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

December 3, 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 September , October and November 2014

2. Public Portion

3. Chairman's Report

4. Director's Report

5. Guest Speaker

   - Darnell Tyson, Deputy Commissioner Suffolk County Public Works – Connect LI

6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code

   - Invesco Affiliates (Village of Port Jefferson)
     SCTM No: 0206 12000 0600 001000

   - Canoe Place Inn (Southampton)
     SCTM No: 0900 20700 0500 003,004 et. al.

7. Section A-14-24 of the Suffolk County Administrative Code

8. Other Business:

   - Westhampton Beach IMA
   - Southampton Amendment of IMA
   - Village of Poquott IMA
   - Suffolk County Comprehensive Plan Summary

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on January 7, 2014 at 2:00 p.m.at the Rose Caracappa Auditorium, W.H. Rogers Legislature Bldg., 725 Veterans Memorial Highway, Smithtown, NY.

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: Invesco Affiliates (aka 201 West Broadway)
Municipality: Village of Port Jefferson
Location: 201 West Broadway, Port Jefferson

Received: 10/29/2014
File Number: Pj-14-01
S.C.T.M. No: 0206-012.00-06.00-003.000 et al
Jurisdiction: West Broadway (S.R. 25A), Waterways (Port Jefferson Harbor), Suffolk County Lands, Town of Brookhaven Lands

ZONING DATA

- Zoning Classification: C1(Central Commercial District), RB2 (Single-Family Residence)
- Minimum Lot Area: C1 - 40,000 square feet for freestanding apartments; RB2 (22,500 square feet)
- Section 278: N/A
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: Yes
- Received Health Services Approval: Pending
- Property Considered for Affordable Housing Criteria: No
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: N/A
- Property Previously Reviewed by Planning Commission: Yes, Pj-05-02
- SEQRA Information: EAF
- SEQRA Type Type I
- Minority or Economic Distressed No

SITE DESCRIPTION

- Present Land Use: Vacant lot and a non-operating motel (The New Heritage Inn)
- Existing Structures: 52 unit motel and adjacent parking lot
- General Character of Site: Mixed, developed and undeveloped
- Range of Elevation within Site: 5' -15'
- Cover: Motel, parking lot, wooded
- Soil Types: Ur (Urban land) CuB (Cut and fill land)
- Range of Slopes (Soils Map): 0-10%
- Waterbodies or Wetlands: Mill Creek

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Site plan, conditional use permit
- Layout: Standard
- Area of Tract: 3.74 acres
- Open Space: No

ACCESS

- Roads: W. Broadway (S.R. 25A), Barnum Ave
- Driveways: Proposed

ENVIRONMENTAL INFORMATION

- Stormwater Drainage On site drainage areas connected to catch basins
- Groundwater Management Zone: I
- Water Supply: Public - SCWA
- Sanitary Sewers: Connect to Suffolk County Sewer District # 1 (Port Jefferson)

PROPOSAL DETAILS

OVERVIEW: Applicants seek site plan approval, a conditional use permit, and permission to provide accessory parking within a residential zone from the Village of Port Jefferson Planning Board for the demolition of a 52 unit motel and the construction of a three story, 112 unit, apartment complex above ground level parking. The subject property is a 3.73 acre site consisting of multiple tax map parcels located on the south side of West Broadway Avenue (State Road 25A) and the west side of Barnum Avenue in the Village of Port Jefferson. The Suffolk County Planning Commission has jurisdiction for this proposal because the project is located within 500 feet of a New York State road (West Broadway, NYS Route 25A), a waterway (Port Jefferson Harbor), and Suffolk County lands.

In 2005, the Suffolk County Planning Commission disapproved a mixed use application proposal for the subject property. Said 2005 application did not go forward and the current proposal is a new application that involves only the construction of rental apartment units.

The current application referred to the Suffolk County Planning Commission proposes to demolish a 52 unit motel that is not in operation. The motel, which was known as the New Heritage Inn, consists of several one to two story structures and a 70 car parking lot. In addition to the hotel the subject property consists of a vacant lot to the west and a wooded area to the south. Mill Creek, an unclassified water way, also runs through the southern portion of the subject property.

The three story, 112 unit, apartment complex is proposed to be constructed above a parking garage on a 3.73 acre site. This proposed development would equate to approximately 30 units per acre. The units are proposed to be one and two bedroom apartments. A pedestrian and vehicle bridge is also proposed to span Mill Creek and connect the parking garage to Barnum Road. Access to the apartment complex is also proposed via (West Broadway, NYS Route 25A).

The subject property is zoned C1 (Central Commercial District) with a small portion of the property (0.80 acres of the 3.73 acres site) zoned RB2 (Single-Family Residence). The proposed apartments are proposed in the C1 zoned area. Access and additional parking for the complex is proposed in the RB2 residential zoned area of the subject property. Pursuant to the Village of Port Jefferson zoning code stand-alone apartment complexes are permitted in the C1 Central Commercial District provided that site plan and conditional use permit approvals are received from the Village Planning Board. The applicant must also receive permission from the Village of Port Jefferson Planning Board to provide accessory parking within a residential zone. Proposed parking for the development is set at 168 off street parking stalls and is in compliance with Village of Port Jefferson Zoning Law.

The proposed development is located within Suffolk County Sewer District # 1 (Port Jefferson). Wastewater from the development is proposed to be treated by said County Sewer District. Storm water runoff from the proposed development is proposed to be collected in on site drainage areas and recharged to groundwater via proposed catch basins.

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 proposal, 201 West Broadway (Invesco Affiliates), is consistent with the existing character of the area and constitutes a compatible land use. The proposed 112 rental apartment units are in close proximity – less than a quarter of a mile and connected by sidewalks - to the center of the Village of Port Jefferson downtown business district. The subject property is also adjacent to a Village of Port Jefferson municipal park. West Broadway (SR 25A) is served by Suffolk County Bus Routes 60, 69, and 76. In addition, the proposed apartments would be located in close proximity to the Port Jefferson/Bridgeport ferry terminal.

The proposed application also conforms to the Village of Port Jefferson's zoning for the subject property. The proposed apartments will be constructed on land zoned Central Commercial District. This district permits stand-alone apartment buildings provided site plan/conditional use permits are received by the Village Planning Board. It is also important to note that the Central Commercial District extends from the Center of the Village business district along West Broadway, past the subject property, to Brook Road. A small portion of the subject property is zoned RB2 (Single-Family Residence). Access to Barnum road and parking are proposed on a portion of the residence zoned parcel. Pursuant to the Village code permission from the planning board to provide accessory parking within a residential zone is required.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Village of Port Jefferson is in the process of updating its Master Plan. The Village's original Master Plan was adopted in 1965, two years after Village incorporation. It is the belief of the staff that the proposed action conforms to the recommendations of the Village of Port Jefferson's Draft Master Plan Update (2014). The Village's Draft Master Plan Update does not have specific recommendations for the subject parcel. However, it should be noted that the Draft Master Plan Update does propose to maintain the current zoning for the property which currently allows the proposed development. In addition, the Draft Master Plan Update supports " the new Downtown developments" that have been proposed. The Plan states that these developments will provide needed tax revenue and help support the downtown businesses especially during the off peak season.

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:

Mill creek, an unclassified water way, runs through the southern portion of the subject property. Provisions should be made to protect and enhance Mill Creek including removing debris, bank stabilization and vegetative restoration. In addition, although there are not mapped NYS DEC regulated wetlands in the area, storm water runoff for this proposal needs to be carefully considered. It is indicated that storm water runoff from the contemplated development is proposed to be collected and recharged to groundwater via drainage areas and connected catch basins. The petitioners 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.

The subject property is also located down gradient of the Lawrence Aviation Industries Superfund Site. The petitioners should coordinate with the United States Environmental Protection Agency, the New York State Department of Environmental Conservation and the Suffolk County Health Department to insure that any possible impacts related to the Lawrence Aviation Superfund Site are considered during project design and construction.

In addition, the project design and construction should insure that the underground parking garage is properly ventilated to prevent any buildup of harmful chemicals.

The development is proposed to connect to Suffolk County Sewer District # 1 (Port Jefferson). Early review by the Suffolk County Department of Health Services and the Suffolk County Department of Public Works is warranted and the petitioner should be directed to contact and begin dialogue with the Suffolk County Department of Health Services and the SCDPW as soon as possible.

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.

This proposed development supports the Planning Commission's priority of Economic Development, Equity and Sustainability. This project should have a positive economic impact on the Village of Port Jefferson in terms of construction jobs, tax revenue and support for the local downtown businesses.

This development also supports the Planning Commission's priority on Housing Diversity by providing 112 rental apartment units in an area that is predominately single family detached homes.

There was not information provided in the referral regarding affordable housing. The applicant should address the Long Island Workforce Housing Act and provide information for the record on the proposals compliance with the Act's affordable housing requirements.

This proposed development proposes access to West Broadway (State Road 25A). Early review by the New York State Department of Transportation (NYSDOT) is warranted and the petitioner should be directed to contact and begin dialogue with the NYSDOT as soon as possible. In addition, three Suffolk County Transit Bus routes run along West Broadway (State Road 25A). The applicant should be directed to contact Suffolk County Transit to coordinate bus service to the new apartment complex.

Little discussion is made in the petition to the Village 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 site plan, conditional use permit and permission to provide accessory parking within a residential zone with the following comments:

1. The development is proposed to connect to Suffolk County Sewer District # 1 (Port Jefferson). Early review by the Suffolk County Department of Health Services and the Suffolk County Department of Public Works is warranted and the petitioner should be directed to contact and dialogue with the Suffolk County Department of Health Services and the Suffolk County Department of Public Works as soon as possible.

2. The petitioners should be encouraged to review the Suffolk County Planning Commission publications on The Study of Man Made Ponds in Suffolk County New York, and *Managing Stormwater-Natural Vegetation and Green Methodologies* and incorporate into the proposal, where practical, design elements contained therein.

3. Provisions should be made to protect and enhance Mill Creek including removing debris, bank stabilization and vegetative restoration.

4. The petitioners should coordinate with the United States Environmental Protection Agency, the New York State Department of Environmental Conservation and the Suffolk County Health Department to insure that any possible impacts related to the Lawrence Aviation

Superfund Site are considered during project design and construction.

5. The project design and construction should insure that the underground parking garage is properly ventilated to prevent buildup of any harmful chemicals

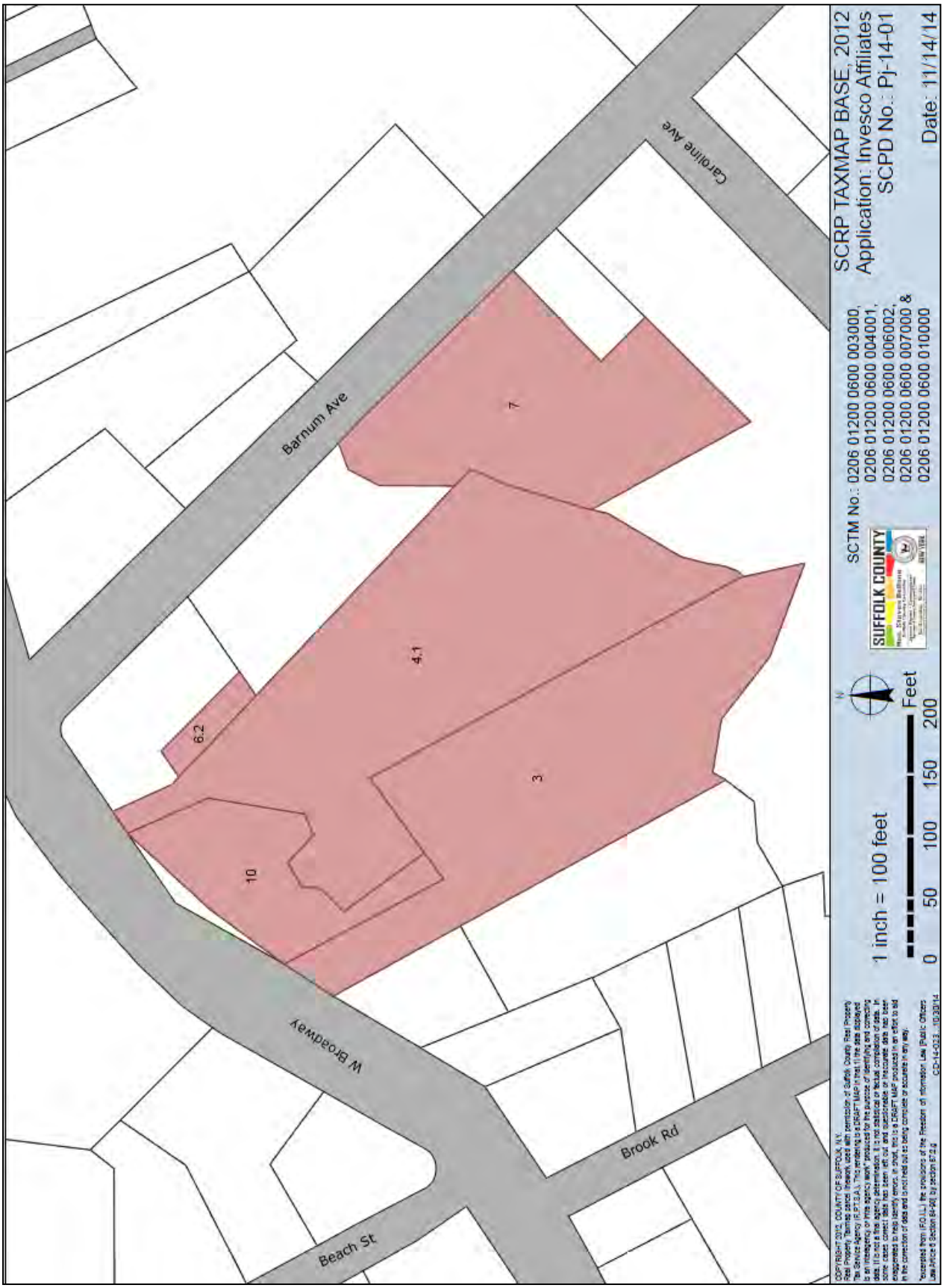
6. The petitioners should coordinate with NYSDOT as soon as possible to discuss the development's proposed access to West Broadway (State Road 25A).

7. The applicant should address the Long Island Workforce Housing Act and provide information for the record on the proposals compliance with the affordable housing requirements of the Act.

8. 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.

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

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


Barnum Ave
Carolina Ave
W Broadway
Beach St
Brook Rd
7
4.1
6.2
3
10
SCRP TAXMAP BASE, 2012
Application: Invesco Affiliates
SCPD No.: Pj-14-01
Date: 11/14/14
SCTM No.: 0206 01200 0600 003000,
0206 01200 0600 004001,
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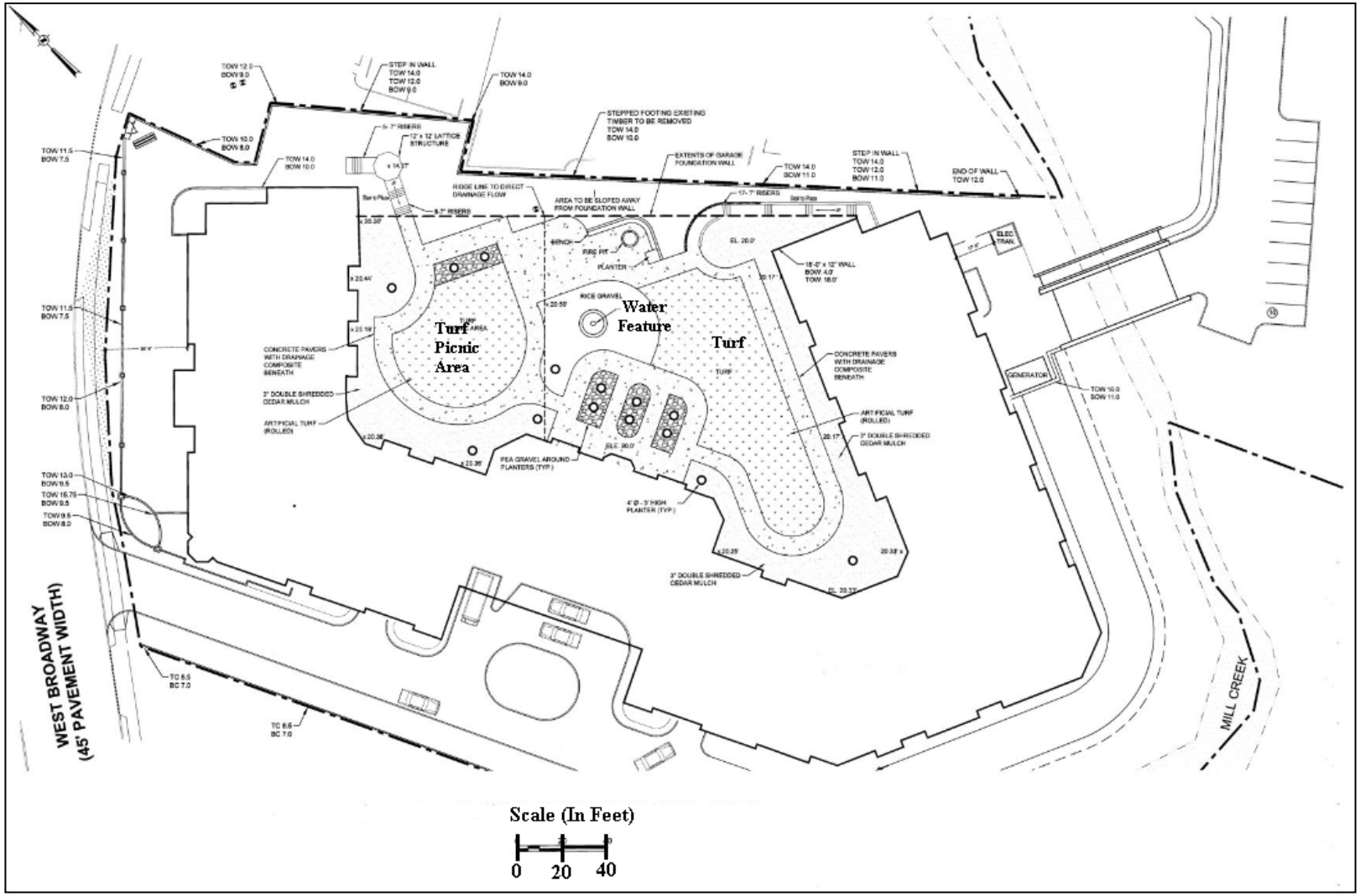
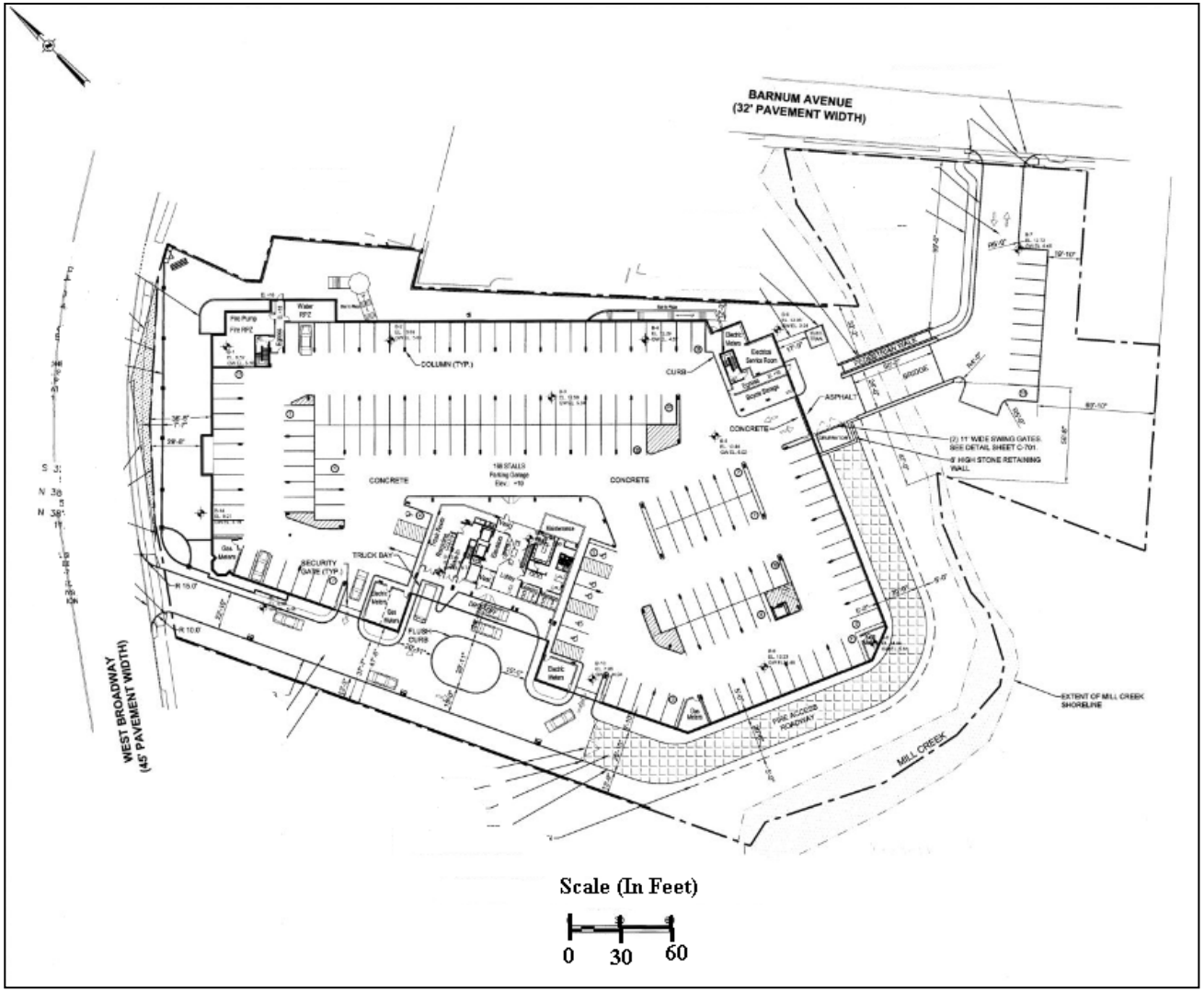


Z-1: Invesco Affiliates
SCPD: Pj-14-01
SCTM No: 0206-120.00-06.00-001.000 et al



Z-1: Invesco Affiliates
SCPD: Pj-14-01
SCTM No: 0206-120.00-06.00-001.000 et al

VIEW OF NORTH WEST SIDE OF BUILDING FROM WEST BROADWAY

VIEW OF NORTH EAST SIDE OF BUILDING FROM WEST BROADWAY

VIEW OF SOUTH SIDE OF BUILDING

VIEW OF NORTH SIDE OF BUILDING FROM WEST BROADWAY

Z-1: Invesco Affiliates
SCPD: Pj-14-01
SCTM No: 0206-120.00-06.00-001.000 et al

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: Canoe Place Inn (R Squared Development, LLC) Maritime Planned Development District
Municipality: Southampton
Location: NW/C E. Montauk Hwy (NYS Rte. 27A) & New Town Rd.; NW/C E. Montauk Hwy. (NYS Rte. 27A) & North Shore Rd. (CR. 39); NE/C North Shore Rd. (CR. 39) & Old Canoe Pace Rd.

Received: 10/27/2014
File Number: SH-14-03
T.P.I.N.: 0900 20700 0500 003000
Jurisdiction: Adjacent to NYS 27A; Adjacent to CR 39; Adjacent to CR62, Adjacent to right-of-way of channel line (Shinnecock Canal); Within 500' Shinnecock Locks (NYS/SC).

ZONING DATA

- Zoning Classification: RWB & MTL
- Minimum Lot Area: 40,000. Sq. Ft.
- Section 278: N/A
- 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: No
- SEQRA Information: Yes
- SEQRA Type DEIS
- Minority or Economic Distressed No

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: yes, wood framed bldgs.
- General Character of Site: level
- Range of Elevation within Site: 0 - 50' amsl
- Cover: buildings., asphalt, trees, brush, wetland vegetation
- Soil Types: Carver and fill land (sandy) associations
- Range of Slopes (Soils Map): 0-35%
- Waterbodies or Wetlands: Shinnecock Canal

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Planned Development District (PDD)
- Layout: Curvi-linear
- Area of Tract: 13.3 Acres
- Yield Map: N/A
- Open Space: No

ACCESS

- Roads: Existing: CR 80/NYS 27A; Newtown Rd. CR 62; North Shore Road (CR 39)
- Driveways: private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
  - Design of System: CB - LP
  - Recharge Basins no
- Groundwater Management Zone: IV
- Water Supply: public
- Sanitary Sewers: proposed STP

PROPOSAL DETAILS

OVERVIEW: Applicants petition the Southampton Town Board for a change of zone on approximately thirteen (13) acres from Resort Waterfront Business (RWB) and Motel (MTL) to Maritime Planned Development District (MPDD) in the hamlet of Hampton Bays.

The subject application consists of seven properties; two west of the Shinnecock Canal and five to the east. On the two western properties, or the Canoe Place Inn Properties (CPI Properties) the petitioner seeks to change the zone on approximately six acres (6 ac.) from RWB to allow renovation of the Canoe Place Inn building (4 ac.) for use as an inn with 20 guest units, a catering facility (with a 350 person maximum room occupancy), a 70 seat restaurant with a 20 seat bar area and a 120 seat outdoor seating area. On an adjacent (2 ac.) parcel the project sponsors propose the renovation of five existing cottages for extended stay non-residential guest units. To handle waste water from these properties a new on-site passive Nitrex denitrification system consisting of a conventional septic tank-leach pool/drain field and a nitrate-nitrogen removing permeable reactive barrier (PRB) will be installed (see FEIS).

East of the Shinnecock Canal, four parcels (4.6 ac.) zoned MTL, collectively called the “Canal Property,” are also to be rezoned to MPDD to allow the redevelopment of the site (former restaurants) to a 37 unit townhouse complex (~ 8.3 units/ac), a clubhouse (1,900 SF.), pool and private marina.

In addition to the above a fifth (2.7 ac) parcel referred to as the "Eastern Parcel" will contain a community sewage treatment system to handle waste water from the proposed townhouse development along the Canal. The collection system will have septic tanks on site serving the Canal buildings with the effluent then pumped to the Eastern Parcel for purification by a Nitrex treatment system and then final disposal via leaching pools on the Eastern Parcel (see FEIS).

Referral materials to the SCPC indicate that the storm water runoff generated on the CPI properties will remain on site utilizing leaching pools surrounding the main building. The Canal Property will utilize a recharge system that consists of drywell structures and a drainage reserve area. The Eastern Property will utilize drywells. All storm water runoff treatments are to be in conformance with NYS DEC requirements.

Off street parking provided includes 334 stalls and is in excess of Town of Southampton Code requirements.

The subject site that includes the CPI Property has frontage on Montauk Highway (NYS Rte. 27A/CR 80) and Newtown Road (CR 62). A restricted right turn only ingress/egress is proposed for Montauk Highway at the far western end of the two properties and an unrestricted ingress/egress for Newtown Road at roughly the midpoint along the frontage. The Canal Property has frontage on Montauk Highway (CR 80/NYS Rte 27A) and North Shore Road (CR 39). Three access points to CR 39 are proposed. All three access points appear to be unrestricted ingress/egress.

As indicated in FEIS materials, as part of the referral to the Commission, public road improvement are to be provided as part of the petition. It was not apparent in the referral materials if the petitioners have had conversations with the NYS DOT and the SCDPW regarding the proposed improvements that include but are not limited to: removing the ramp form southbound Newtown Road to westbound Montauk Highway; constructing a southbound to westbound acceleration lane on Montauk Highway; and constructing a westbound deceleration/ acceleration lanes at the new site access on Montauk Highway for the CPI Property; removing the ramp the ramp from the north Shore Road to westbound Montauk Highway; realigning North Shore Road to create a "T" intersection with Montauk Highway and make minor improvements to Montauk Highway and remove the westbound Montauk Highway to northbound North Shore Road. The Petitioners should continue dialogue with the NYS DOT and the SCDPW regarding proposed roadway improvements to Montauk Highway (NYS Rte. 27A/CR 80, Newtown Road (CR 62) and North Shore Road (CR 39).

The subject properties abut the ROW of the MTA LIRR to the north, with the exception of the Eastern Property. The Canal Property boarders the shoreline of the Shinnecock Canal to the west and roadways to the south and east. Roadways form the east and south boundaries of the CPI Property while residential land is further to the west and north. The Eastern Property is adjacent to roadways to the west and south and residential land to the north and east. The area is predominantly residential with a mix of highway commercial uses and marinas.

Zoning in the area is a mix of detached single family zoning 15,000 – 60,000 SF minimum lot size, Resort Waterfront Business, and Motel. The Proposed PDD would eliminate most of the RWB and a small part of the MTL zoning between the LIRR ROW and Montauk Highway.

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). The site is situated over Hydro-geologic Management Zone IV. No State or Town regulated freshwater wetlands occur on or near the subject property. The subject parcel (Canal Property) is adjacent to the Shinnecock Canal, a waterway in which the County has established channel lines. The Canal also includes a State/County operating lock system. Shoreline along the subject property includes tidal wetland

vegetation and Littoral Zone regulated by the NYS DEC.

The subject property is predominantly disturbed and cleared land with the exception of the Eastern Parcel that is mostly forested with oak and pine trees. Approximately 1.7 acres of open space will remain on the Eastern Parcel which accounts for approximately 40% of that parcel. Several structures, paving, curbs, lighting and other infrastructure can be found on all properties with the exception again of the Eastern Parcel.

An investigation of the potential for pre-historic and historic era cultural resources on the properties comprising the subject site was conducted by the petitioners. It was concluded by the NYS Office of Parks, Recreation and Historic Recourses that the project would have no impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

Additional information on the MPDD and the related Final Environmental Impact Statement (FEIS) can be accessed via the following link: http://ny-southampton.civicplus.com/693/Canoe-Place-Inn-Canal-Property

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 CPI Maritime Planned Development District has been designed to be generally consistent with the prior uses of the CPI site and the existing character of the community. The proposal includes the removal of vacant deteriorating buildings and rehabilitation and adaptive reuse of the principal structure. There is a reduction in density on the residential component and a maintaining of the scale of the MPDD proportionate to the property and in keeping with the character of the area.

For the convenience of the public and for maintaining a satisfactory community environment public access to the water is proposed in the form of walkways, viewing areas and fishing platforms. An easement is proposed on the Eastern Parcel to accommodate the Paumanok Path. In addition, rehabilitation of the Canoe Place Inn property as public use (inn, catering facility, and restaurant) and retaining historic features is fabric that is important to community character.

The CPIMPDD as proposed reinforces the year round tourism industry and simultaneously promotes the second home industry. The CPIMPDD creates an attractive public gateway into the Hampton Bays area.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: It is the belief of the staff that the proposed action generally conforms to the recommendations of the Town of Southampton's various plans for the area including the Shinnecock Canal Public Access Sites and Maritime Planned Development District Plan (1997), the Town of Southampton Comprehensive Plan Update (1999) and the Hampton Bays Corridor Strategic Plan (Revised July 2010).

The main thrust of the Hampton Bays Corridor Strategic Plan (2010) is to rehabilitate and put into adaptive reuse, due to its historic significance and meaning to the community, the CPI building and property. For the Canal Property the Plan envisioned a complex of waterside restaurants and shops similar to the Gosman's Dock pier side development in Montauk. The Eastern Property was designated for motel. The 1999 Comprehensive Plan update identified "heritage tourism" as a

sector of the economy that was growing. The Plan recognized Southampton as being well suited to maximize this opportunity. By rehabilitating the historic CPI the petitioners attempt to take advantage of the unique character of Southampton and its high quality of historic resources. The Shinnecock Canal Public Access Sites and Maritime Planned Development District Plan (1997) includes a recommendation for an estate conference center on the CPI site, theme development on the Canal Property and rezoning to housing on the Eastern Property.

In the opinion of staff the proposed CPIMPDD is in substantial compliance with local comprehensive plan recommendations. The historic CPI structure is proposed to be rehabilitated as a catering facility, restaurant, inn and cottages available for conferences. The overall development will result in the implementation of many elements of the comprehensive planning process including public access and use (small conference center, restaurants, walkway and viewing/fishing platform) and, creation of water dependent, enhanced and related uses supportive of the tourism and second home industry. The proposed condominium complex "clusters" residential density from the Eastern Property to a water enhanced use along the Canal that incorporates public access easements to the waterfront. While the Canal property is not developed into a mixed use site along the line of the Gosman's Dock, public access is provided and retail and commercial establishments that might impact the commercial business district of Hampton Bays or Southampton Village is eliminated.

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 indicate that NYS DEC requirements for storm water runoff treatment will be met. The petitioners should also 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. It is noted that a drainage reserve area, located at the southern end of the Canal Property, as a large depression will capture and recharge a portion of the storm water runoff into the surrounding soil. Low points situated throughout the site are intended to collect storm water runoff and direct it into the recharge system.

It should be noted that the proposed development is not located in a floodplain. However, the shoreline of the Canal Property is not entirely bulk-headed along the shore of the Shinnecock Canal. The most landward limit of tidal wetlands associated with the shoreline of the Shinnecock canal should be flagged in the field by a qualified expert, verified by the appropriate agencies, and noted as such shown on all surveys, sketches, map, plans, etc. and all regulatory setbacks for disturbance and construction taken from said most landward limit.

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.

There is no mention in the referral materials to the Suffolk County Planning Commission on the petitions compliance with the NYS Long Island Workforce Housing Act. It is noted that the residential component is a voluntary reduction in allowable yield however, it is not apparent that as part of a mixed use development, a lesser percentage than the maximum allowable floor area ratio is being proposed for the entire CPIMPDD and thus would exempt the project from the Act. This should be re-emphasized and further clarified or accommodation to the Housing Act should be made by the project sponsor.

Locational amenities for attached unit complexes are few within a half mile walk from the proposed condominium complex. Groceries, services, and medical facilities located in Hampton Bays and Southampton Village are miles from the subject property. Suffolk County Transit has bus routes that operate along Montauk Highway and Newtown Road (S92 and 10E respectively) that connect to points east, north and west. It is noted that the proposed CPI restaurant will be located within the MPDD and that sidewalks are proposed to connect the various elements of the development together.

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 and incorporate into the proposal, where practical, design elements contained therein.

STAFF RECOMMENDATION

Approval of the Change of Zone to the Canoe Place Inn Maritime Planned Development District with the following comments:

Comments:

1. The petitioner should continue dialogue with the Suffolk County Department of Health Services, Suffolk County Department of Public Works and the Suffolk County Sewer Agency with regard to the permitting of the Nitrex wastewater treatment systems proposed.

2. The Petitioners should continue dialogue with the NYS DOT and the SCDPW regarding proposed roadway improvements to Montauk Highway (NYS Rte. 27A/CR 80, Newtown Road (CR 62) and North Shore Road (CR 39).

3. There is a drainage reserve area, located at the southern end of the Canal Property, there is a large depression set in the grade that will capture and recharge a portion of the storm water runoff into the surrounding soil. Low points situated throughout the site are intended to collect storm water runoff and direct it into the recharge system. The petitioners should be encouraged to review the Suffolk County Planning Commission publications The Creation of Man Made Ponds in Suffolk County, New York and *Managing Stormwater-Natural Vegetation and Green Methodologies* and incorporate into the proposal, where practical, additional design elements contained therein.

4. The most landward limit of tidal wetlands associated with the shoreline of the Shinnecock Canal should be flagged in the field by a qualified expert, verified by the appropriate agencies, and noted as such, shown on all surveys, sketches, map, plans, etc. and all regulatory setbacks for disturbance and construction taken from said most landward limit.

5. There is no mention in the referral materials to the Suffolk County Planning Commission on the petitions compliance with the NYS Long Island Workforce Housing Act. It is noted that in the residential component there is a voluntary reduction in allowable yield however, it is not apparent that as part of a mixed use development, a lesser percentage than the maximum allowable floor area ratio is being proposed for the entire CPIMPDD and thus would exempt the project from the Act. This should be re-emphasized and further clarified or accommodation to the Housing Act should be made by the project sponsor.

6. 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 the commercial, residential and clubhouse components of the proposal.

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

8. The petitioners should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.

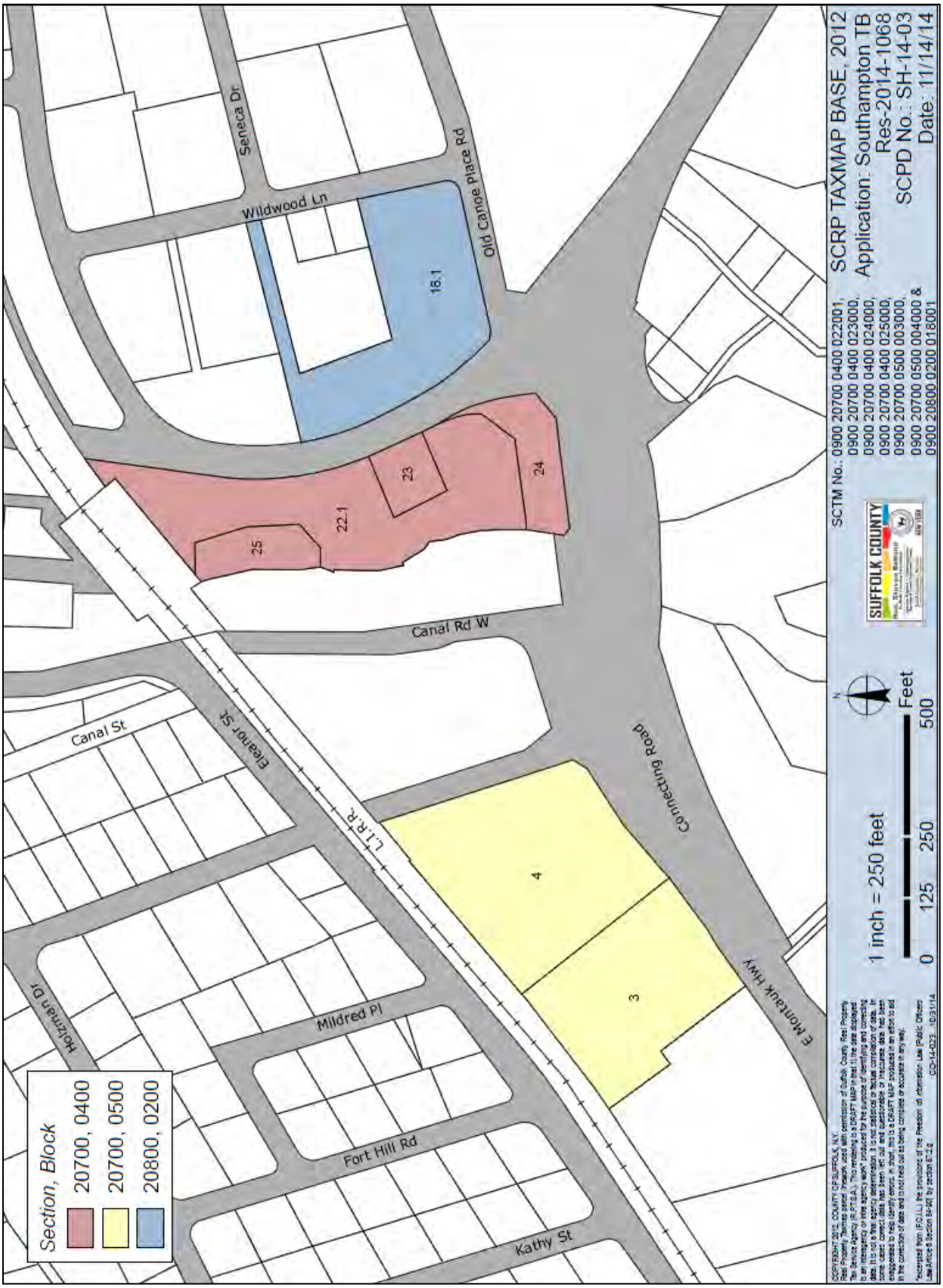

Section, Block
20700, 0400
20700, 0500
20800, 0200
Seneca Dr
Wildwood Ln
Old Canoe Place Rd
18.1
25
22.1
23
24
Canal Rd W
Canal St
Eleanor St
L.I.R.R.
Connecting Road
4
3
E Montauk Hwy
Holzman Dr
Mildred Pl
Fort Hill Rd
Kathy St
SCTM No.: 0900 20700 0400 022001,
0900 20700 0400 023000,
0900 20700 0400 024000,
0900 20700 0400 025000,
0900 20700 0500 003000,
0900 20700 0500 004000 &
0900 20800 0200 018001
SCRP TAXMAP BASE, 2012
Application: Southampton TB
Res-2014-1068
SCPD No.: SH-14-03
Date: 11/14/14
SUFFOLK COUNTY
1 inch = 250 feet
0 125 250 500
Feet

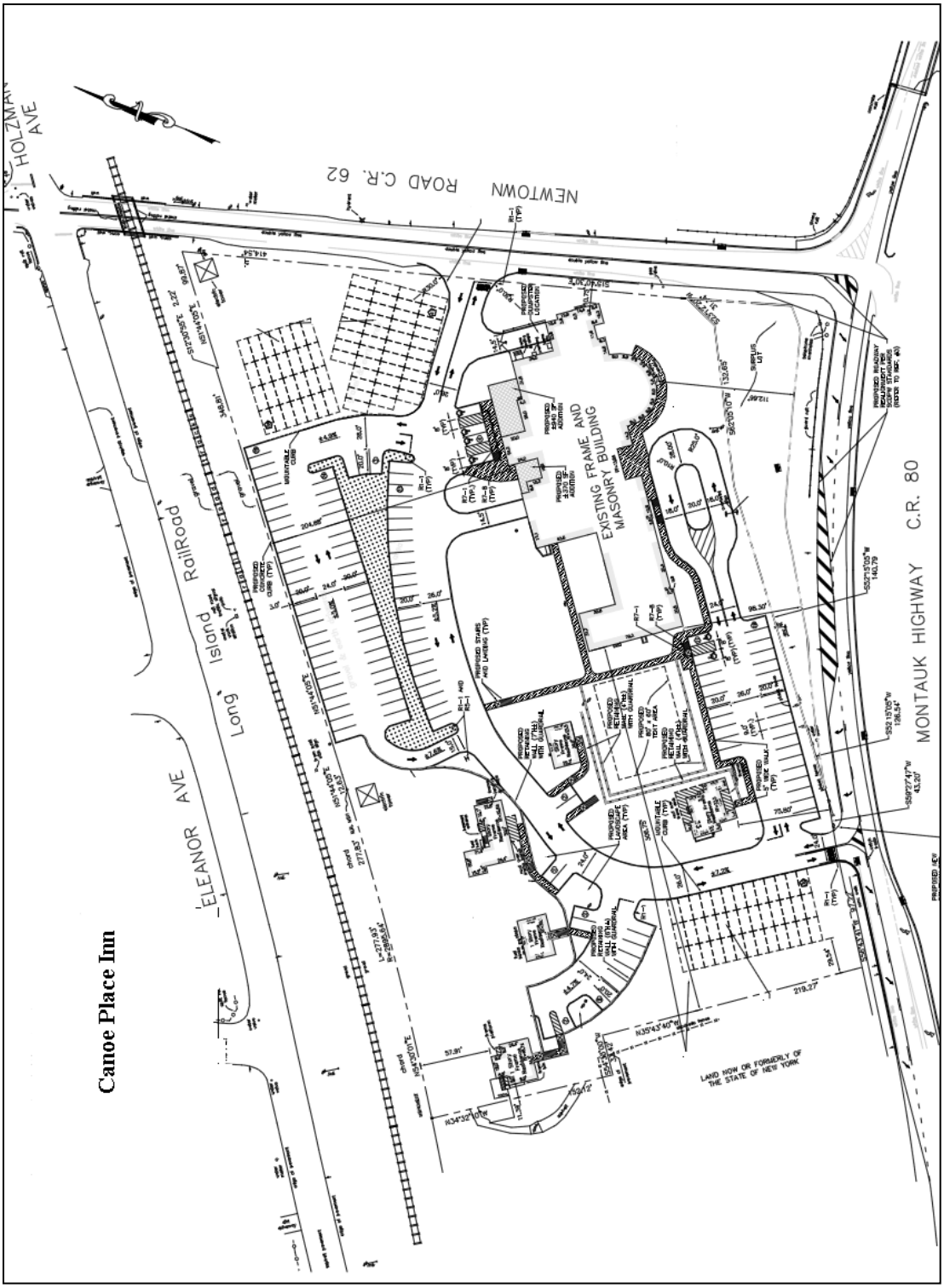
FIGURE 1-1
LOCATION MAP

Source: ESRI Web Mapping Service
Scale: 1 inch = 200 feet

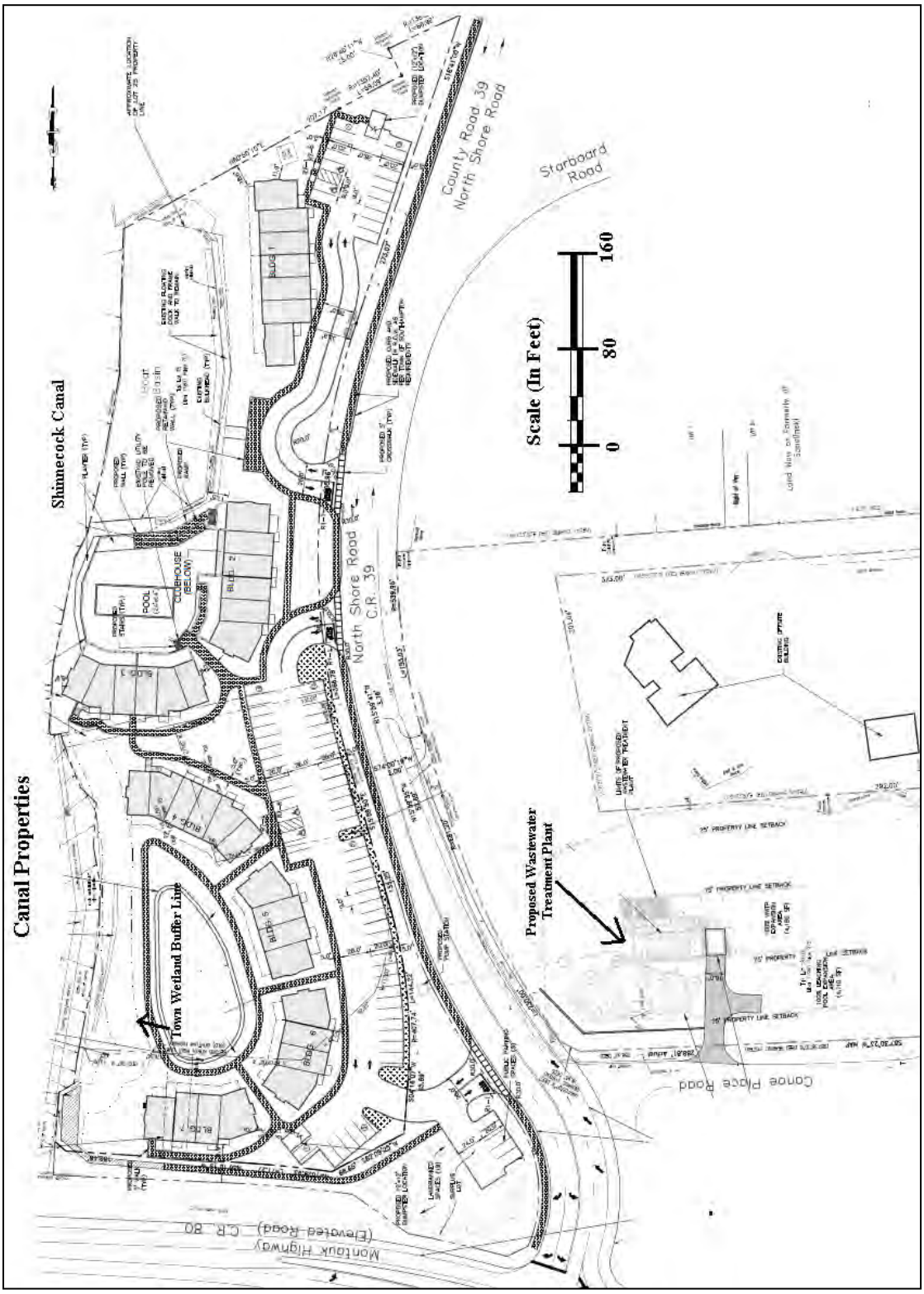
CPI, Canal & Eastern Properties MPDD

Draft EIS

Z-2: Canoe Place Inn
SCPD: SH-14-03
SCTM No: 0900-207.00-05.00-003.004 et al.



Z-2: Canoe Place Inn
SCPD: SH-14-03
SCTM No: 0900-207.00-05.00-003.004 et al.



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