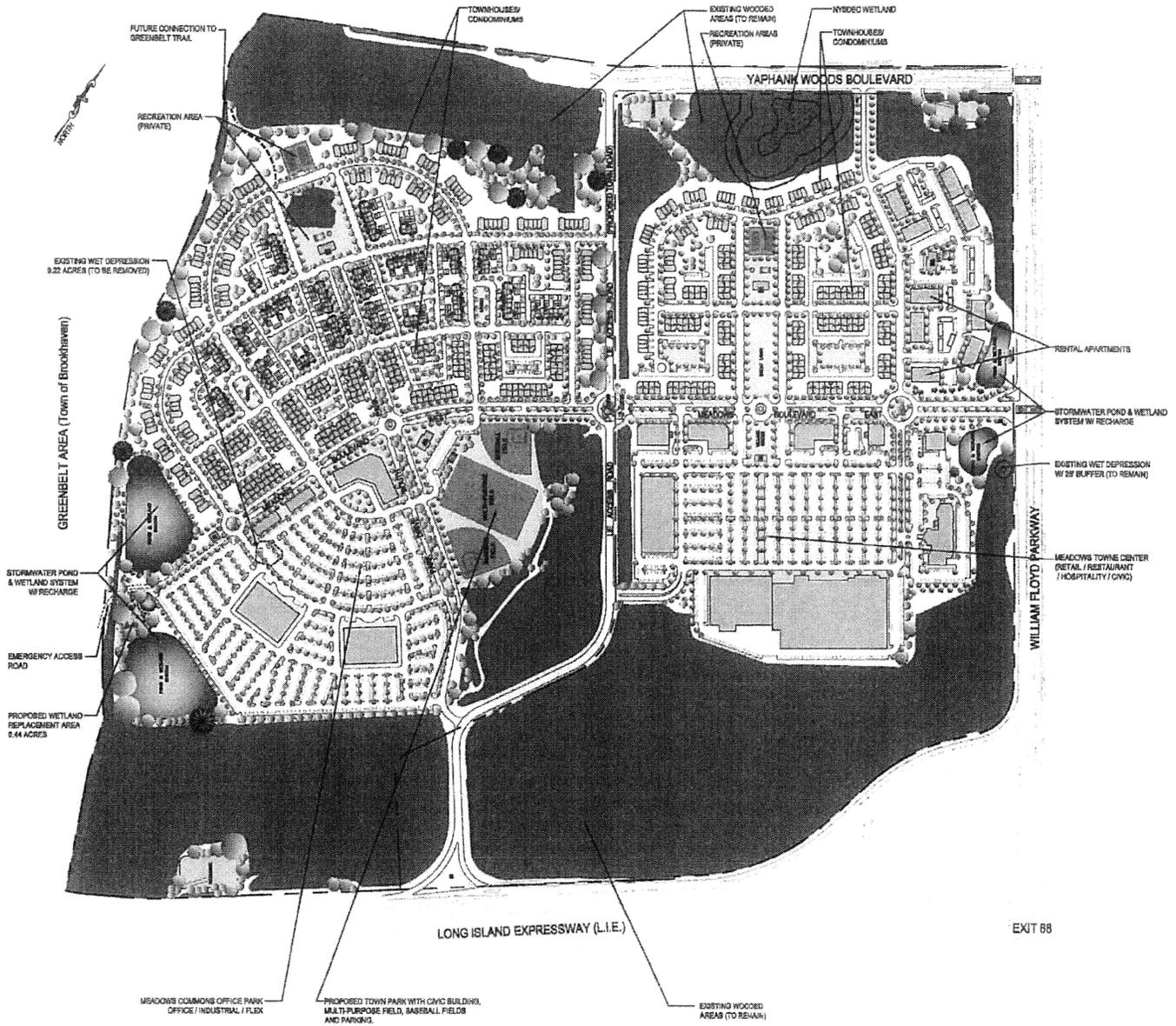
- Roads: Existing
- Driveways: Private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: CB-LP
 - Recharge Basins: Created Ponds
- Groundwater Management Zone: III
- Water Supply: Public
- Sanitary Sewers: Public

Illustrative Master Plan.

THE COMMUNITIES OF COLONIAL WOODS AND WISPERING PINES



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SEP 19 2011

PLANNING DIVISION

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

SARAH LANSDALE, AICP
DIRECTOR OF PLANNING

September 14, 2011

Town of Brookhaven
One Independence Hill
Farmingville, New York 11738
Att: Patricia Eddington, Clerk

Re: The Meadows@Yaphank
Zoning Action: Change of Zone; J-2 & L-1 to PDD
Municipal File No.: 2010-11-CZ
S.C.T.M. No.: 0200 55200 0100 001003 et al.
SCPC File No.: BR-11-05

Dear Ms. Eddington:

The Suffolk County Planning Commission at its regular meeting on September 7th, 2011 reviewed the referral from the Town of Brookhaven "The Meadows@Yaphank" referred to the Commission pursuant to Section A14-14 thru A14-25, Article XIV of the Suffolk County Administrative Code.

The attached Resolution signifies action taken by the Commission relative to this application.

Very Truly Yours,

Sarah Lansdale
Director of Planning

Andrew P. Freleng
Chief Planner

APF:ds
cc: Mr. Chip Wiebelt, Sr. Site Plan Reviewer

LOCATION
H. LEE DENNISON BLDG. - 4TH FLOOR
100 VETERANS MEMORIAL HIGHWAY

MAILING ADDRESS
P. O. BOX 6100
HAUPPAUGE, NY 11788-0099

(631) 853-5190
TELECOPIER (631) 853-4044

Resolution No. ZSR-11-27 of the Suffolk County Planning Commission
Pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code

WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on August 18, 2011 at the offices of the Suffolk County Planning Commission with respect to the application of "The Meadows@Yaphank" in the Town of Brookhaven

WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on September 7, 2011, now therefore, Be it

RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action,
Be it further

RESOLVED, Approved, with the following comments:

1. The Suffolk County Planning Commission acknowledges that the application balances a variety of regional interests as identified in the Planning Commission Guidelines. Historically, the Suffolk County Planning Commission standard is 20% of the total proposed units be set aside for affordable housing purposes. Because of the paramount importance of the regional standards for affordable housing, future referrals to the Suffolk County Planning Commission pursuant to NYS GML 239 and Article XIV of the Suffolk County Administrative Code regarding the site planning and staging of development for this project will be reviewed by the Commission with this historical standard in mind.
2. With regard to the affordable housing component of the proposed project, the Suffolk County Planning Commission would like to see documentation on the affordability parameters of the designated housing.
3. The unit mix for age restricted, rental and affordable housing should be built proportionally throughout each phase of the project that includes residential buildings.

- The Suffolk County Planning Commission Guidebook for policies and guidelines can be found on the internet at the below website address:
<http://www.suffolkcountyny.gov/Home/departments/planning/Publications%20and%20Information.aspx#SCPC>
A copy of the Suffolk County Planning Commission Guidebook is also included with this letter.

Motion by: Commissioner – Kelly

Seconded by: Commissioner - Schoolman

Commission Vote: Present – 11

Ayes - 10
Nays - 0
Absent - 2
Recusal- 1

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COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

	AYE	NAY	ABSTAIN	ABSENT
CALONE, DAVID Town of Babylon	X			
CASEY, JENNIFER Town of Huntington				X
CHARTRAND, MATTHEW Town of Islip	X			
ESPOSITO, ADRIENNE Villages over 5,000	X			
FINN, JOHN Town of Smithtown	X			
GABRIELSEN, CARL Town of Riverhead	X			
HOLMES, LINDA Town of Shelter Island	X			
HORTON, JOSHUA At-Large				X
KELLY, MICHAEL Town of Brookhaven	X			
KONTOKOSTA, CONSTANTINE Vill. Under 5,000	X			
MC ADAM, TOM Town of Southold	X			
ROBERTS, BARBARA Town of Southampton	X			
SCHOOLMAN, BILL At-Large	X			
WEIR, DIANA, Town of East Hampton	Recused			

Dated: September 7, 2011

Location: 159 Pantigo Road in the Town of East Hampton Board Room.

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PLANNING DIVISION

THE MEADOWS AT YAPHANK PHASE 1A
(LOG NO. 13 SP0021)

Compliance with Suffolk County Planning Commission Recommendation

On September 7, 2011 the Suffolk County Planning Commission approved Resolution No. ZSR-11-27, concerning the zoning application for "The Meadows at Yaphank". While the resolution contained no conditions, the Commission's approval included the following comments.

Comment

- 1. The Suffolk County Planning Commission acknowledges that the application balances a variety of regional interests as identified in the Planning Commission Guidelines. Historically, the Suffolk County Planning Commission standard is 20% of the total proposed units be set aside for affordable housing purposes. Because of the paramount importance of the regional standards for affordable housing, future referrals to the Suffolk County Planning Commission pursuant to NYS GML 239 and Article AIV of the Suffolk County Administrative Code regarding the site planning and staging of development for the project will be reviewed by the Commission with this historical standard in mind.*

Response

Suffolk County's standard of 20% affordable housing is based on 50% of those units being affordable to individuals or families with incomes at or below 80% of HUD Median Income for Nassau and Suffolk Counties. The remaining 50% of the units should be affordable to individuals or families with incomes at or below 120% of HUD Median Income. Phase 1a of The Meadows at Yaphank contains 240 units, of which 24 units, or 10%, will be affordable to individuals or families with incomes at or below 80% of HUD Median Income. Fourteen (14) of those units will be one bedroom units and Ten (10) will be two bedroom units. The Long Island Housing Partnership has been retained to certify the affordability of those units and to administer the Affordable Rental Housing Program. While the remaining units will be market rate rentals, a review of the chart below demonstrates that these units will be affordable to those with incomes at or below 120% of HUD Median Income Limits.

<u>Household Size</u>	<u>Maximum Annual Income*</u>	<u>Monthly Rent & Utilities**</u>
1	\$ 88,950	\$2,224
2	\$101,650	\$2,541
3	\$114,350	\$2,859
4	\$127,100	\$3,177

*120% HUD Median Income Limits for Nassau/Suffolk (2013)

** 30% of monthly income

Comment

2. *With regard to the affordable housing component of the proposed project, the Suffolk County Planning Commission would like to see documentation on the affordability parameters of the designated housing.*

Response

The Long Island Housing Partnership (LIHP) has prepared the attached Program Guidelines for the Affordable Rental Housing Program at The Meadows at Yaphank. LIHP will coordinate this program and certify compliance.

Comment

3. *The unit mix for age restricted, rental and affordable housing should be built proportionally throughout each phase of the project that includes residential buildings.*

Response

Phase 1a of The Meadows at Yaphank will provide much needed legal rental housing on Long Island. Consistent with other successful rental communities throughout Suffolk County, and in accordance with the Master Plan, all of the units within Phase 1a will be rental units. The remainder of Phase 1 units, Phase 1b, will be adjacent to the rental community and will offer a variety of ownership units. Phase 1b is presently in design and will be submitted as part of a subsequent site plan application. With a total of 240 rental units in a variety of sizes, Phase 1a will be attractive to young adults starting their careers, families, and empty nesters seeking a low maintenance life style. While many of the new Phase 1a residents will be age 55 or over, these units will not be applied to the thirty-five (35%) percent of age-restricted dwelling units. In compliance with the zoning approvals, 24 of the units will be affordable to families at or below 80% of HUD Median Income Limits for Nassau and Suffolk Counties.

**AFFORDABLE RENTAL HOUSING PROGRAM
AT THE MEADOWS AT YAPHANK,
PROGRAM GUIDELINES
Please Read Carefully**

I. Program Description

The Long Island Housing Partnership (LIHP), the Town of Brookhaven and the developer, Rose Breslin Associates, LLC welcomes applications from individuals and families whose incomes are within the income guidelines listed below and who comply with the Program Guidelines below for The Meadows affordable rental program located off of William Floyd Parkway, in Yaphank, NY. 24 new rental apartments are being made available to applicants who meet the criteria set forth herein.

II. Income Guidelines

Out of the 240 rental units in the Meadows, 24 of those apartments, consisting of 1 and 2 bedrooms, will be made available to those households earning at or below 80% of the HUD area median income.

Before applying, be certain you conform to all guidelines.

INCOME GUIDELINES FOR 80 OF THE AREA MEDIAN INCOME 1 and 2 Bedroom only		
Household Size	Gross Household	Gross Household
	Maximum Annual Income **	Minimum Income Guideline**
1	\$ 59,300	1 bedroom \$28,968
2	\$ 67,800	1 bedroom \$28,968, 2 bedroom \$35,688
3	\$ 76,250	1 bedroom \$28,968, 2 bedroom \$35,688
4	\$ 84,700	1 bedroom \$28,968, 2 bedroom \$35,688

*INCOME REQUIREMENTS SHALL BE ADJUSTED ANNUALLY BASED ON THE NASSAU/SUFFOLK MEDIAN HOUSEHOLD INCOME.

**Includes all income – overtime, bonuses, pensions, social security, 401K distributions, tips, etc. Your gross income cannot exceed the maximum annual income for your household size. Gifts are not allowed per program requirements.

III. Rents

Each apartment will be rented for an affordable price. Rents cannot exceed the fair market rents established by HUD. Applicants for the affordable rental program at The Meadows will be ranked by lottery. The cooperative efforts of the Town of Brookhaven and The Meadows have enabled the apartments to initially be rented for:

Initial Rents are set as following:	
80% Median Household Income	
Apartment size	Monthly Rent
14- 1 bedroom	\$ 1,207.00***
10 -2 Bedroom	\$1,487.00***

*****PLEASE NOTE THAT RENTS CHANGE ANNUALLY AND CALCULATED AFTER A UTILITY ADJUSTMENT**



IV. Credit and Background Check – All applicants will be subject to a credit and background check through Safe Rent and must be approved.

V. Application fee - A non-refundable fee of \$100 per household is due at the time of Intake Form submission.

VI. Waiting list – There are 24 affordable apartments. A lottery will be held to determine the ranking order for available units. Due to the apartment sizes, a unit you qualify for may not be available based on your rank from the lottery. This limited availability may cause you to be placed on a waiting list for any future vacancies. Applicants are placed on the waiting list in the order in which they are ranked in the lottery and any application received after the lottery deadline date will be ranked on a first come, first served basis after the lottery applicants. Applicants are responsible for updating their contact information. Applicants will be notified by mail of the ranking number.

VII. Complete Intake/Application Guidelines – Before you submit an Intake Form/Application for entrance into this program, read the guidelines thoroughly to be certain that you qualify. Please note, only completed applications that meet ALL the program guidelines will be reviewed for program eligibility. After being submitted, any changes to an application must be requested in writing and must be approved. Applicants must submit to LIHP all standard documentation required, including signed copies of the last three (3) years of their federal income tax returns, W-2 and/or 1099 forms, four (4) most recent, consecutive pay stubs and most recent three months bank statements for any and all bank accounts and investment accounts.

VIII. Applicant Eligibility and Intake

All Intake Forms must be received at LIHP's office by 5pm on _____ or be postmarked by _____ to be included in the lottery. LIHP will conduct a lottery to establish a ranking of income eligible applicants. Intake forms received or postmarked after _____ will be accepted on a first come first served basis after lottery applicants have been assisted. Please mail the completed Intake Form accompanied by the \$100.00 fee, and a signed copy of the Program Guidelines acknowledgement

To:

**Long Island Housing Partnership
180 Oser Avenue, Suite 800
Hauppauge, New York 11788
Attention: The Meadows Affordable Rental Program**



Fair Housing laws will be followed. The LIHP staff is available to assist with the application, answer questions or provide any assistance regarding eligibility. If you have any questions regarding any of the guidelines, please call the Long Island Housing Partnership, Inc at (631) 435-4710 before applying.

Disclaimer: It is understood that this is not an offer and that the terms and conditions may be changed at any time by the Long Island Housing Partnership, Inc., and Affiliates. It is further understood that notices by the Long Island Housing Partnership, Inc., and Affiliates may be made in such manner as Long Island Housing Partnership, Inc., and Affiliates may determine, including solely by advertisement.

APPLICATION DEADLINE DATE _____



1/17/14
 #A



FY 2014 FAIR MARKET RENT DOCUMENTATION SYSTEM

The Final FY 2014 Suffolk County FMRs for All Bedroom Sizes

The following table shows the Final FY 2014 FMRs by unit bedrooms for **Suffolk County, New York**.

Final FY 2014 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$1,033	\$1,309	\$1,613	\$2,097	\$2,415

FY 2014 FMR areas continue to use the revised Office of Management and Budget (OMB) area definitions that were first issued in 2003 along with HUD defined Metropolitan areas (HMFAs) as described in the FY2011 FMR documentation, which can be found at ([Suffolk County FY2011 FMR Documentation system](#)). No changes have been made to these OMB-defined areas since the publication of Final FY2011 FMRs

Suffolk County, New York is part of the Nassau-Suffolk, NY HUD Metro FMR Area, which is comprised of the following counties: Nassau County, New York; and Suffolk County, New York. All information here applies to the entirety of the Nassau-Suffolk, NY HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

— *Show/Hide Methodology Narrative* —

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2007-2011 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2014.

In areas where the 2007-2011 5-year ACS 2-bedroom adjusted standard quality gross rent estimate is less than its respective margin of error, the state non-metro estimate of 2-bedroom adjusted standard quality gross rent is used.

**Section 8 Existing Housing Allowances
For Tenant-Furnished Utilities and Other Services**

February 1, 2014

Locality:

Unit Type
Garden Apt., Apt House., Condo Utility Co. 2

Utility or Service	102 Monthly Dollar Allowances					
	0-BR	1-BR	2-BR / 26	3-BR	4-BR	5-BR
HEATING	22	31	41	51	63	73
a. Natural Gas						
b. Bottle Gas	65	90	116	140	170	204
c. Oil	62	89	111	137	173	199
d. Electric	27	38	49	60	76	87
COOKING						
a. Natural Gas	6	7	8	10	13	16
b. Electric	4	6	8	10	12	14
c. Bottle Gas	10	15	20	24	31	35
OTHER ELECTRIC LIGHTING, REFRIG, ETC	15	22	28	37	44	50
WATER HEATING						
a. Natural Gas	12	17	20	25	31	40
b. Electric	13	18	24	29	37	42
c. Bottle Gas	30	41	53	66	83	103
d. Oil	27	36	47	58	73	83
WATER	19	26	28	41	47	60

Actual Family Allowances
To be used by Family to compute Allowance. Complete below for actual Unit Rental.

Name of Family:

Address of Unit:

BR

Fair Market Rent

- Utilities

Contract Rent

Utility or Service

Per Month

- Heating.....
- Air Conditioning.....
- Cooking.....
- Other Electric.....
- Water Heating.....
- Water.....
- Sewer.....
- Trash.....
- Appliances.....
- Other (specify).....

Number of Bedrooms:

Total:

COUNTY OF SUFFOLK

Z-2



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: Peconic Landing at Southold
Municipality: Southold
Location: n/s/o the intersection of Main Street (CR 48) and Breknock Road ~ 1,000' e/o Sound Road

Received: 3/19/2014
File Number: SD-14-01
T.P.I.N.: 1000 35000 0100 025000
Jurisdiction:

ZONING DATA

- Zoning Classification: HD District
- Minimum Lot Area: 20,000. Sq. Ft.
- Section 278: No
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: Yes
- 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: N/A
- SEQRA Information: Yes
- SEQRA Type: Neg/Dec
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: Continuing Care Retirement Community

- Existing Structures: yes; attached and detached dwellings
- General Character of Site: rolling
- Range of Elevation within Site: 0-45' amsl
- Cover: urban land, landscaping and some woods
- Soil Types: Haven, Carver, Riverhead, Plymouth, Beadh and Muck associations
- Range of Slopes (Soils Map): 0-35%
- Waterbodies or Wetlands:

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: site plan
- Layout: curvilinear
- Area of Tract: 144.8Acres
- Yield Map: No
- Open Space: N/A

ACCESS

- Roads: NYS Rte 25 Main Road
- Driveways: private to Brecknock Rd.

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: CB - LP
 - Recharge Basins: natural ponds
- Groundwater Management Zone: IV
- Water Supply: public
- Sanitary Sewers: public

PROPOSAL DETAILS

OVERVIEW – Applicants seek amended site plan approval from the Town of Southold Planning Board for the proposed construction of two new buildings at Peconic Landing, an existing continuing care retirement community. One building is an 87,426 sq. ft. apartment building with 46 apartments and a parking garage, and the other is a 35,543 sq. ft. nursing home with 33 beds, including a reconfiguration of the parking lot on 144 acres in the Hamlet Density Zoning District.

Storm water runoff from the proposed new development is intended to be collected via the existing system.

Waste water from the proposed continuing care retirement community addition is intended to be collected via the existing public sewage system and directed to a sanitary sewer pump station on site and then re-directing the waste to the Greenport Sewage Treatment Plant.

Access for the proposed additions to the continuing care retirement community is to be from an internal road network (Sandpiper Lane/Brecknock Road) leading to two unrestricted, non-signalized ingress/egress to NYS Rte. 25/ CR 80.

Zoning in the area includes R-80, R-40 Residential and LB (Limited Business).

The proposed project is not located in a Suffolk County Pine Barrens Zone or NYS Critical Environmental Area. The subject parcel is not located in the Southold Special Groundwater Protection Area (SGPA). The site is situated over Hydro-geologic Management Zone IV. State

regulated freshwater wetlands occur on site along the northern portion of the property (GP-11).

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.

It is the belief of the staff that the proposed expansion of residences and health care facilities at Peconic Landing, an existing continuing care retirement community has been designed to be consistent with the existing character of the area.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: It is the belief of the staff that the proposed residential and health care facility expansions are situated in a location where the health related infrastructure is available and accessible. According to referral information submitted to the Suffolk County Planning Commission the project is consistent with the recommended uses in adopted local land use plans.

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:

Submission materials to the Commission do not indicate that NYS DEC SWPPP requirements will be met. It is indicated that Storm water runoff from the contemplated continuing care facility expansion will be collected via existing systems. The applicant should be encouraged to review the Suffolk County Planning Commission publications on The Study of Man-Made Ponds in Suffolk County and Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.

State regulated freshwater wetlands occur on site along the northern property line. The most landward limit of freshwater wetland vegetation should be flagged in the field by a qualified expert, verified by the appropriate regulatory agency and depicted on all sketches, plans and maps for the subject development. All appropriate setbacks for construction and clearing should be taken from the verified wetland line.

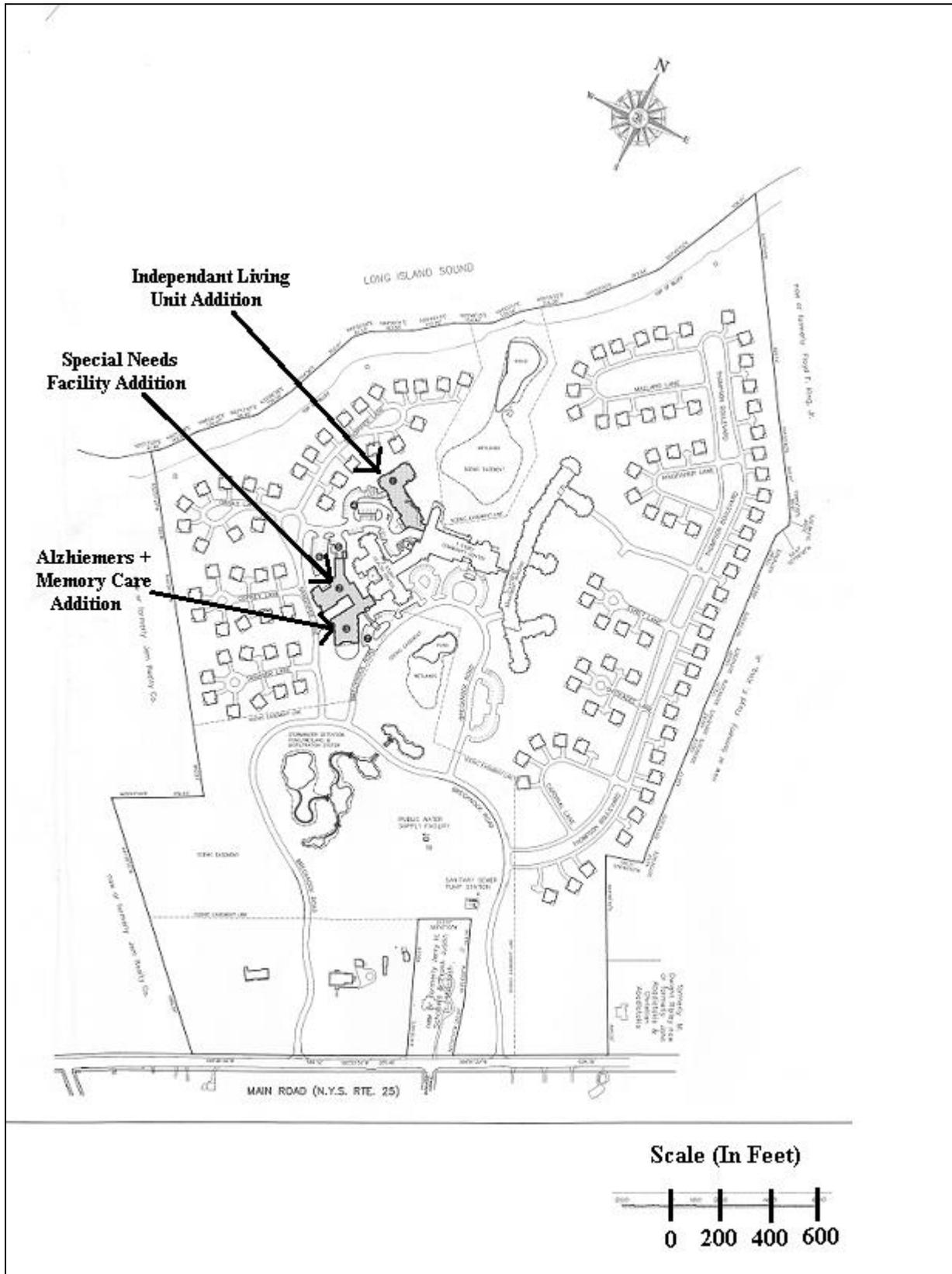
No mention of the consideration of energy efficiency is provided in the referral material to the Suffolk County Planning Commission. The applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein applicable for residential and clubhouse components of the proposal.

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

STAFF RECOMMENDATION

Approval of the amended site plan for Peconic Landing with the following comments:

1. The most landward limit of freshwater wetland vegetation should be flagged in the field by a qualified expert, verified by the appropriate regulatory agency and depicted on all sketches, plans and maps for the subject development. All appropriate setbacks should be taken from the verified wetland line.
2. The applicant should be encouraged to review the Suffolk County Planning Commission publication on The Study of man-made Ponds in Suffolk County NY.
3. The applicant 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.
4. The applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, applicable elements contained therein.
5. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.



Z-1: Peconic Landing at Southold Inc.
SCPD: SD-14-01
SCTM No: 1000-035.00-01.00-025.000