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

March 6, 2013 at 10:00 a.m.
Rose Caracappa Auditorium
W.H. Rogers Legislature Bldg., 725 Veterans Memorial Highway, Smithtown, NY

Tentative Agenda Includes:

1. Meeting Summary for February 2013

2. Public Portion

3. Chairman's Report

4. Director's Report

5. Guest Speaker

6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
   - Wyandanch Revitalization Communities A, LLC
     0100 040 000 0200 010 004 (Babylon)

   - North Isle Village STP
     0200 31500 0100 001000 (Brookhaven)

   - Avalon at Huntington Station
     0400 10404 0200 001000 (Huntington)

7. Section A-14-24 of the Suffolk County Administrative Code
   None

8. Discussion:

9. Other Business:

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on April 3, 2013 at 2:00 p.m., in the Maxine S. Postal Auditorium, Riverhead County Center, 300 Center Drive, Riverhead, 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: Wyandanch Revitalization Communities A, LLC
Municipality: Babylon
Location: E/S/O County Road 2 (Straight Path) ~ 500' N/O Main Street
Received: 2/21/13
File Number: BA-09-01.1
T.P.I.N.: 0100 04000 0100 006000 (sic)
Jurisdiction: Adjacent to CR 2 (Straight Path)

ZONING DATA

- Zoning Classification: Form Based Code (Chapter 213, Article XLII, Babylon Code)
- Minimum Lot Area: N/A.
- Section 278: No
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

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

SITE DESCRIPTION

- Present Land Use: Parking
- Existing Structures: No
- General Character of Site: Level

- Cover: Asphalt
- Soil Types: Urban Land
- Range of Slopes (Soils Map): 0-3%
- Waterbodies or Wetlands: None

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Site Plan
- Layout: Standard
- Area of Tract: 2.4 ac
- Yield Map: N/A
  - No. of Lots: N/A
- Open Space: N/A

ACCESS

- Roads: Existing – CR4 (Straight Path)
- Driveways: -

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
  - Design of System: CB-LP
  - Recharge Basins No
- Groundwater Management Zone: I
- Water Supply: Public
- Sanitary Sewers: Public

PROPOSAL DETAILS

OVERVIEW - Applicants seek Babylon Town Planning Board site plan approval for the construction of a 27,768 SF mixed use building consisting of retail and residential space. The building, referred to as building A, is part of the Wyandanch Downtown Revitalization Plan (approved without conditions by the Suffolk County Planning Commission 1/7/09).

The approximately 105 acre Downtown Wyandanch Revitalization Plan project area is comprised of the general downtown area of Wyandanch hamlet extending roughly 300 feet east and west of Straight Path from North 9th Street on the north to Garrison Avenue on the south, and several lots along Long Island Avenue stretching approximately from Elk Street on the east to 22nd Street on the west. The project area includes 281 tax lots. The projected redevelopment scenario includes approximately 250,000 square feet of retail/office space, 56,000 square feet of institutional space and 1,350 dwelling units. Most of the development would be located adjacent to Straight Path. Independent of the proposed project, an 115,000-SF public plaza and a parking garage with 2,023 parking spaces as part of an Intermodal Transit Facility planned adjacent to the Wyandanch train station is being facilitated. Also currently under way is a Head Start building being facilitated by the Dormitory Authority of the State of New York and renovations to the Wyandanch Public Library. Several other potential development projects are currently being reviewed by the Suffolk County Sewer Agency for connection to the new sanitary sewer main extension from the Southwest Sewer District.

The current referral is anticipated to be the first phase of a multi-phase redevelopment scenario for Wyandanch. The proposed site plan contains a building in two (2) masses (connected underground) containing a total of approximately 17,501 square feet of retail space on the ground floor and the remaining 10,267 square feet in residential, services and support space (lobby, mailroom, community room, boiler, maintenance shop, etc.).

There are ninety (90) residential units proposed plus one unit for a resident superintendent. Of the ninety units, only 30 units are to be without income restrictions leaving the remaining 60 units (67%) for workforce/affordable housing purposes (18 units [20%] at 50% AMI; 33 units [37%] between 50%-60% AMI and 9 units [10%] at 61%-90% AMI).

The subject referral provides 129 on-site parking stalls in accordance with the Town of Babylon Form Based Code (Chapter 213, Article XLII). The Code allows for a shared parking scheme computing minimum parking standards by building function with a shared parking factor and flexible parking standards.

Access to the proposed site plan is to be to Straight Path (CR 4) through an internal collector street identified as Loop Road. Said internal road is to remain dedicated to the Town highway system.

The proposed development is to be supplied with potable and irrigation water by the Suffolk County Water Authority.

Sanitary waste water is to be collected and conveyed to the Suffolk County Southwest Sewer District.

All storm water runoff and drainage is proposed to be contained on site through a series of storm drains and dry wells. The applicants are proposing the use of rain gardens and rain water cisterns to supplement irrigation requirements. Prior to final site plan approval, a Storm Water Pollution Prevention Plan (SWPPP) is anticipated to be reviewed by the Town Engineer. In addition, Chapter 213, Article XLII, of the Town Zoning Law provides for Green Building considerations and streetscape, open space and landscape details.

The subject property is currently improved as a commuter parking lot for the Long Island Rail Road. Approximately 200 parking stalls curbing, drainage and small amounts of landscaping are to be affected by the proposed site plan. The subject property is not located in a Pine Barrens Zone of Suffolk county and is not situated in a New York State Critical Environmental Area (CEA). The subject property contains no naturally occurring fresh water wetland areas on or off site. The development parcel is not located in a Special Ground Water Protection Area (SGPA). The site is located in Suffolk County Ground Water Management Zone I. Ground water flow in this area is generally to the south.

The development is intended by the petitioner to provide a mixed-use development including housing and employment opportunities, and is intended to be designed to provide walkability to multimodal transportation choices and sense-of-place within the community. The proposal is intended to be in conformance with the Wyandanch Downtown Revitalization Plan.

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.

For at least the last decade the hamlet of Wyandanch has experienced ongoing economic stagnation. The proposed project is intended, along with the overall Downtown Wyandanch Revitalization Plan to redevelop a strategic site identified in the plan with active, tax-generating uses, such as mixed housing and commercial/retail uses. The proposed Wyandanch Downtown Revitalization Plan will serve to carefully guide and expedite redevelopment and revitalization in Wyandanch. The plan and thus this element, was based on the goals and objectives of Wyandanch Rising; a significant public input visioning process. The process developed a collaborative consensus plan that encourages development that is compatible with the existing surrounding businesses in the project and study areas. This site plan is one cohesive element of the plan.

It is the belief of the staff that the proposed site plan is consistent with General Municipal Law and is one of the first steps toward the re-creation of a satisfactory community environment for the hamlet of Wyandanch.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Babylon Comprehensive Land Use Plan makes no specific recommendations for the subject property. However, the project is consistent with the Town of Babylon Comprehensive Land Use Plan to strengthen the Central Business District in Wyandanch. The Wyandanch Downtown Revitalization Plan is a three part element including an Urban Renewal Plan, Brownfield Opportunity Area (BOA) program and new zoning district in the form of a form based code.

The subject site plan application is consistent with local planning objectives particularly the Wyandanch Downtown Revitalization Plan.

SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:

The Suffolk County Planning Commissions has identified six general critical county wide priorities and include:

1. Environmental Protection
2. Energy efficiency
3. Economic Development, Equity and Sustainability
4. Housing Diversity
5. Transportation and
6. Public Safety

These policies are reflected in the Suffolk County Planning Commission Guidebook (unanimously adopted July 11, 2012). Below are Items for consideration regarding the Commission policies:

Environmental Protection- The Suffolk County Planning Commission guidebook recommends the promotion of the use of green methodologies such as rain gardens and bioswales to control on site storm water runoff. Several methodologies are proposed by the applicant, as the project is striving for U.S. Green Building Council's Leadership in Energy and Environmental (LEED) ND certification.

Energy Efficiency- It is envisioned that the proposed building will not have an adverse effect on the distribution, generation and maintenance of existing energy facilities. In addition all applicable proposed projects under the Wyandanch Downtown Revitalization Plan would meet LEED certification and ENERGY STAR standards, to ensure the development of environmentally responsible energy efficient buildings.

Economic Development, Equity and Sustainability- The proposed project as part of the Wyandanch Downtown Revitalization Plan would provide economic development opportunities in the short and long term, provide for equity via the workforce/affordable housing component and sustainability through the LEEDS components and the TOD aspect of the project.

Housing Diversity- The proposal provides for additional housing diversity in the region as opposed to detached single family housing, as well as, providing for affordability and layout diversity in the residential unit component.

Transportation- The subject property is currently improved as a commuter parking lot for the Long Island Rail Road. Approximately 200 parking stalls curbing, drainage and small amounts of landscaping are to be affected by the proposed site plan.

The Form Based Code (FBC) Administrator (FBCA) has the authority to review and approve variable shared parking plans for land uses if found to be consistent with the intent of the Form Based Code.

The subject parcel is situated along the S-2A and S23 bus route of Suffolk County Transit along the CR 4 (Straight Path) Corridor. According to the Town of Babylon SEQRA Findings Statement recent years have shown an increase in bus ridership on the Suffolk county Transit routes that serve the Wyandanch LIRR station. The increasing trend in bus ridership and train commuting is expected to continue into the future. Proposed bus stops would include bus shelters to protect riders from the elements. The new bus stops would link directly to the proposed Intermodal Transit Facility and would provide access to the LIRR station and a public plaza via new high visibility crosswalks and sidewalks. Additional transit enhancements as part of the Downtown Wyandanch Revitalization Plan would include upgrades to the LIRR Wyandanch station and platform with weather protection for customers. Pedestrians would also be able to access the new Intermodal Transit Facility via a new footbridge proposed from Doe Street over the LIRR tracks, linking directly to the proposed Intermodal Transit Facility.

Public Safety- The proposed project is intended, along with the overall Downtown Wyandanch Revitalization Plan to redevelop a strategic site identified in the plan with active, tax-generating uses, such as mixed housing and commercial/retail uses. The proposed Wyandanch Downtown Revitalization Plan will serve to carefully guide and expedite redevelopment and revitalization in Wyandanch. The plan and thus this element, was based on the goals and objectives of

Wyandanch Rising; a significant public input visioning process.

Finally, as a minor point, the subject referral, identifies the proposed "Building A" project site area consisting of 2.423 acres as being located on Suffolk County Tax Map (SCTM) lot # 0100-040.00-01.00-006.000. However, according to the *2012 Suffolk County Tax Map** record, there is an existing parcel (.153 acres) with the same tax map number to the west of the proposed project site area. According to the *2012 Suffolk County Tax Map** record, said proposed "Building A" project site area (2.423 acres) appears to be located on the following existing SCTM lot #'s:

p/o 0100-040.00-02.00-012.000

p/o 0100-040.00-02.00-010.004

p/o 0100-040.00-02.00-010.003

*The above-mentioned *2012 Suffolk County Tax Map* record is contained in the County of Suffolk Real Property Tax Service Agency's Subscriber Map Album (Copyright 2012) for the Town of Babylon.

The town and the applicant should consult the Subscriber Map Album and correct the tax map number if warranted.

STAFF RECOMMENDATION

Approval, subject to the following comments:

1. Dialogue should continue with the Suffolk County Department of Public Works as is necessary for permits and approvals.

Access to the proposed site plan is to be to Straight Path (CR 4) through an internal collector street identified as Loop Road.

2. Dialogue should continue as is necessary for permits and approvals with the Suffolk County Department of Health Services/Department of Public Works.

Sanitary waste water is to be collected and conveyed to the Suffolk County Southwest Sewer District.

3. The town and the applicant should consult the Subscriber Map Album and correct the tax map number if warranted.

The subject referral, identifies the proposed "Building A" project site area consisting of 2.423 acres as being located on Suffolk County Tax Map (SCTM) lot # 0100-040.00-01.00-006.000. However, according to the *2012 Suffolk County Tax Map** record, there is an existing parcel (.153 acres) with the same tax map number to the west of the proposed project site area. According to the *2012 Suffolk County Tax Map** record, said proposed "Building A" project site

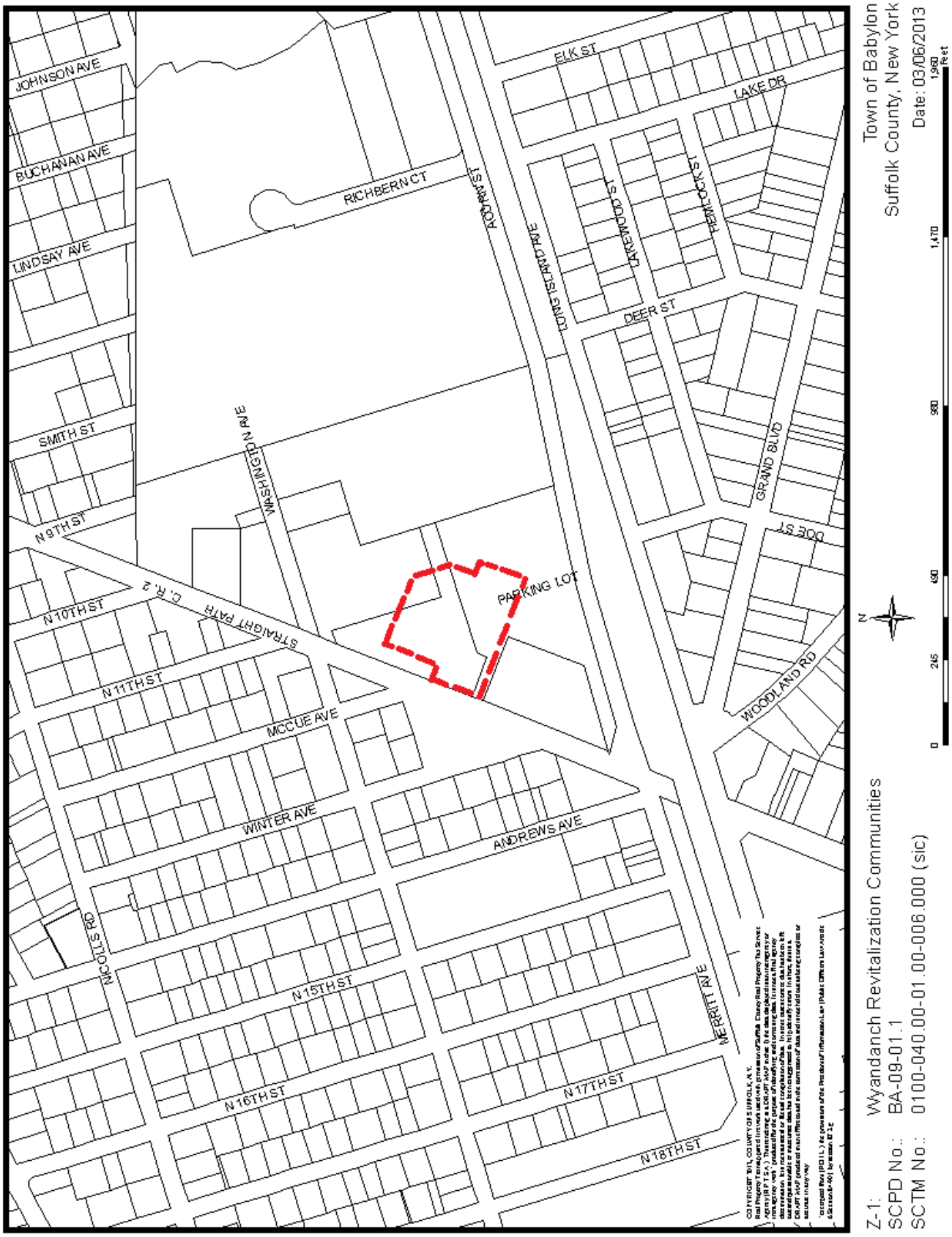
area (2.423 acres) appears to be located on the following existing SCTM lot #'s:

p/o 0100-040.00-02.00-012.000

p/o 0100-040.00-02.00-010.004

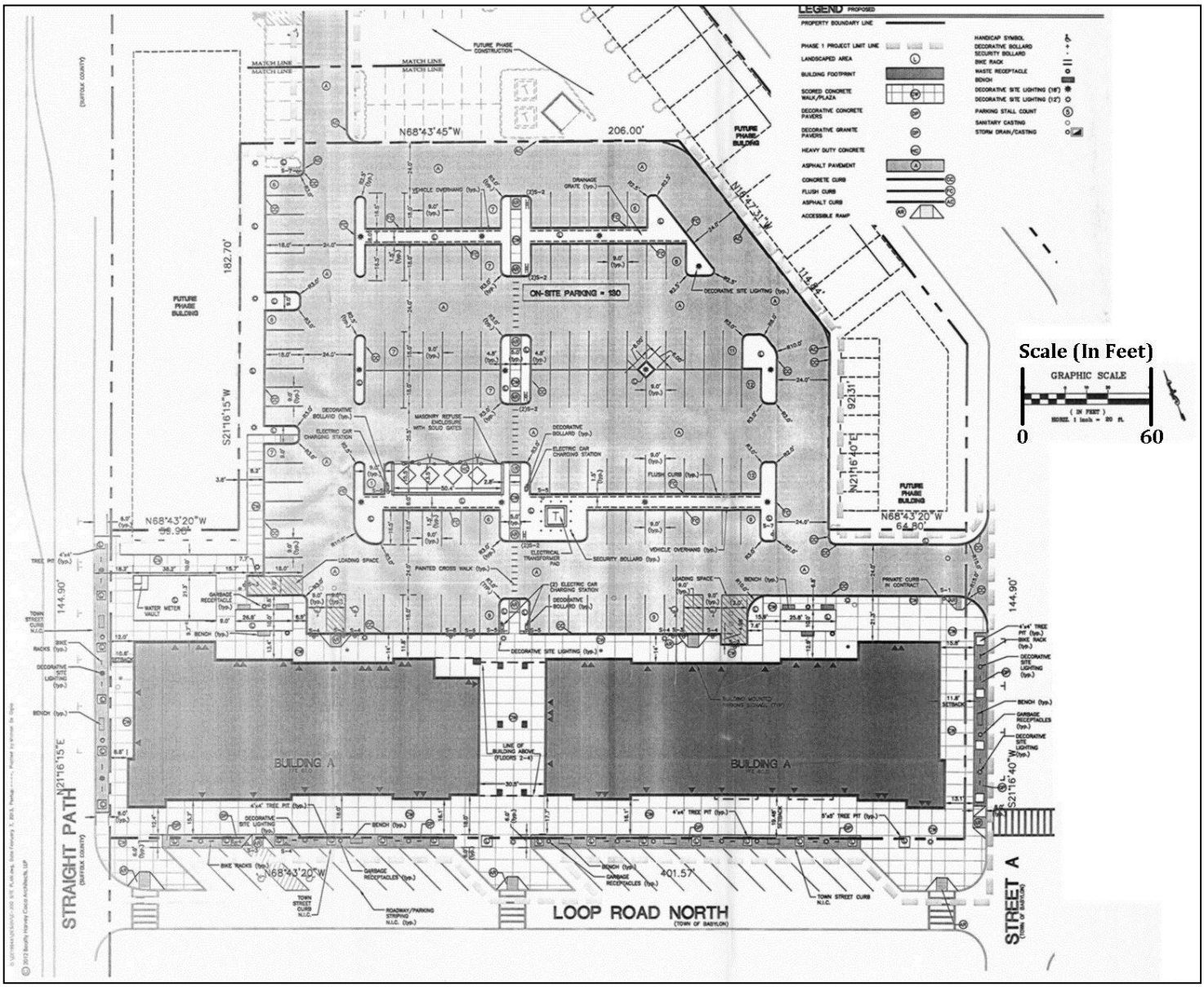
p/o 0100-040.00-02.00-010.003

*The above-mentioned *2012 Suffolk County Tax Map* record is contained in the County of Suffolk Real Property Tax Service Agency's Subscriber Map Album (Copyright 2012) for the Town of Babylon.

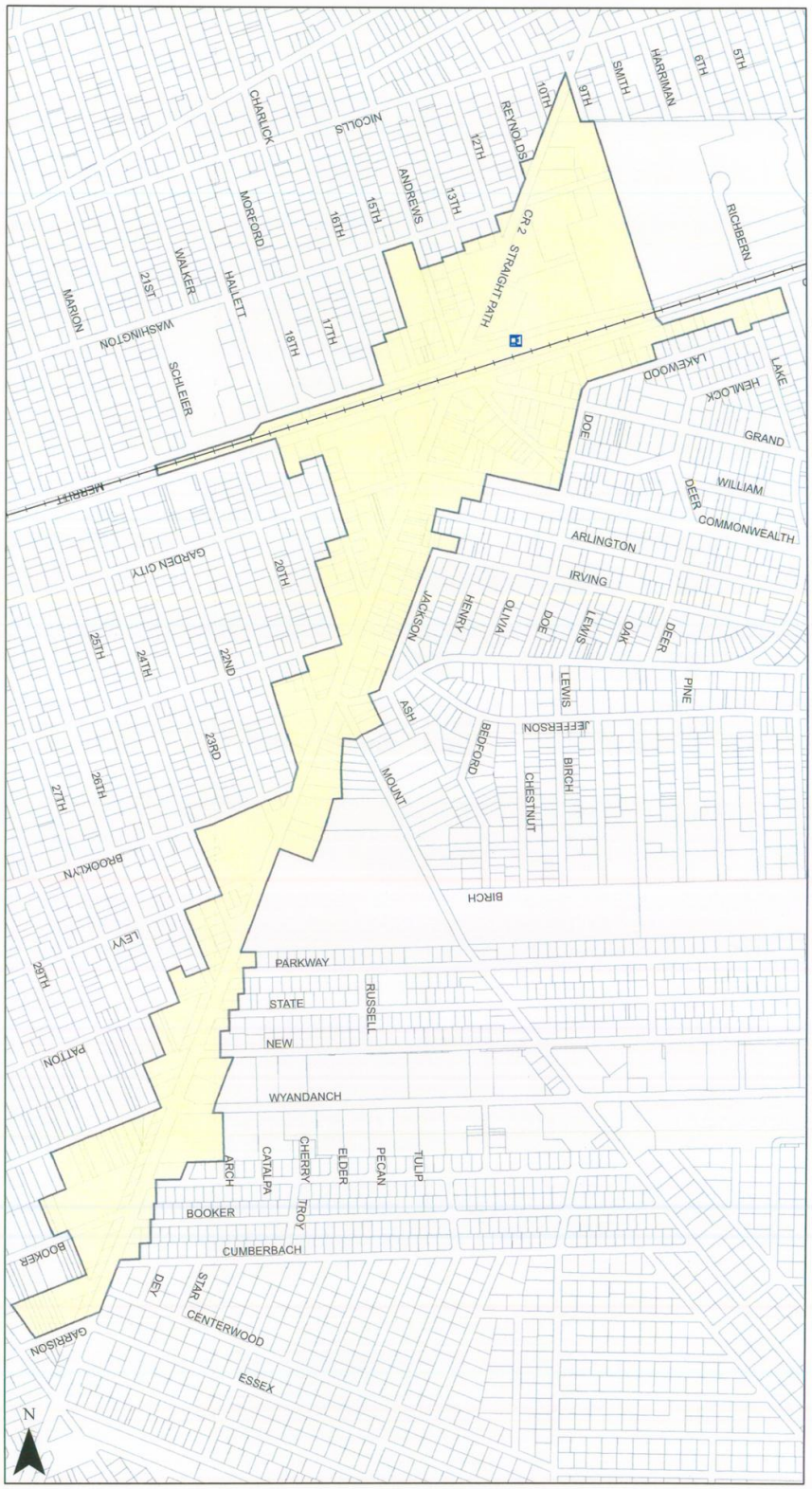


Town of Babylon
Suffolk County, New York
Date: 03/06/2013

Z-1: Wyandanch Revitalization Communities
SCPD No.: BA-09-01.1
SCTM No.: 0100-040.00-01.00-006.000 (sic)



Z-1: Wyandanch Revitalization Communities A, LLC
SCPD: BA-09-01.1
SCTM No: 0100-040.00-01.00-006.000 (sic)



Wyandanch Downtown Revitalization Plan

Figure S-5
Project Area Map

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: North Isle Village STP
Municipality: Brookhaven
Location: W/S/O Gibbs Pond Road W/O Cheyenne Court

Received: 2/19/13
File Number: BR-13-01
T.P.I.N.: 0200 31500 0100 001000
Jurisdiction: within 500 feet of CR 83 (Patchogue-Mount Sinai Road)

ZONING DATA

- Zoning Classification: MF – 2 Residence District
- Minimum Lot Area: N/A
- Section 278: N/A
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: No
- Received Health Services Approval: No
- Property Considered for Affordable Housing Criteria: No
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: No

- SEQRA Information: Yes
- SEQRA Type EAF
- Minority or Economic Distressed No

SITE DESCRIPTION

- Present Land Use: Existing Residential Apartment Complex
- Existing Structures: Yes, STP and residential dwellings
- General Character of Site: Level

- Range of Elevation within Site: 123-125 feet amsl
- Cover: Roadway asphalt, turf and buildings
- Soil Types: Urban land, cut and fill some Carver association
- Range of Slopes (Soils Map): 0-3%
- Waterbodies or Wetlands: None

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: site plan
- Layout: Standard
- Area of Tract: ~2 acres of a 43 acre subdivision
- Yield Map: N/A

ACCESS

- Roads: Gibbs Road
- Driveways: on-site

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
  - Design of System: CB-LP
  - Recharge Basins No
- Groundwater Management Zone: III
- Water Supply: Public
- Sanitary Sewers: On-site STP

PROPOSAL DETAILS

OVERVIEW – Applicants request Site Plan approval from the Brookhaven Town Planning Board for the replacement of the existing sewage treatment plant (STP) with a new STP to include nitrogen removal. The existing STP treats wastewater from the existing North Isle Village apartment complex of 764 units and a 1,500 SF Community Building. The existing STP is being replaced in accordance with an Order On Consent No. UPG-2008-003 issued by Suffolk County. The existing STP must remain operational while the new STP is constructed. After the new STP is constructed the existing STP will be demolished. The Suffolk County Department of Health Services Board of Review has approved the proposed location.

Demolition and construction debris will not be buried on site. All unsuitable material and debris will be removed and disposed of at an approved facility in accordance with town, county, state and federal laws and codes. Upon completion of construction of the new STP, acceptance by SCDPW and SCDHS and activation of the new STP, the existing STP will be decommissioned. Separate approvals for the STP demolition are to be secured prior to any work being done to the STP.

Total required leaching area for the new STP is 16,600 SF to treat a flow of 166,000 gpd and includes the installation of 90 pools. No flow from outside the apartment complex appears to be contemplated. A review of the Suffolk County Submission and Status Terminal (SST) did not reveal any additional information regarding the project.

The subject application triggers section 1.3 G. of the Suffolk County Planning Commission Guidebook with respect to regionally significant projects. Said project is a “new…or expanded

waste treatment and disposal facility).

All storm water runoff and drainage is proposed to be contained on site through a series of existing storm drains and dry wells and leaching pools. Prior to final site plan approval, a Storm Water Pollution Prevention Plan (SWPPP) is anticipated be reviewed by the Town Engineer. The Town Planning Board and the applicant should review the Suffolk County Planning Commission publication Managing Storm Water-Natural Vegetation and Green Methodologies and incorporate where practical natural remedies for storm water runoff treatment.

The subject property is not located in a Pine Barrens Zone of Suffolk County, however the site is situated in the Middle Island-Yaphank New York State Critical Environmental Area. The subject property contains no naturally occurring fresh water wetland areas on site. The development parcel is located in the Central Suffolk Special Ground Water Protection Area (SGPA). The site is located in Suffolk County Ground Water Management Zone III. Ground water flow in this area is generally to the north, north-east.

The subject property is located in an area mixed with recreation and commercial uses.

Access to the proposed development is to be from Gibbs Road, a Town road.

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.

The upgrade of the STP does not contravene any General Municipal Law considerations and may further public convenience and the maintenance of a satisfactory community environment.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS:

The Town of Brookhaven 1996 Comprehensive Land Use Plan designates the site for high density residential use.

As indicated by the Town Zoning Law the existing use is a permitted use in the District. The subject application, as an appurtenance to the apartment complex appears to be in conformance with the Town Comprehensive Plan. It is the belief of staff that the project appears to be consistent with 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 Commission policies:

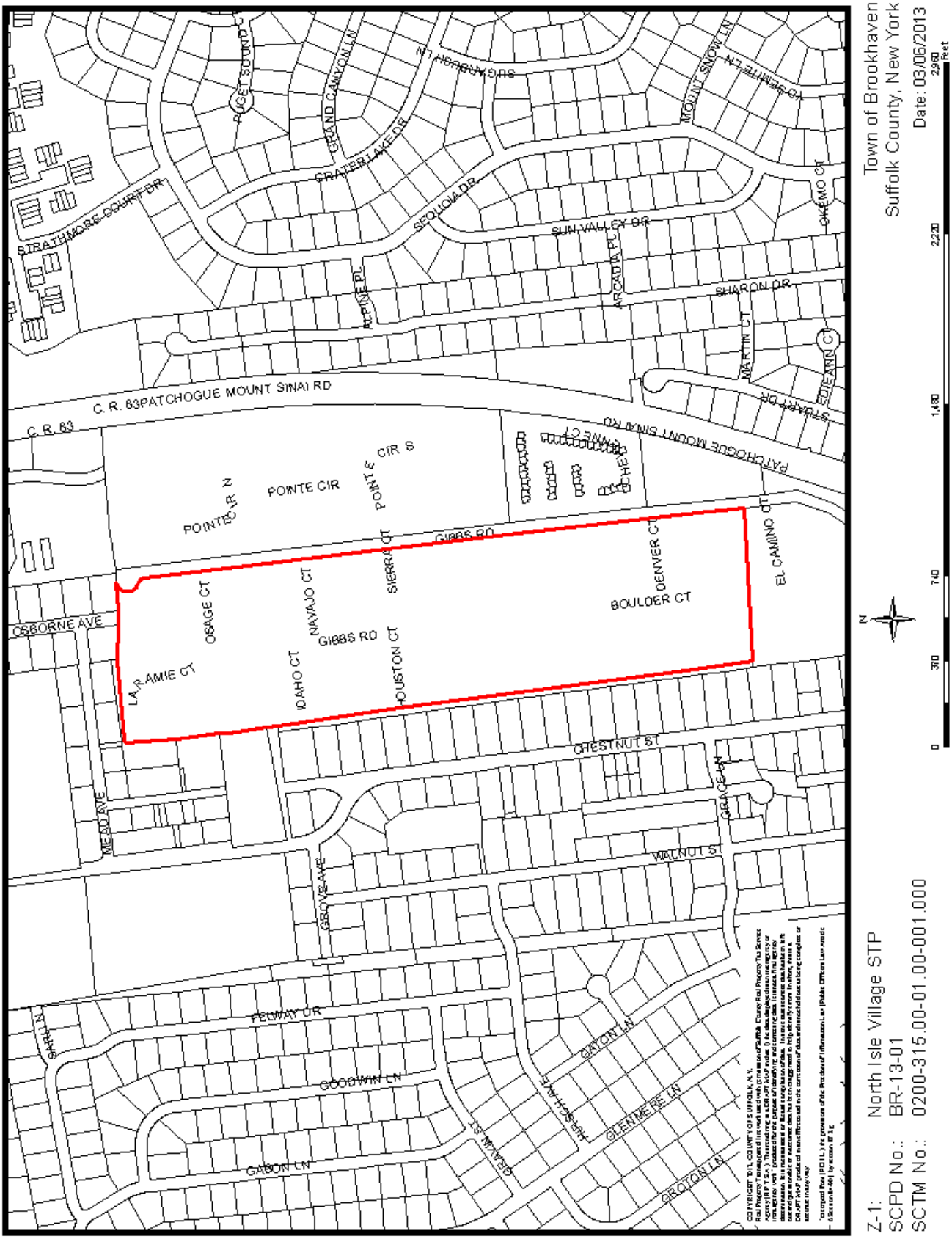
Section 4.7 of the Suffolk County Planning Commission guidebook makes no specific recommendation as to policy for establishing STP or upgrades. The County of Suffolk is currently undergoing a regional sewer district study and recommendations of said policy are likely to be deliberated by the Commission and might be incorporated into Commission guidelines in the future. Dialogue should commence and continue as is necessary for permits and approvals with the Suffolk County Department of Health Services and the Department Public Works.

STAFF RECOMMENDATION

Approval with the following comment:

1. Dialogue should commence and continue as is necessary for permits and approvals with the Suffolk County Department of Health Services and the Department Public Works.

2. The Town Planning Board and the applicant should review the Suffolk County Planning Commission publication Managing Storm Water-Natural Vegetation and Green Methodologies and incorporate where practical natural remedies for storm water runoff treatment.


Town of Brookhaven
Suffolk County, New York
Date: 03/06/2013
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740
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Feet
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Z-1: North Isle Village STP
SCPD No.: BR-13-01
SCTM No.: 0200-315.00-01.00-001.000
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C. R. 83PATCHOGUE MOUNT SINAI RD
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MEADOW AVE
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GABON LN
GAYON LN
GLENMERE LN
GROTON LN
HUNTSCHAME
GRAHAM ST
SARH LN
STRATHMORE COURT DR
PUGET SOUND DR
GRAND CANYON LN
CRATER LAKE DR
SEQUOIA DR
SUGARBUSH LN
MOUNT SNOW LN
YOSEMITE LN
SUN VALLEY DR
ALPINE PL
ARCADIA PL
SHARON DR
OKEMO CT
MARTIN CT
STUART DR
EDEANNO CT
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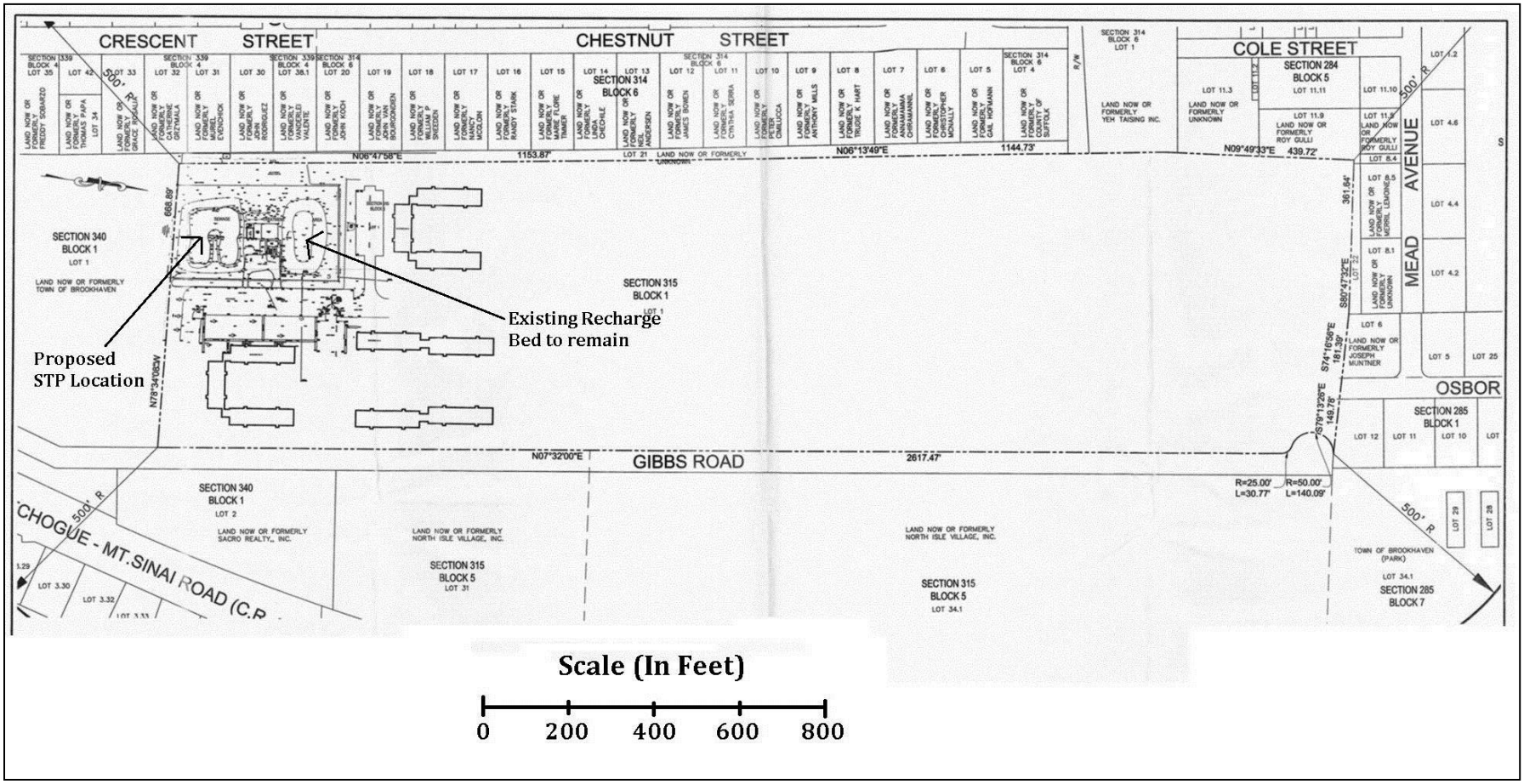
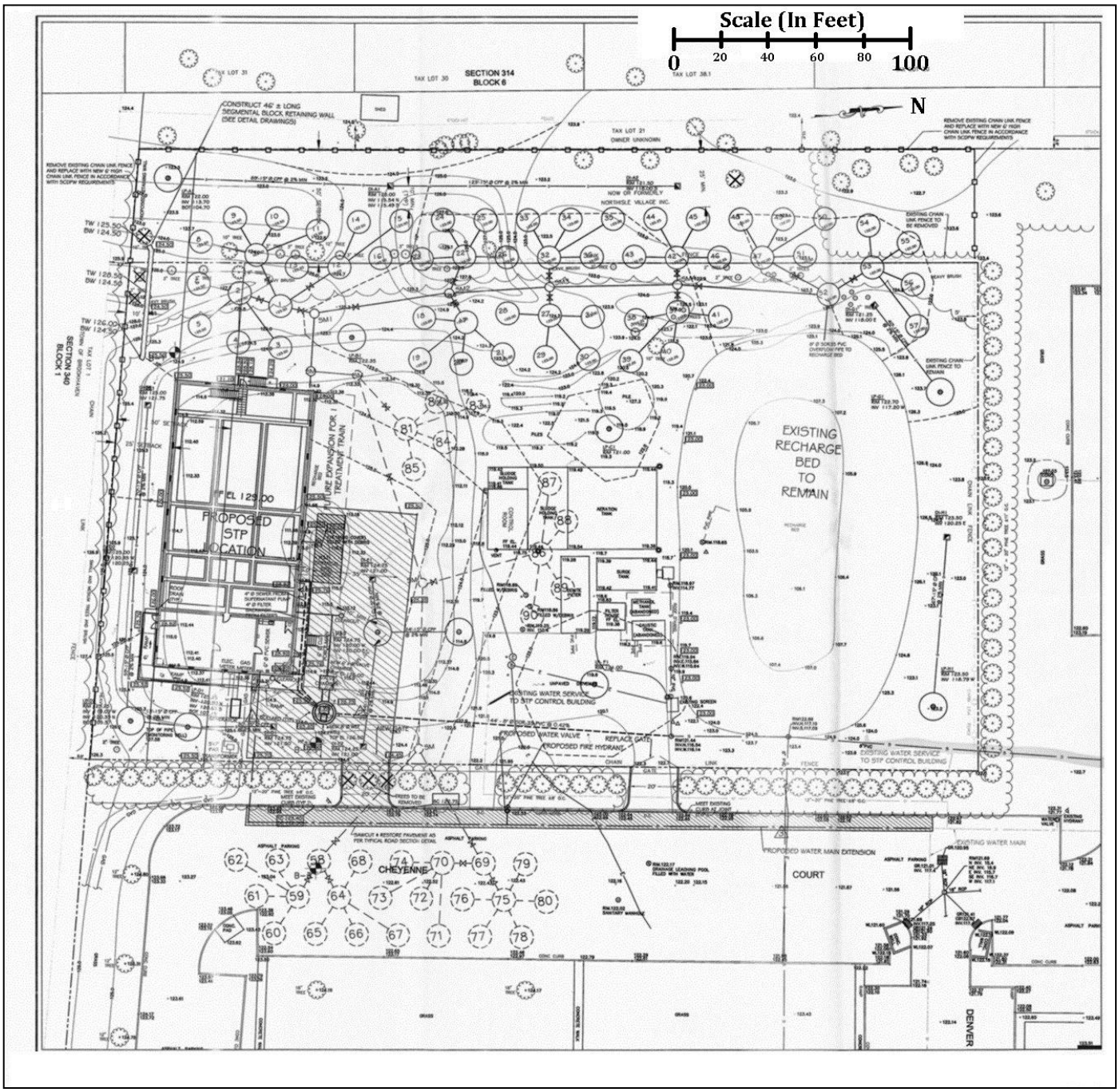


Z-2: North Isle Village STP
SCPD: BR-13-01
SCTM No: 0200-315.00-01.00-001.000



Z-2: North Isle Village STP
SCPD: BR-13-101
SCTM No: 0200-315.00-01.00-001.000

COUNTY OF SUFFOLK

Z-3

Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Joanne Minieri
Deputy County Executive and Commissioner

Division of Planning
and Environment

ADDENDUM-STAFF REPORT
SECTIONS A14-14 THRU A14-25 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: Avalon at Huntington Station
Municipality: Town of Huntington

File Number: HU-11-01.1
T.P.I.N.: 0400 10404 0200 001000 et al.
Received: 2/20/13

ZONING DATA:

- Zoning Classification: R-3M Garden Apartment

OVERVIEW - Applicants request Site Plan approval from the Huntington Town Planning Board for the construction of a 379 mixed unit development consisting of rental apartments and for-sale Townhouses. The for-sale units would be a mix of 38 two-bedroom and 38 three-bedroom. The project would comply with the Town of Huntington's affordable housing requirements by providing 43 affordable rentals and 11 affordable for-sale units (13.98%). The Subject referral is from the Town Planning Board following the Town Board Change of Zone approval on June 6, 2011. The prior Commission staff report is attached below.

Suffolk County Planning Commission staff reviewed the current referred site plan application and compared the plan to that which was referred by the Town of Huntington and reviewed by the Commission for the change of zone to R-3M Garden Apartment. It is the belief of the staff that the two referrals are substantially similar and have no substantive differences. No new additional information was included in the site plan referral. The Suffolk County Planning Commission deliberated the prior staff report and the change of zone referral at its June (6/1/11) regular meeting and resolved to conditionally approve said change of zone referral. The Commission resolution on file reads as follows:

RESOLVED, that the Suffolk County Planning Commission **Approves** said referral with the following conditions and comments:

Condition:

1. The Town shall direct the developer to consult the Suffolk County Planning Commission Guidelines with respect to Energy Efficiency and Public Safety.

   Reason: The Suffolk County Planning Commission has identified energy efficiency and public safety as critical county-wide land use priorities. By directing the developer to consult these Guidelines, the Town will be ensuring that energy efficiency and public safety principles are considered in development plans relating to this location.

Comments:

1. The Town should conduct a town-wide housing analysis in order to implement thresholds and standards for the location, distribution and design of higher density housing, affordable housing and rental housing.

2. Land banked parking located within the proposed ponds makes little sense and will be impractical to implement. The proposed parking plan should be revised to eliminate land banked parking within the ponds while still insuring that parking is provided in accordance with code requirements or that any relaxation is properly addressed.

3. The recharge basin and the pond are indicative of storm water runoff management design elements of the proposal. The petitioner should be encouraged to look at contemporary "green" initiatives for storm water management including bio-swales, green roofs, rain gardens, etc. and incorporate these elements into future site plan design.

4. In order to prevent the spread of high-density sprawl and to supplement taxpayer-funded open space preservation efforts, Commission policy requires "that increases in density should be tied to the purchase and/or transfer of development rights or to a one-for-one density offset through upzoning of vacant land privately owned." Therefore, it is recommended that the Town establish a nexus between the proposed increase in density associated with this application and the preservation of open space or a one-for-one density offset consistent with Commission policy.

5. The traffic signal mitigation proposed by the petitioner at the intersection of East Fifth Street and Park Avenue should improve the level of service of the intersection beyond the level of service "F" during peak periods. The signal should operate in coordination with the Park Avenue – Pulaski Road signal for smooth traffic flow and should be tied to the LIRR crossing gates on Park Avenue. Turn movements northbound onto Park Avenue should be accommodated at a reasonable level of service rating.

6. An alternate or emergency access should be constructed at the western portion of the subject property from the proposed parking area to the paper street of Wicks Avenue (existing parking area within the adjacent park).

7. The petitioner shall be directed to construct a bus shelter for a HART bus route adjusted to serve the proposed development if deemed appropriate by HART.

It is policy of the Suffolk County Planning Commission not to re-review and deliberate similar applications on the same site unless there remain substantial differences. As indicated, Commission staff finds the change of zone and site plan referrals to be substantially similar.

STAFF RECOMMENDATION

Approval with a similar condition and comments as the June 1, 2011 Commission resolution.

6/1/2011 STAFF REPORT

SECTIONS A14-14 THRU A14-25 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: Avalon Bay@Huntington Station
Municipality: Town of Huntington

File Number: HU-11-01
T.P.I.N.: 0400 10404 0200 001000 et al.

ZONING DATA

- Zoning Classification: R-7 Residence District
- Minimum Lot Area: 7,500 Sq. Ft.
- Section 278: No
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: No
- Received Health Services Approval: No
- Property Considered for Affordable Housing Criteria: Yes
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: Yes
- Property Previously Reviewed by Planning Commission: Yes
    - File: **#1** C-91-01P
    - Date: 3/6/91
    - Map of: Timber Ridge Town Homes
    - Action: Conditional Approval

    - File: **#2** HU-98-02
    - Date: 3/4/98
    - Map of: Cobblestone Estates
    - Action: Conditional Approval

    - File: **#3** HU-09-08
    - Date: 3/10/10
    - Map of: Avalon Bay Communities, Inc.
    - Action: Conditional Approval

- 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: 190-232
- Cover: Wooded
- Soil Types: Haven and Riverhead Associations
- Range of Slopes (Soils Map): 0-15%
- Waterbodies or Wetlands: no

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Change of Zone
- Layout: Standard
- Area of Tract: 26.58 Acres
- Yield Map:
  - No. of Lots: R-7 Residence 109
  - Lot Area Range: 7,500 Sq. Ft.
- Open Space:

ACCESS

- Roads: Existing
- Driveways: Proposed internal circulation (private)

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
  - Design of System: CB-LP & Pond
  - Recharge Basins Yes
- Groundwater Management Zone: I
- Water Supply: Public
- Sanitary Sewers: To be determined

PROPOSAL DETAILS

OVERVIEW – The subject parcel is located on the north side of East Fifth Street approximately 1,130 feet west of Park Avenue in the Town of Huntington in the Hamlet of Huntington Station. The parcel is currently zoned R-7 Residence District and maintains a lot area of 26.58 acres. The property is located in the Huntington Union Free School District, Huntington Manor Fire District and Huntington Station Postal District.

Referral jurisdiction is triggered based upon proximity to Pulaski Road (C.R. 11) to the south and proximity to State land (New York State Armory) adjacent to the west.

The subject Referral involves a request for a Change of Zone from R-7 Residence District to R-3M Garden Apartment Special District in order to allow for the development of 379 multiple-family housing units consisting of seventy six (76) ownership units and three hundred three (303) rental units. The proposal also includes a total of fifty four (54) workforce housing units, which represents 14.2% of all units. A clubhouse and parking for 1,133 vehicles is also proposed in connection with the development of the site.

Rental units would be divided into 94 one-bedroom units, 142 two-bedroom units and 66 three-bedroom units. For-sale units would include 38 two-bedroom units and 38 three-bedroom units and

workforce housing units would be divided into eleven (11) for-sale units and forty three (43) rental units.

R-7 Residence District permits the development of single-family homes on lots maintaining a minimum lot area of 7,500 square feet (5.8 units per acre). R-3M Garden Apartment Special District permits a maximum density of one (1) unit per 3,000 square feet of lot area (14.5 units per acre). The project density is 14.2 units per acre.

The subject parcel has been considered by the Commission on three (3) prior occasions. The first Referral involved a request for subdivision approval in connection with a 109 unit condominium subdivision which was conditionally approved by the Commission in 1991. The second Referral involved a 110 unit clustered subdivision which was also conditionally approved by the Commission in 1998. Finally, the Commission also considered a Referral which involved a request for a Change of Zone from R-7 Residence District to Huntington Station Transit Oriented District (HSTOD) in order to allow for the development of a 530 unit residential complex (later reduced to 490 units) consisting of both rental and ownership units. This Referral also involved the adoption of the proposed HSTOD as a new zoning district. The Commission recommended conditional approval of this Referral on March 3, 2010.

LOCATION – The subject parcel is located on the north side of East Fifth Street approximately 1,130 feet west of Park Avenue (C.R. 11). It is located in the Town of Huntington within the Hamlet of Huntington Station.

The nature and character of development surrounding the subject parcel consists of the Long Island Rail Road (LIRR) tracks to the north along with light industrial development to the east and north. To the west of the subject parcel is land owned by New York State (Armory) and a Town of Huntington Park. To the south, across East Fifth Street are two residential developments, both zoned R-7 Residence District.

ACCESS – Access to the subject parcel is proposed via a single curb-cut adjacent to the north side of East Fifth Street.

ENVIRONMENTAL CONDITIONS - The subject parcel is situated within Hydro-geologic Ground Water Management Zone I.

COMPREHENSIVE PLAN RECOMMENDATIONS – The Horizons 2020 Comprehensive Plan recommends that the property be developed in accordance with the existing R-7 Residence District zoning. Additional discussion concerning the Comprehensive Plan is detailed below.

STAFF ANALYSIS

A referral involving a request for a Change of Zone is reviewed on three basic levels. It is analyzed with respect to (1) its consistency with both Town and Regional land use policies, (2) its compatibility with the nature and character of development surrounding the site and, finally, (3) with respect to site specific concerns such as parking, buffers and setback standards.

(1)Town-wide, Intercommunity and County-Wide Concerns – The Town of Huntington's Horizons 2020 Comprehensive Plan was recently reviewed by the Commission and recommended for approval on October 1, 2008. The Horizons 2020 Plan recommended that the subject property be developed in accordance with the

existing R-7 Residence District which allows for the development of single-family homes on lots that maintain a minimum lot area of 7,500 square feet.

The Horizons 2020 Plan also makes several recommendations related to Town-wide housing policy. Specifically, the Plan recommends that *"steps be taken to assure equitable distribution of housing types throughout the Town and its school districts."* The plan goes on to recommend that mixed-use development and higher density *"should be dispersed throughout the Town in as many suitable locations as possible."*

The Horizons 2020 Plan also incorporates recommendations from the 1993 Comprehensive Plan concerning the types of lands deemed suitable for rezoning. It states, *"land for higher-density residential development should be sought where existing commercial/industrial land interfaces with existing residential lands, and rezoning commercial and industrial parcels rather than re-designating lower density residential areas for such uses."* Finally, the Horizons 2020 Plan - Policies and Strategies section recommends that the Town *"implement thresholds and standards for the location and design of higher density housing to ensure compatibility with adjacent established land uses and minimize or avoid impacts on traffic, neighborhoods, school districts, and sensitive environmental resources."*

Suffolk County Planning Commission Guidelines relevant to the subject matter include reference to "equity in the distribution of impacts" as well as the need to "encourage a diversity of housing types, equitably distributed across all communities."

The subject application raises a number of concerns based upon current housing and demographic data. Specifically, while Huntington Station contains 16% of the Town population it is also home to 40% of the Town's minority population. Recent zoning actions have promoted the development of higher density housing elsewhere in the Town in Hamlets such as Melville. This has helped to address past zoning policies that largely limited higher density housing to Huntington Station. Federal Courts, in the past, expressed concerns that these former policies *"significantly perpetuated segregation in the Town,"* and resulted in *"substantial adverse impacts on minorities."*

Housing patterns reflect these past practices as Huntington Station contains the second highest number of multiple-family units of any Hamlet in the Town, the second highest percentage of multiple-family rental units (59%) and the highest percentage of rental units of all types for any Hamlet (30%). The subject application, which proposes to develop the site with eighty percent (80%) rental units (303 units) and twenty percent (20%) ownership units (76 units), would appear to intensify the already high percentage of rental units within the community.

Huntington Station also contains seventy two percent (72%) of the Town's non-senior affordable housing units despite the fact that it contains only sixteen percent (16%) of the Town's population. While there is a recognized need for the development of workforce and affordable housing units, the high percentage of units already located in Huntington Station raises concerns with the subject application which includes the development of an additional fifty-four (54) affordable units.

A second Commission Guideline relevant to the subject matter involves land use. Specifically, current adopted Commission Guidelines recommend that *"increases in density should be tied to the purchase and/or transfer of development rights or to a one-for-one density offset through upzoning of vacant land privately owned."* It is noted that the subject application involves an increase in density from the currently permitted 109 units to the requested 379 units. This represents an increase of 270 units without the transfer of any development rights and without the "upzoning" of any privately-held vacant land.

The Commission's "density-shifting" policy has several benefits including open space preservation, environmental protection, sprawl reduction and economy of governmental resources. Suffolk County has expended hundreds of millions of dollars on taxpayer-funded open space and environmental protection

programs. The establishment of a nexus between increases in density and open space preservation provides a valuable private sector component to these efforts at a time when there is universal demand for less government spending.

The impact of higher density housing projects on school districts has been a popular topic in recent years. The need for independent non-partisan information related to this issue is critical. A recent study sponsored by the Long Island Housing Partnership entitled *"Multifamily Housing on Long Island: Its Impact on Numbers of School-Age Children & School District Finances"* was released in 2009.

This study was based upon one of the most comprehensive data collection efforts associated with any recent housing study and found that of the 159 multifamily housing complexes studied in Suffolk County there was an average of 0.18 children per unit in comparison to 0.58 children per unit associated with all other occupied dwelling types. Using these figures, the proposed development would generate 68 school-age children and the existing zoning would generate 64 school-age children.

(2)Neighborhood Concerns - As stated, a second level of analysis associated with Change of Zone applications involves the compatibility of the request with the nature and character of development in the area. This includes issues related to density, walkability and traffic, among other considerations.

Perhaps the most critical issue associated with neighborhood compatibility is density. In this case both the current zoning, as well as the, proposed zoning permit residential development. The main difference between the R-7 Residence District and the R-3M Garden Apartment Special District involves density. The existing R-7 Residence District permits the development of single-family units on lots which maintain a minimum lot area of 7,500 square feet or approximately 5.8 units per acre. The R-3M Garden Apartment Special District allows for a maximum density of one unit for each 3,000 square feet of lot area or approximately 14.5 units per acre.

A review of County records reveals that the average garden apartment density within the Town is approximately 5.1 units per acre. Within Huntington Station the density of multiple-family development is 9.5 units per acre. There are also four apartment complexes in close proximity to the subject site. This includes Winoka Manor (11.1 units per acre), Country Farms (7.0 units per acre), the Townhouses at Huntington Glen (6.7 units per acre) and Highview at Huntington (10.3 units per acre).

Density is a function of location in addition to compatibility. The subject parcel, at the nearest point, is slightly more than ½ mile from the train station parking garage. The preferred distance for walkability is approximately half of this distance (1/4 mile). Highview at Huntington, which is located directly across from the train station, maintains a density considerably less than that proposed in connection with the subject application. It is also relevant to note that all of its 100 units are currently maintained as affordable units.

Density is also considered in connection with the ability of surrounding infrastructure to accommodate the proposed development. Information supplied by the Town reveals that the Level of Service (LOS) of the Park Avenue - East Fifth Street intersection for eastbound exiting vehicles was rated F for all peak periods. The applicant has proposed to install a signal at this intersection to address this issue. The LOS of the Park Avenue – Pulaski Road intersection was also identified as problematic for certain turning movements which operated at a LOS of F. Signal adjustments recommended by the applicant will improve these movements to a LOS of "at least a D."

The proposed project will consist of a mix of both two and three-story buildings. Specifically, the development will consist of twenty-six (26) individual apartment buildings with two complexes three-stories in height and the remaining complexes consisting of either two-story structures or a combination of both two and three-story structures.

(3)Site Specific Concerns - According to the Referral material Town parking requirements call for a minimum of 1,098 parking spaces on site. The applicant proposes to provide 1,133 parking spaces on site including 641 off-street spaces, 137 spaces within garages, 137 spaces within driveways and 218 landbanked spaces.

Off-street parking and parking within a driveway adjacent to a unit are typical methods for meeting local parking requirements. However, parking within a garage can often be problematic due to the tendency to utilize the garage area over time for storage purposes eliminating the ability to accommodate off-street parking.

A second concern with the proposed parking plan involves the proposal to "landbank" 218 spaces. Landbanking of parking is a common approach used to temporarily waive the improvement of a portion of the required parking in order to supplement landscaping requirements and to prevent the paving of spaces that may not be needed to meet demand. However, approximately ninety (90) of the proposed landbanked parking spaces are situated within the proposed ponds. The ability to pave these spaces in the future is questionable and would also potentially impact on-site drainage requirements as the ponds serve as both a landscape element and drainage area.

The exclusion of parking within the garages and a portion of the landbanked parking spaces situated within the ponds would result in a parking shortfall of 192 spaces or approximately seventeen percent (17%).

STAFF RECOMMENDATION

Approval with the following conditions:

1. The development of a diversified housing stock has been identified both locally and regionally as an important component of future housing policy and the Town should be applauded for its efforts to meet this need. However, equally important is the need to insure that housing types are equitably distributed across all communities. Huntington Station already contains the second highest number of multiple-family units of any Hamlet in the Town with several Hamlets containing no multiple family units whatsoever.

   Therefore, it is recommended that the Town "*implement thresholds and standards for the location and design of higher density housing to ensure compatibility with adjacent established land uses and minimize or avoid impacts on traffic, neighborhoods, school districts, and sensitive environmental resources"* prior to the approval of additional multiple-family complexes in Huntington Station.

2. The proposed density of 14.2 units per acre is well above the Town average (5.1 units per acre), well above the average for Huntington Station (9.5 units per acre) and well above the average density surrounding the subject parcel. The density of the proposed project also raises concerns with respect to potential traffic impacts, the ability to meet on-site parking demands and proximity to the train station.

   Therefore, it is recommended that the Town consider a reduction in density more consistent with the nature and character of development in the area and the Town as a whole based upon an analysis of garden apartment density throughout the Town. This will also help to insure that adequate parking can be provided on site and traffic impacts may be appropriately mitigated.

3. The percentage of rental units within Huntington Station is the highest of any Hamlet in the Town (30%) and the percentage of multiple-family rental units is the second highest of any Hamlet in the Town (59%). The applicant is proposing to maintain eighty percent of the proposed units (303) as rental units with the remaining twenty percent (20%) of units (76) as ownership units.

Therefore, it is recommended that consideration be given to increasing the percentage of ownership units for the project in order to insure that there is an appropriate diversity of housing types within the community. It is recommended that the Town conduct a town-wide analysis of the distribution of ownership-rental units in order to address this issue.

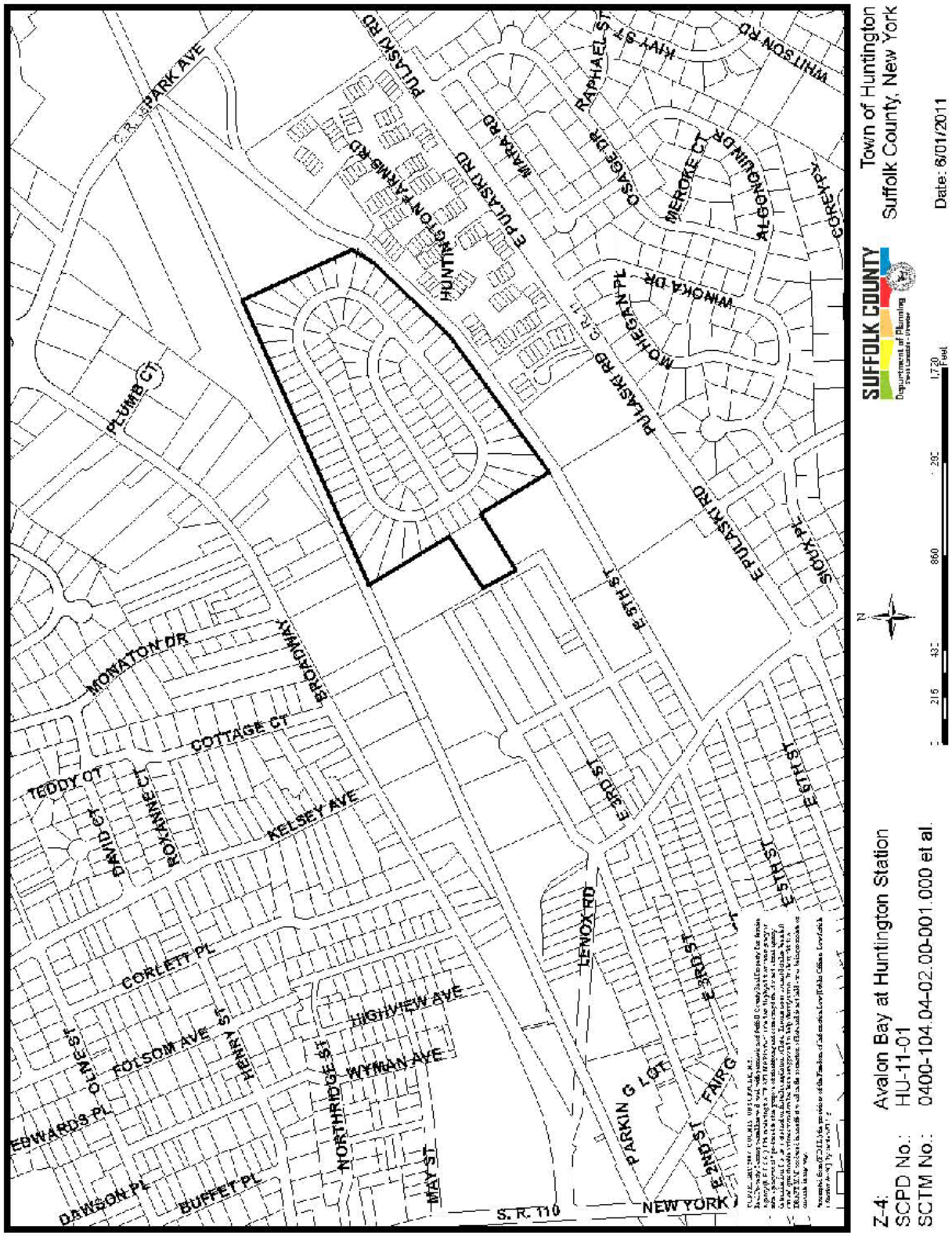
4. The need to develop workforce and affordable housing units has been recognized both locally and regionally. However, Huntington Station already contains seventy-two percent (72%) of the Town's non-senior affordable housing units. Prior to the location of additional workforce or affordable housing units within Huntington Station, the Town should prepare an affordable housing plan that insures that such units are *"equitably distributed"* throughout the Town.

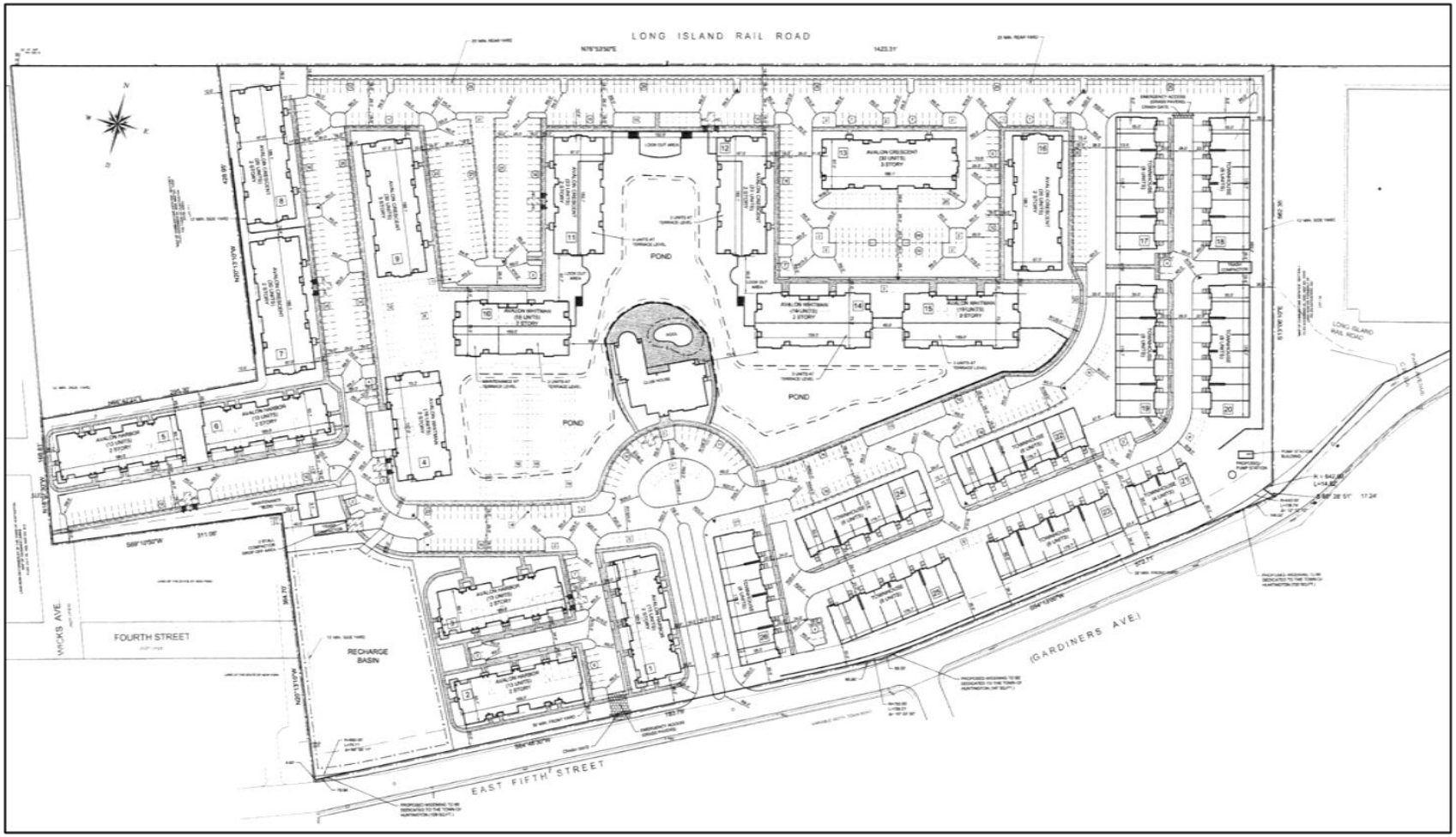
5. Landbanked parking located within the proposed ponds makes little sense and will be impractical to implement. The location of parking spaces within the planned on-site garages also raises concerns due to the tendency to utilize garages over time for storage purposes resulting in a loss of on-site parking. The proposed parking plan should be revised to eliminate both landbanked parking within the ponds and parking within the proposed garages while still insuring that parking is provided in accordance with code requirements or that any relaxation is properly addressed.

6. In order to prevent the spread of high-density sprawl and to supplement taxpayer- funded open space preservation efforts, Commission policy requires "*that increases in density be tied to the purchase and/or transfer of development rights or to a one-for-one density offset through upzoning of vacant land privately owned."* Therefore, it is recommended that the Town establish a nexus between the proposed increase in density associated with this application and the preservation of open space or a one-for-one density offset consistent with Commission policy.

Comments:

1. The applicant should consult the Suffolk County Planning Commission Guidelines with respect to Energy Efficiency and Public Safety.


Z-4:
SCPD No.: Avalon Bay at Huntington Station
SCTM No.: HU-11-01
0400-104.04-02.00-001.000 et al.
Town of Huntington
Suffolk County, New York
Date: 6/01/2011
SUFFOLK COUNTY
Department of Planning
S. R. 110
NEW YORK
PARKING LOT
E 2ND ST
E 3RD ST
E 5TH ST
E 6TH ST
E 8TH ST
LENOX RD
E PULASKI RD
PULASKI RD
MOTHERS PL
WYNOKA DR
MEROKE CT
ALGONQUIN DR
CORSICA PL
WHITSON RD
KIVI ST
RAPHAEL ST
OSAGE DR
MARA RD
HUNTINGTON FARMS RD
PULASKI RD
S. R. 110
PARK AVE
PLUMB CT
MONATON DR
BROADWAY
COTTAGE CT
TEDDY CT
DAVID CT
ROXANNE CT
KELSEY AVE
CORLETT PL
HIGHVIEW AVE
WYMAN AVE
NORTHRIDGE ST
HENRY ST
FOLSOM AVE
OLIVE ST
EDWARDS PL
DAWSON PL
BUFFET PL
MAY ST
SIOUX PL



Z-4: Avalon Bay at Huntington Station
SCPD: HU-11-01
SCTM No: 0400-104.04-02.00-001.000 et al.