

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) 853-4767

Joanne Minieri, Deputy County Executive and Commissioner, Department of Economic Development
and Planning

Sarah Lansdale, Director of Planning

Notice of Meeting

July 6, 2016 at 2:00 p.m.

Rose Caracappa Auditorium,

W.H. Rogers Legislature Bldg.,

725 Veterans Memorial Highway, Smithtown, NY

Tentative Agenda Includes:

1. Meeting Summary for June 2016
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guests
 - Joseph Sanzano, Town of Brookhaven Planning Division
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - Draft 2016 Horseblock Rd Corridor Study and Land Use Plan for Farmingville And DGEIS and FGEIS
 - Country Pointe at Yaphank, Town of Brookhaven
0200 55200 0100 001003
 - Gurwin Senior Housing, Town of Huntington
0400 25100 0100 017003, 018000
7. Section A-14-24 of the Suffolk County Administrative Code
 - None
8. Other Business:
 - 2016 Rules of Proceedings
 - Suffolk County Planning Commission Guidebook
 - East End Transportation Summit

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on August 3, 2016 2 p.m. Maxine S. Postal Auditorium, Evans K. Griffing Building, Riverhead County Center, 300 Center Drive Riverhead, New York 11901



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: 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville, NY
Municipality: Town of Brookhaven
Location: Center/southeast in the Town of Brookhaven

Received: 6/6/16
File Number: BR-16-06
Jurisdiction: Adoption of Comprehensive Plan Amendment
ZONING DATA: Particularly A1, A5, J Business, MF

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: No
- Received Health Services Approval: NA
- Property Considered for Affordable Housing Criteria: Yes
- Property has Historical /Archaeological Significance: No
- SEQRA Information: FEAF
- SEQRA Type: Type I
- Minority or Economic Distressed: Yes

PROPOSAL DETAILS

OVERVIEW – The Brookhaven Town Board has referred the Draft 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville. The Town Board intends to adopt the Study and Plan as part of the Town Comprehensive Plan as a policy document that the Town will be used as a guide for decision-making. The plan provides for a set of recommendations and design parameters to sustain and improve the Farmingville study area and the Horseblock Road corridor. The Town Board has previously adopted a SEQRA Positive Declaration (12/7/2015); accepted the draft Study and Draft Generic Environmental Impact Statement (2/25/2016); and held a public hearing for the draft Study and DGEIS (5/22/2016). The Final Generic Environmental Impact Statement (FGEIS) was accepted by the Town Board at their May 26, 2016 meeting.

The above mentioned documents are found at the Town’s website. Below is the link to the Draft 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingdale:
<http://www.brookhaven.org/DesktopModules/Bring2mind/DMX/Download.aspx?Command=Core>

[Download&EntryId=9369&language=en-US&PortalId=0&TabId=134](http://www.brookhaven.org/DesktopModules/Bring2mind/DMX/Download.aspx?Command=Core_Download&EntryId=9369&language=en-US&PortalId=0&TabId=134)

Below is the link to the Plan's DGEIS:

http://www.brookhaven.org/DesktopModules/Bring2mind/DMX/Download.aspx?Command=Core_Download&EntryId=9371&language=en-US&PortalId=0&TabId=134

Below is the link to the Plan's FGEIS:

http://www.brookhaven.org/DesktopModules/Bring2mind/DMX/Download.aspx?Command=Core_Download&EntryId=9664&language=en-US&PortalId=0&TabId=134

The area of study for the Horseblock Road corridor in Farmingdale encompasses approximately 4.5 square miles and is generally bonded by Nicholls Road (CR 97) on the west, the hamlet of Selden to the north, the hamlet of Medford on the east and the Long Island Expressway (NYS Rte. 495) to the south. The Study area is bisected by Horseblock Road (CR 16). The 2010 U.S. Census indicates that the Farmingville community consisted of a population of 15,481 people and is projected to grow 18%, an increase of approximately 3,000 people, by the year 2035.

According to materials referred to the Suffolk County Planning Commission "the existing physical and aesthetic conditions along the Horseblock Road corridor and the Farmingville study area can be characterized as poor. A common architectural theme does not exist amount the varied and mixed uses throughout the study area. The inconsistent landscaping, excessive and inappropriately located signage, inadequate off-street parking area, continuous curb cuts and unsafe pedestrian crossings create an unappealing and sometime dangerous environment."

Objectives of the Town of Brookhaven as indicated in referral materials to the SCPC, show that the objective of the Town are to; preserve the small town feel and enhance the areas character and strengthen existing residential neighborhoods, foster community pride, enhance and implement the concept of complete streets, define and create a recognizable hamlet center, increase recreational opportunities, explore potential redevelopment scenarios for underutilized or antiquated shopping centers and vacant parcels.

The above community goals resulted in the following objectives incorporated into the Horseblock Road Corridor Study and Land Use Plan for Farmingville:

- Establish future land use and zoning trends that clearly provide for appropriate commercial and residential development in a traditional neighborhood fashion in order to reduce commercial sprawl...
- Support and encourage appropriate roadway improvements to adequately serve the adjacent land uses while providing alternate means of access and travel ways and enhancing all transportation modes...
- Provide for well-placed and centrally located public spaces in addition to the preservation of environmentally sensitive lands...
- Enhance the aesthetic appeal of the area with particular attention to the building architecture and streetscape...
- Maximize citizen participation by providing many opportunities for public meetings and input...

In line with good planning practice implemented in the Town of Brookhaven, the Horseblock Road Land Use Plan is a community driven plan. In December of 2009, community leaders held a three day community planning weekend aimed at helping residents of Farmingville take control of their community, think about its future, and work on a vision plan to recommend improvements that can be achieved. That Vision, Farmingville: our Vision for Tomorrow was accepted by the Town in 2010. The document made needed recommendations in the areas of zoning, policies and guidelines,

focus areas, the business environment, landscaping and beatification, transportation and roads, and recreation with a clear implantation plan. Recent circumstances in land use development has prompted the community to revisit a land use plan for this area of Farmingville. This effort has resulted in the Draft 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville.

STAFF ANALYSIS

The Town of Brookhaven continues to be making progress in the development of an updated town wide Comprehensive Master Plan. The Horseblock Road Land Use Plan in this area will help to ensure that future development of the hamlet of Farmingdale adheres to goals of the community as reflected in the Vision for Tomorrow planning document. The Farmingville 2016 Horseblock Road Corridor Study and Land Use Plan is a lively, easy to read, and informative document with some good recommendations about future development.

Ideally, calculations of estimated potential commercial development additions or subtractions based on the plan's recommendations would be helpful.

Staff provides some additional comments for consideration by the Suffolk County Planning Commission to relay to the Town of Brookhaven:

- On page 17, data for 2008 should be removed, as it was superseded by the 2010 census.
- On page 17 and 18, data is cited for Farmingville for 2012. This data from the Census Bureau's American Community Survey must by definition be for a multi-year period (not just 2012), since Farmingville is too small in population to have one year of data reported by the ACS.
- On page 18, discussion of population and household data should indicate that the boundary of the Farmingville CDP changed somewhat between 2000 and 2010. (The northern part of census tract 1585.08 was removed from Farmingville and added to the Centereach CDP.)
- On page 18, the boxes discussing growth or data should indicate the years being discussed.
- On page 24, the owner-occupied percentage for Farmingville was stated to be 95%, but was actually 83% from the 2010 census, 84% for the 2008-2012 period and 86% for the 2010-2014 period.

STAFF RECOMMENDATION

Approval of the 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville, NY with the following comments:

1. The Town of Brookhaven continues to be making progress in the development of an updated town wide Comprehensive Master Plan. The Horseblock Road Land Use Plan in this area will help to ensure that future development of the hamlet of Farmingdale adheres to goals of the community as reflected in the Vision for Tomorrow planning document. The Farmingville 2016 Horseblock Road Corridor Study and Land Use Plan is a lively, easy to read, and informative document with some good recommendations about future development.

Staff of the Suffolk County Planning Commission provides some additional comments for consideration by the Town of Brookhaven:

- On page 17, data for 2008 should be removed, as it was superseded by the 2010 census.
- On page 17 and 18, data is cited for Farmingville for 2012. This data from the Census Bureau's American Community Survey must by definition be for a multi-year period (not just

2012), since Farmingville is too small in population to have one year of data reported by the ACS.

- On page 18, discussion of population and household data should indicate that the boundary of the Farmingville CDP changed somewhat between 2000 and 2010. (The northern part of census tract 1585.08 was removed from Farmingville and added to the Centereach CDP.)
- On page 18, the boxes discussing growth or data should indicate the years being discussed.
- On page 24, the owner-occupied percentage for Farmingville was stated to be 95%, but was actually 83% from the 2010 census, 84% for the 2008-2012 period and 86% for the 2010-2014 period.



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: Country Pointe at Yaphank
Municipality: Brookhaven
Location: n/w/c of William Floyd Parkway (CR 46) and Long Island Expressway (NYS Rte. 495)

Received: 6/6/2016
File Number: BR-16-05
T.P.I.N.: 0200 55200 0100 001003
Jurisdiction: Adjacent to CR 46 and NYS Rte. 495; Suffolk County Pine Barrens Zone

ZONING DATA

- Zoning Classification: Meadows at Yaphank PDD
- Minimum Lot Area: . Sq. Ft.
- Section 278: N/A
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

- Within Agricultural District:
- Shoreline Resource/Hazard Consideration:
- Received Health Services Approval:
- Property Considered for Affordable Housing Criteria:
- Property has Historical/Archaeological Significance:
- Property Previously Subdivided: Yes
- Property Previously Reviewed by Planning Commission: Yes
 - File: BR-11-05 & BR-14-02
 - Map of: Meadows at Yaphank
- SEQRA Information: Yes
- SEQRA Type: DEIS
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: none

- General Character of Site: rolling
- Range of Elevation within Site:
- Cover: successional weeds, grasses, shrubs and trees

PROPOSAL DETAILS

OVERVIEW – Country Pointe at Yaphank – site plan

ADDENDUM TO APRIL 2, 2014 STAFF REPORT – Meadows at Yaphank

Applicants request approval from the Brookhaven Town Planning Board for the construction of 400 attached units (300 retirement housing and 100 non age restricted units) on approximately 75.88 ac of land in the hamlet of Yaphank known as Country Pointe at Yaphank. Ten percent of the units, equaling forty (40) units, are to be affordable units in accordance with local and State requirements. The site plan includes private roadways not to be dedicated to the Town of Brookhaven, an 11,621 SF clubhouse, pools, common areas, tennis courts, gazebos, shuffleboard, 5 ponds and other typical improvements.

The proposed site plan is intended to be consistent with the Town of Brookhaven approved Meadows at Yaphank Planned Development District (PDD) Form Based Master Plan. The Meadows at Yaphank 322 ac PDD was reviewed (see attached staff report) and approved by the Suffolk County Planning Commission at its regular meeting of September 7th, 2011 with three comments related to affordable housing (see attached SCPC resolution).

Since the time of approval of the Meadows at Yaphank PDD the Town of Brookhaven has reviewed and approved a subdivision of the total PDD and a first phase of construction for the residential component of the Meadows at Yaphank. That phase consisted of 240 rental apartment units located at the northeast quadrant of the overall 322 ac PDD. The Suffolk County Planning Commission deliberated a referral received from the Town of Brookhaven regarding the matter at their regularly scheduled meeting of April 2, 2014 and approved the subdivision and site plan with eight (8) comments (see attached staff report and resolution).

The current referral to the Suffolk County Planning Commission is for site plan approval related to the construction of 400 attached units at the northwest corner of the property. A review of the proposed Declaration of Covenants and Restrictions included in the referral materials from the Town of Brookhaven to the Suffolk County Planning Commission indicates an attention to Suffolk County Planning Commission comments from the prior PDD, subdivision and site plan determinations.

The applicant has responded by offering to address Commission comments with covenants and restrictions that include but are not limited to:

- A narrative demonstrating compliance with Suffolk County Planning Commission comments from the change of zone referral (see attachment to April 2, 2014 staff report Addendum to the September 2011 staff report).
- A covenant indicating that any building over 100,000 sf shall be designed to meet the minimum design criteria for Leadership in Energy Environmental Design for New Construction (LEED/NC) Green Building Standards.
- A perpetual pedestrian and vehicular cross access easement for the entire facility
- Provide and establish a shuttle linkage from the proposed project to the Brookhaven National Laboratory, the Long Island Railroad station at Shirley and/or the Long Island Railroad station at Yaphank.
- Establish an emergency access route along the western property boundary.
- A combination of storm water retention methods that include rain gardens, reflecting

pool, ponds, wet meadows, natural retention subject to the Town of Brookhaven Planning Board.

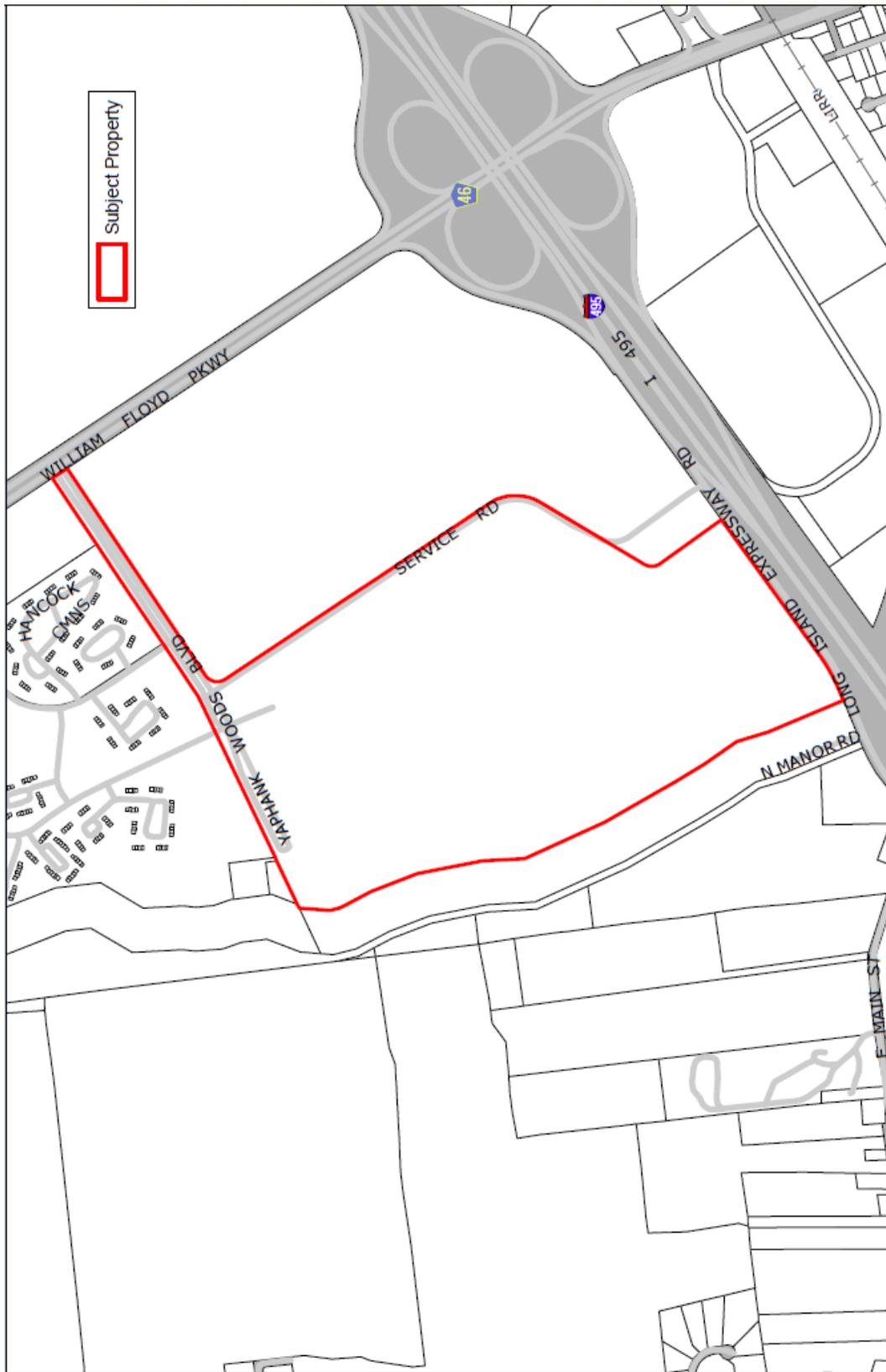
- Redemption of a minimum of five (5) Pine Barrens Credits.
- Compliance of the Dorade Sewage Treatment Plan (STP) with State and County laws.
- Pedestrian friendly streetscape consisting of sidewalks, decorative paving and low level decorative street lights.
- Street furniture, including street planters, hanging flowers/plants benches waste receptacles.
- Community signs, bulletin boards, information kiosks, bollards and bicycle racks.
- All major boulevards shall contain bike lanes.
- A bus stop with shelter placed on the south side of “the Boulevard West” roadway adjacent to the Town Park Parcel.

It is the belief of the staff that the proposed site plan is in substantial conformance with the Meadows at Yaphank Planned Development District reviewed and approved by the Suffolk County Planning Commission (September 7, 2011) and subsequently approved by the Town of Brookhaven.

STAFF RECOMMENDATION

Approval of the Country Pointe at Yaphank site plan with the following comments:

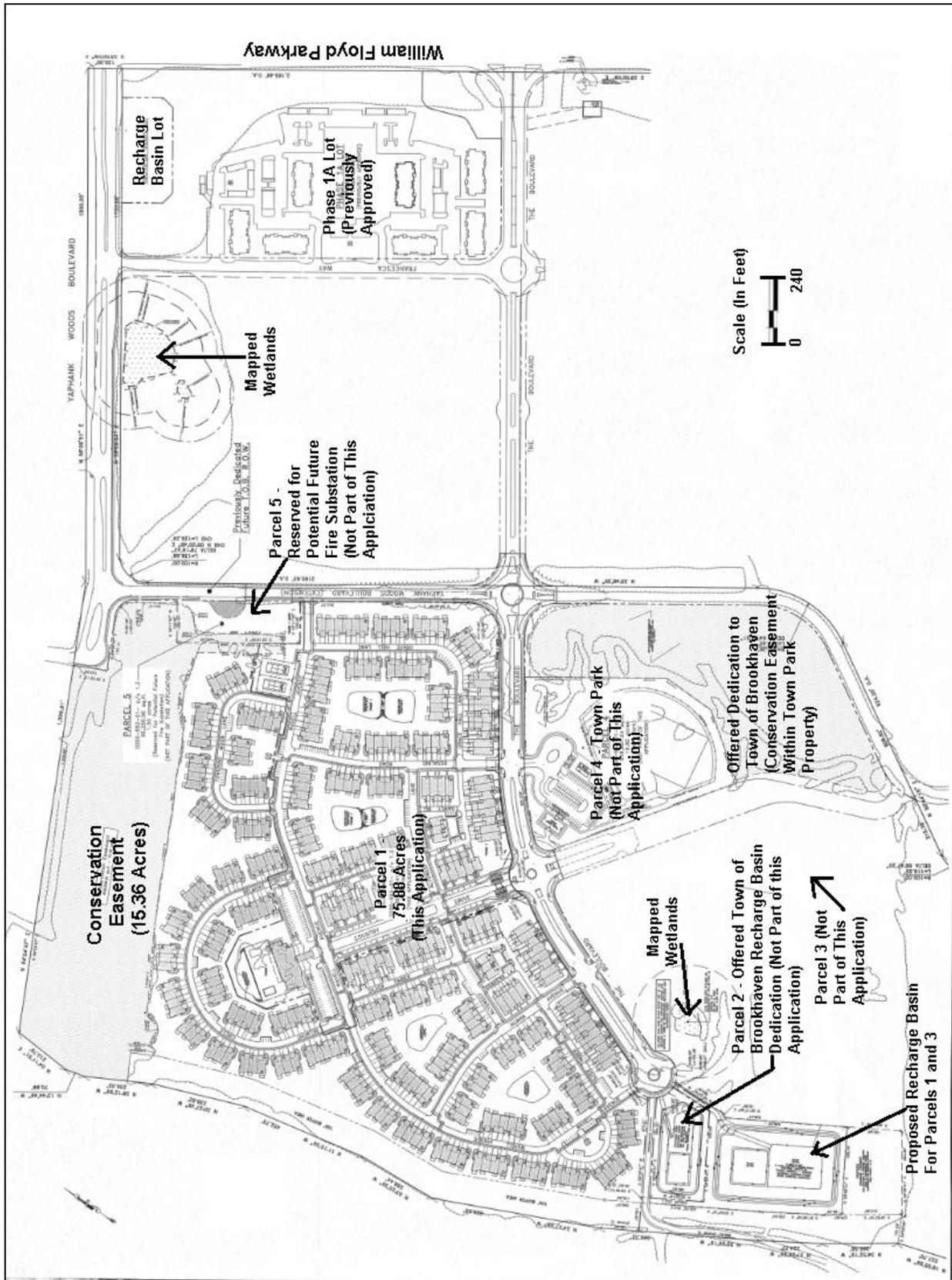
1. It is the belief of the Suffolk County Planning Commission that the proposed Country Pointe at Yaphank site plan referral to the Suffolk County Planning Commission is substantially consistent with the approved Planned Development District (PDD) zoning reviewed and approved by the Suffolk County Planning Commission and subsequently approved by the Town of Brookhaven.
2. The 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.
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.



SCRIP TAXMAP BASE, 2012
 Application: Country Pointe at Yaphank
 SCPD No.: BR-16-05
 SCTM No.: 0200 55200 0100 001003
 Date: 06/17/2016

1 inch = 900 feet
 Feet
 0 900 1,800

Copyright 2012, County of Suffolk, NY.
 Real Property Mapping Service provided with permission of Suffolk County Real Property
 Tax Service Agency (SRTSA). This mapping is a Digital Map in the (1) the data displayed
 is the responsibility of the agency which provided the data for the purpose of identifying and creating
 the map. (2) the data is not to be used for any other purpose. (3) the data is not to be
 used for any other purpose. (4) the data is not to be used for any other purpose. (5) the data
 is not to be used for any other purpose. (6) the data is not to be used for any other purpose.
 Some data correct data has been left out and questionable or inaccurate data has been
 engaged to help identify errors. In short, this is a Digital Map produced in an effort to aid
 in the correction of data and is not to be used as being complete or accurate in any way.
 *repealed from (F.O.L.L.) the provisions of the Freedom of Information Law (Public Officers
 Law Article 6, Section 84-a) by section 67.2. CD-16-02...05/05/2016





Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Joanne Minieri
Deputy County Executive and Commissioner

Division of Planning
and Environment

STAFF REPORT
SECTIONS A14-14 THRU A14-24 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: Gurwin Senior Housing, Inc.
Municipality: Huntington
Location: w/s/o Commack Road (CR 4) ~ 723' n/o Hauppauge Road

Received: 6/14/2016
File Number: HU-16-01
T.P.I.N.: 0400 25100 0100 017003
Jurisdiction: adjacent to CR 4 (Commack Road)

ZONING DATA

- Zoning Classification: R20 & R 40
- Minimum Lot Area: 40,000. Sq. Ft.
- Section 278: No
- Obtained Variance: No

SUPPLEMENTARY INFORMATION

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

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: none
- General Character of Site: level
- Range of Elevation within Site: 115' - 125 amsl
- Cover: wooded and grassed
- Soil Types: plymouth and Riverhead

- Range of Slopes (Soils Map): 0-8%
- Waterbodies or Wetlands: none

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: change of zone
- Layout: standard
- Area of Tract: 10.47 Acres
- Yield Map: No
- Open Space: N/A

ACCESS

- Roads: CR 4, Hauppauge Road
- Driveways: private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: proposed off site pond
 - Recharge Basins: proposed as off site pond
- Groundwater Management Zone: I
- Water Supply: public
- Sanitary Sewers: proposed onsite Sewage Treatment Plant upgrade

PROPOSAL DETAILS

OVERVIEW – Petitioners seek change of zone approval from the Huntington Town Board for a 10.47 acre parcel currently split zoned Residential 20,000 (R-20) and Residential 40,000 (R-40). Petitioners request conversion of the entire property zoning to the Town of Huntington Residential Health Services (R-HS) district to permit the construction of 237 independent senior living units.

The subject parcel is located on the west side of Commack Road (CR-4) approximately 723 feet north of Hauppauge Road (Town road) in the hamlet of Commack.

The petitioner’s proposal is to construct the 237 senior housing units distributed into six residential buildings throughout the ten acres of the project site. Three of the buildings would be four stories in height. There would also be a two story 32,559 SF community building. Formal gardens, botanical gardens and exercise paths are proposed along with water fountain features and a proposed pond.

The referral materials to the Suffolk County Planning Commission indicate that the senior housing units will be independent living units with some services provided to residents. The units are proposed to be developed as part of a lifecare community in conjunction with the assisted living facility and nursing home to the west.

Town of Huntington Zoning Law requires 356 off street parking spaces for the proposed Sr. housing complex. The petitioner proposes 292 spaces. According to referral material there are 79 surface parking spaces. All of the residential buildings have sub-surface parking beneath them (totaling 213 spaces). Three of the Villa buildings are connected by the underground parking.

Access is proposed in two locations to the subject project. To and from Commack Road (CR 4), a restricted right turn only ingress/egress is proposed at the north east corner of the subject property. Unrestricted access is also proposed to and from Hauppauge Road (Town Road) at the southwest property corner.

The proposed Sr. housing development intends to connect to an existing sewage treatment plant to the west (F.J. Linder Assisted Living Facility). This plant is to be renovated and will replace two existing treatment plants serving the Fay J. Linder Assisted Living Facility and the Gurwin Jewish Geriatric Center. The design and technology has not been indicated in the referral material to the Commission.

The petition to the Huntington Town Board also proposes to use an adjacent Suffolk County Recharge basin for storm water drainage. Storm water runoff from the contemplated development is to be collected via catch basins and directed to the recharge basin. It is also proposed that the basin be landscaped and a walking path around the basin be created. In this way, it is noted in the referral materials, the modification of the basin would be more of an aesthetic attraction for the community. Little detail beyond the provision of those elements is provided.

The subject site is presently grassed and treed vacant land. The proposed project is not located in a Suffolk County Pine Barrens Zone. The subject parcel is not located a State Special Groundwater Protection Area (SGPA). The site is situated over Hydro-geologic Management Zone I. The subject property is not in a State designated Critical Environmental Area. No local or State designated wetlands occur on the subject site.

The subject property is situated adjacent and to the south of a LIPA power transmission right-of-way. To the west the subject property is adjacent to the Gurwin Jewish Fay J. Linder Assisted Living facility and a Presbyterian church. Beyond to the west is a Health Facility. To the east the subject property abuts Suffolk County property, the Commack Public Library, a single family dwelling, Commack Road and beyond is found a development of detached single family dwellings. The subject property abuts Hauppauge Road to the south and further to the south is found the Hamlet Golf and Country Club

Zoning in the area includes R-40 west of the subject property; R-20 and R-15 to the south and north; R-10- and R-7 is found to the east in the area. There is a small area of Neighborhood Business at the south east corner of New Highway and Commack Road. The Town of Smithtown border lies within 500 feet east of 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.

The petitioners put forth that the proposed project “will complete the continuum of care and services for senior citizens begun in 1987 when the Gurwin Jewish Nursing and Rehabilitation Center was built and continued in 2001 when Fay Linder Residences for assisted living were added. The new apartments for independent living, plus services and amenities, will allow local seniors to age in place with dignity and respect while enjoying a gracious retirement setting. The new project will be certified by the NYS Department of Health as a continuing care retirement community.”

A proposed life care community project can be designed to be in harmony with the existing character of the area. While the area is primarily residentially zoned, there are a large number of non-residential uses in the vicinity, particularly along Hauppauge Road. On the north side of Hauppauge Road can be found a Library, church and a LIPA utility corridor to with high-tension electric wires on towers. The corridor is between 300-450 feet in width in this area. There is an

assisted living facility and nursing home on the north side and a golf course across the street to the south. Along Commack Road (CR-4) can be seen a small shopping center, a Verizon office building and a greenhouse complex. There are only a few adjacent or nearby single-family homes to the subject site. Information provided by the Town of Huntington to the Suffolk County Planning Commission in the Environmental Assessment Form relates that “although the proposal exceeds the density requirement by approximately fifteen (15) percent and increases the number of stories, the project site design includes a setback of at least two-hundred and thirty (230) feet for the four (4) story buildings from the surrounding roadways to the east and south. In addition, the existing Gurwin facilities to the west range from 3 to 4 stories making the proposed project compatible from a visual perspective with these adjoining uses.”

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Huntington Horizons 2020 Comprehensive Plan Update, adopted by the Town Board December 9, 2008 identifies the subject property on the Generalized Future Land Use map (figure 6-3) as “Low Density Residential” which is defined as less than two units to the acre. The subject petition, as indicated by the applicant, results in a land use density of 22.6 units to the acre. Town of Huntington material referred to the Suffolk County Planning Commission indicates that construction of the conceptual site plan as proposed will require the following variances and interpretations:

1. Building lot coverage of 28.37% where 25% is the maximum
2. Yield of 237 units where 207 units is the maximum density by Huntington Zoning Law
3. Building heights of 3 & 4 stories where 2 stories is the limit
4. Building heights of 53 feet and 44 feet (or greater) where 35 feet is the limit
5. Building side yard setbacks of 20 feet where 50 feet is required
6. Parking within 50 feet of the principal frontage
7. Buffer strip of less than 20 feet in some locations along side and rear property lines
8. An interpretation that the independent living units are allowed in the R-HS zone based upon their association with the neighboring assisted living facility and nearby nursing home
9. Parking for 292 vehicles where 356 parking spaces are required

The Town of Huntington Environmental Assessment Form part three (EAF Part III) indicates that the “R-HS Residential Health Services zone does not allow senior housing as an independent use. Senior housing is supposed to be developed in the R-RM Retirement Community zone. The applicant must be able to show that the proposed development will be operated as a congregate care community or lifecare community in accordance with the Huntington Town Code. If this is not shown, than a use variance may also be necessary. The R-HS zone allows a higher density of units than the R-RM zone because it is anticipated that the unit sizes will be smaller in the R-HS, similar to the smaller rooms found in assisted living or nursing homes. The Zoning Code definition of a lifecare community requires that senior housing not comprise more than 50% of a site so that senior housing is not built out at 19.8 units per acre. The application requests a residential density of 22.6 units per acre that exceeds the density of any other all-residential development projects in the Town. The Town of Huntington does not have a residential development with more than seven (7) units per acre which is not either connected to public sewers (with ocean discharge) or is 100% affordable. This would be the first lifecare/continuing care community in the Town.”

The petitioners have indicated that the project is consistent with the spirit and intent, as well as key elements of the Town Comprehensive Plan Update, which recognizes the importance of providing a mix of senior housing types. The petitioners put forth that “the new apartments for independent living, plus services and amenities, will allow local seniors to age in place with dignity and respect while enjoying a gracious retirement setting.”

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 indicated in referral materials (EAF Part III) that “due to the intensity of the development the entire property will be disturbed. Almost all of the land surface area will be covered by buildings, pavement or formal landscaping. Large quantities of soil will be removed to construct the underground parking garages.” The Conceptual Dimensional Site Plan referred to the Suffolk County Planning Commission indicates approximately 56,850 cubic yards of material will be removed from site. The EAF Part III also indicates that “the property was farmed into the 1980’s ...and land disturbance may also be required to mitigate levels of arsenic in the soil that exceed County guidelines.”

The development petition also includes the elimination of two aging existing Sewage treatment plants currently serving the existing Gurwin campuses (Fay J. Linder Assisted Living Facility/Gurwin Jewish Geriatric Center) and their replacement with a new state of the art sewage treatment facility. The new waste water treatment facility will collect and process waste from the assisted living facility, the Geriatric Center and the proposed Sr. living project. The proposal is in line with Suffolk County Department of Health Services’ (SCDHS) policy to reduce the number of STPs in the County. However, as referral materials indicate, the property lies 1.5 miles away from the Hauppauge Sewer District and the Southwest Sewer District (at the Heartland development site) and an option to connect to public sewers could be investigated.

Storm water runoff is to be collected, recharged, as well as, conveyed to an adjoining Suffolk County recharge basin, proposed for modification into a recharge pond with the permission of Suffolk County. The basin currently serves Commack Road (CR-4). The recharge pond/basin would then be vegetated with appropriate natural water-tolerant plant species to provide wildlife habitat and to provide an attractive appearance for the facility. It is proposed that there also be a walking path around the basin, which would as indicated, be modified to make it more of an aesthetic attraction for the community. Submission materials to the Commission do not indicate that NYS DEC SWPPP requirements will be met. It is noted in the Environmental Assessment Form (EAF) referred to the Suffolk County Planning Commission from the Town of Huntington that “the County DPW did not comment on the recharge basin usage.”

No mention of the consideration of energy efficiency is provided in the referral material to the Suffolk County Planning Commission.

There is no indication in the referral material from the Town of Huntington whether the petitioners have proposed to address the New York State Long Island Workforce Housing Act or local affordable housing requirements. It may be that the density proposed is a result of the bonus provisions of the act however; no discussion of the number of affordable units is given to the Suffolk County Planning Commission. It is noted in the Town referral documents to the Commission that

“the Town of Huntington does not have a residential development with more than seven (7) units per acre which is not either connected to public sewers (with ocean discharge) or is 100% affordable. This would be the first lifecare/continuing care community in the Town.”

A traffic study submitted to the Town of Huntington for the petition did not show any changes in Level of Service due to the proposed development. As indicated in the Town EAF Part III, the type of housing provided would likely generate fewer automotive trips than typical residential development because the consumer market for lifecare communities is mostly comprised of retired seniors. The Conceptual Dimensional site plan demonstrates access at the north of the property to County Road 4 (Commack Road). According to the EAF A better alignment alternative, has been requested by the Suffolk county Department of Public Works, to align the new site driveway with Laurinda Drive.

According to the American Association of Retired People (AARP), 1 in 3 Americans are 50 or older and by 2030 one out of every five people in the U.S. will be 65+. To address this growing demographic in 2012, AARP published “Aging In Place: A Toolkit for Local Governments”⁽¹⁾ containing several recommendations that are pertinent to this proposed project.

While the majority of older adults are living now where they will live as they age, new construction is an important part of aging in place as we look to the future. Communities can implement changes now to insure that they have a housing stock to meet the needs of the rapidly growing older adult population.

Recommendations of the “Aging in Place: A Toolkit for Local Governments” include:

- Create a Variety of Housing Types: Allow the construction of a variety of housing types to fit the needs and desires of the full spectrum of citizens: single-family detached homes, row houses, walk-up apartments, apartments above retail, granny flats above garages. All types of housing should be integrated into the community to preclude the de facto segregation that characterizes most cities today.
- Incorporating Accessibility Standards in New Construction: Encourage homebuilders and contractors to construct new homes according to accessibility standards and avoid the construction of "Peter Pan Housing"-- housing for those who never grow old.
- Walkability: In a healthy, socially vibrant community, residents must be able to walk. As people age, they may lose the ability to drive safely long before they lose the ability to walk. Walking is the favored mode transportation for seniors who are either uncomfortable driving or unable to do so. Walking helps maintain health and important social interactions. Providing safe sidewalks and dependable public transit for older adults can reduce the overall cost of personal services. Guidelines are provided in the report.
- Enhancing Transportation Services: A comprehensive, consumer-friendly transportation program addresses: driver safety efforts, improved public transit services, integrated taxi/paratransit services, enhanced pedestrian facilities, volunteer services, escort (“hand-to-hand”) services and emergency transportation services.

1 Accessed at: <http://www.aarp.org/content/dam/aarp/livable-communities/plan/planning/aging-in-place-a-toolkit-for-local-governments-aarp.pdf>

Suffolk County Transit (bus route) S-41 travels along CR-4 to points north and south including all three branches of the LIRR and several shopping areas.

Little discussion is made in the petition to the Town and referred to the Commission on public safety and universal design.

STAFF RECOMMENDATION

Approval of the change of zone for Gurwin Senior Housing from R-20 and R-40 to R-HS for the construction of senior independent living units with the following modifications and comments:

Modifications:

1. Pursuant to the request of the Suffolk County Department of Public Works the access at the north east corner of the subject property shall be relocated to align the new site driveway with Laurinda Drive.

Reason: According to the EAF submitted to the Suffolk County Planning Commission in referral material from the Town of Huntington, a better alignment alternative has been requested by the Suffolk County Department of Public Works, to align the new site driveway with Laurinda Drive.

2. The petitioner shall contact the Suffolk County Department of Public Works to confirm the allowable use of the County storm water recharge basin associated with CR-4 (Commack Road) for accommodation of on-site generated storm water runoff for this proposed project.

Reason: Best management practice for on-site generation of storm water runoff is to contain all runoff within the bounds of the subject development property. The use of public roadway storm water recharge basins for storm water treatment from private property may not be possible and warrants review and approval from the Suffolk County Department of Public Works.

Comments:

1. An Environmental Site Assessment for the subject property is appropriate given its past use. At a minimum a dust control plan or some other appropriate mitigation should be developed to control airborne soil particles that may contain Arsenic.
2. The export of 56,850 cubic yards of soil from the subject property should be done in accordance with the above noted mitigation plan and in conjunction with appropriate Town of Huntington and New York State Department of Environmental Conservation permits if necessary.
3. Early review by the Suffolk County Department of Health Services and the Suffolk County Department of Public Works is warranted for consideration of waste water treatment options and the petitioner should be directed to contact and begin/continue dialogue with the Suffolk County Department of Health Services and the SCDPW as early as possible.
4. The petitioner should be encouraged to contact the Suffolk County Department of Public Works to review the Suffolk County Planning Commission publication on The Study of man-made Ponds in Suffolk County NY.
5. The petitioner 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.

6. The petitioner 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.
7. A statement as to the petitions compliance with the New York State Long Island Workforce Housing Act and the provision of affordable senior housing at this location and in this form is warranted.
8. Proper shoulders, sidewalks and bike lanes on roadways adjacent to the subject property should be provided by the petition.
9. The Petitioners should contact Suffolk County Transit for the ability to accommodate bus ridership at the subject property.
10. The petitioner should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
11. The petitioner should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.

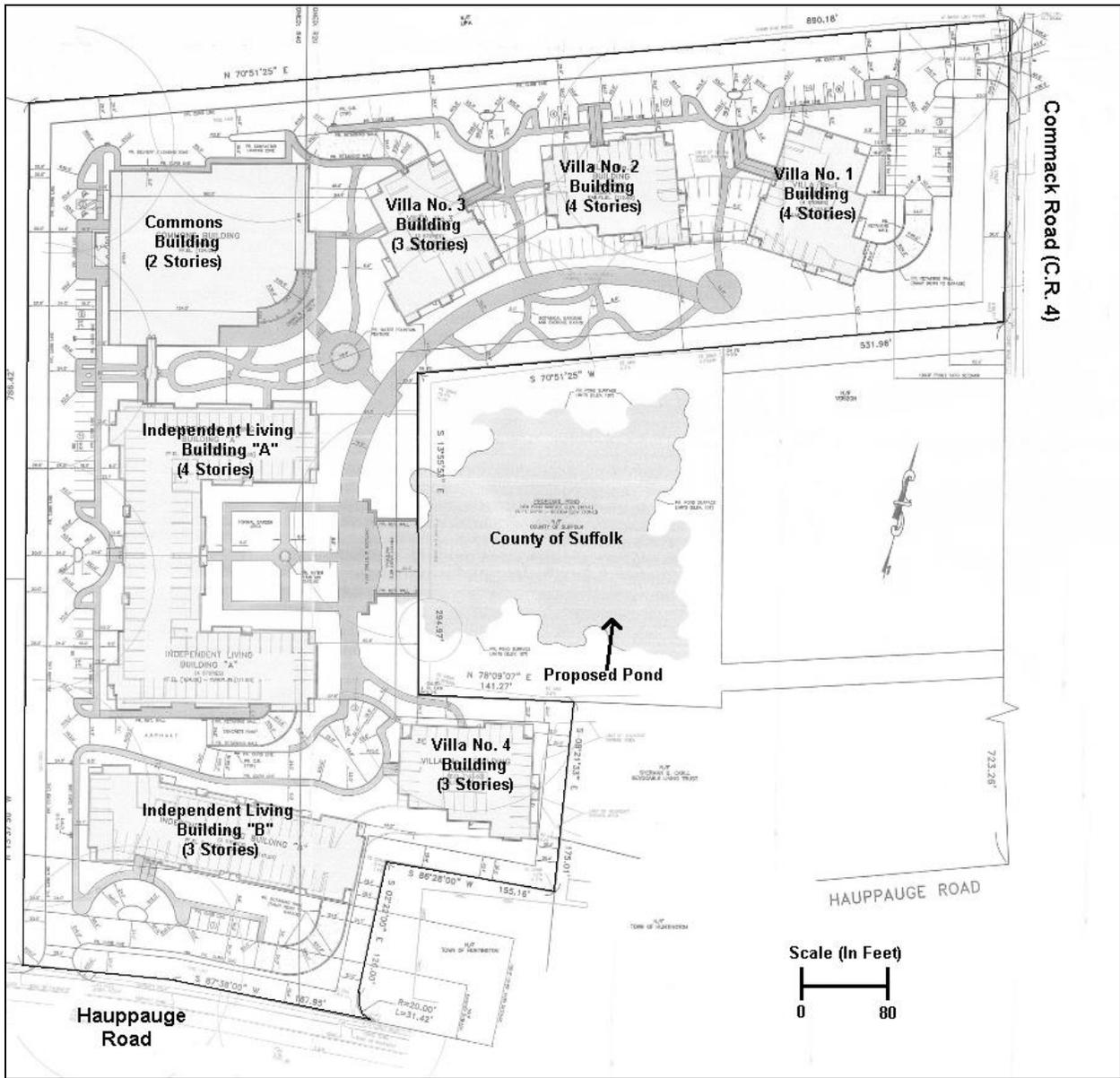


COMPILED BY SUFFOLK COUNTY OF SUFFOLK, N.Y.
 Real Property Taxmap parcel (revision) and with permission of Suffolk County Real Property
 Tax Service Agency (R.E.T.S.A.). This rendering is a DIGITAL MAP in that it is the data displayed
 on this map is not a legal document and should not be used for legal purposes. The data on this
 map is the best available information and is not guaranteed to be accurate. Some parcels may
 have some color correct data has been left out and questionable or inaccurate data has been
 highlighted in this color. In short, this is a DIGITAL MAP produced in an effort to aid
 in the collection of data and is not intended to be a legal document or accurate in any way.
 *Excerpted from (FOIL) the provisions of the Freedom of Information Law (Public Officers
 Law Article 6 Section 84-b) by section 87.2-g
 CO-16-02...6/15/16

1 inch = 300 feet
 0 300 600 Feet

SUFFOLK COUNTY
 Planning Department
 100 State Street, Room 100
 Suffolk, NY 11988

SCRIP TAXMAP BASE, 2012
 Application: Gurwin Senior Housing COZ
 SCTM No.: 0400 25100 0100 017003 & 018000
 SCPD No.: HU-16-01
 Date: 06/17/2016



Z-3: Gurwin Senior Housing, Inc.
 SCPD: HU-16-01
 SCTM No: 0400-251.00-01.00-017.003