

SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Department of Economic Development & Planning
100 Veterans Memorial Highway, PO Box 6100, Hauppauge, NY 11788-0099

T: (631) 853-5192 F: (631) 853-4044

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

NOTICE OF MEETING

December 5, 2012 at 2:00 p.m.

4th Floor Conference Room, Department of Economic Development and Planning,
H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge

Tentative Agenda Includes:

1. Adoption of Meeting Summary for June, July and August 2012
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guest Speaker – Joanne Minieri, Deputy County Executive and Commissioner,
Department of Economic Development and Planning
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - Great Cove Watershed Management Plan (Islip)
 - Island Water Park 0600 13500 0100 007034 (Riverhead)
7. Section A-14-24 of the Suffolk County Administrative Code
None
8. Discussion:
9. Other Business:
 - Nominating Committee

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on January 2, 2012 at 2:00 p.m., in the 4th floor conference room, Department of Economic Development and Planning, H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge.



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

GREAT COVE WATERSHED MANAGEMENT PLAN - UPDATE TO THE TOWN OF ISLIP COMPREHENSIVE PLAN

Overview - The Islip Town Board proposes to amend and update the Town Comprehensive Plan to adopt a Great Cove Watershed Management Plan (WMP) so as to focus on the drainage contributing area to Great Cove, which extends from just east of the Robert Moses Causeway to just west of Heckscher State Park and north above the Southern State Parkway. There are nine main creeks which contribute to Great Cove – (from west to east) Trues Creek, Thompsons Creek, Lawrence Creek, Watchogue Creek, Penataquit Creek, Awixa Creek, Orowoc Creek, Cjamplin Creek and Quintuck Creek. The purpose of the WMP is to provide a characterization of the existing natural, cultural and human resources within the watershed, identify key factors impacting the Great Cove watershed, provide watershed-wide and site specific recommendations for watershed and water quality improvements, and provide implementation strategies for each of the watershed recommendations.

The document provides a characterization of the watershed and notes that there are several sources of pollution from which high levels of nutrients are derived, including fertilizers and pet wastes in storm water runoff, as well as the legacy effects of septic systems throughout the watershed, being the largest likely causes.

The overall goal of the WMP is to improve the water quality, natural resources, uses and educational programs within the watershed. The specific goals identified in achieving the overall goal for the watershed are broken into four categories and include Water Quality, Natural Resource, Use Management and Educational.

Thorough review of the characteristics of the watershed facilitated recommendations for watershed improvements with a focus particularly on storm water improvements to lessen nonpoint source pollution impacts on Great South Bay. Key recommendations include:

- Updating Town regulations to incentivize the use of low impact development and green infrastructure for new development and redevelopment projects
- Best Management Practices within Town facilities and Town infrastructure
- Pursue funding for water quality monitoring
- Education and outreach.

Sixteen specific projects throughout the hamlets of Bay Shore, Islip, and East Islip are proposed and include utilizing detention, settling, infiltration and filtration methods in order to decrease the peak storm water flow rate and remove pollutants from storm water runoff.

Staff Analysis: The Town of Islip last completed a Comprehensive Plan in the 1970's and early 1980's. These have been followed by many specialized studies including a town-wide economic development plan and numerous corridor studies. More recent plans include hamlet studies of Oakdale and Brentwood. Islip's Planning Department indicates that in addition to their written plans, a consistent land use philosophy is used (and made evident in their staff reports) when evaluating change of zone applications.

The Town of Islip appears to be making progress in the development of a Comprehensive Plan Update. The update of the Town Comprehensive Plan will help to ensure that future development adheres to goals of the community of Islip as reflected in the Plan. The inclusion of a Great Cove Watershed Management Plan sets the foundation for the derivation of all assumptions and recommendations of the Plan. The WMP is intended to provide guidance for future decisions regarding land use and management of Town facilities and environmental resource protection within the watershed. The development of this watershed management plan is a critical step in long-term protection of the Towns water resources, which provide critical wildlife habitat, recreational opportunities, and strengthen the local economy.

Staff Recommendation:

Approval for the following reason:

The Town of Islip appears to be making progress in the development of a Comprehensive Plan Update. The update of the Town Comprehensive Plan will help to ensure that future development adheres to goals of the community of Islip as reflected in the Plan. The inclusion a Great Cove Watershed Management Plan sets the foundation for the derivation of all assumptions and recommendations of the Plan.



GREAT COVE WATERSHED MANAGEMENT PLAN TOWN OF ISLIP



Nelson, Pope & Voorhis, LLC
www.nelsonpopevoorhis.com



September 2012

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 A14-24 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE**

Applicant: Island Water Park
Municipality: Riverhead
Location: ~3,800'E/O Wading River Manorville Road (CR 25)

Received: 11/7/2012
File Number: RH-00-03.3
T.P.I.N.: 0600 13500 0100 007034
Jurisdiction: Adjacent to NYS Rte. 25; Within CGA Central Pine Barrens Zone

ZONING DATA

- Zoning Classification: PRP (Planned Recreation Park)
- Minimum Lot Area: Sq. Ft.
- Section 278: N/A
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

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

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: none
- General Character of Site: rolling- partially excavated-abandoned sand mine
- Range of Elevation within Site: 24'-60' abmsl

- Cover: partially wooded, some weed overgrowth
- Soil Types: Haven, Riverhead, Plymouth and Carver series
- Range of Slopes (Soils Map): 0-15%
- Waterbodies or Wetlands: yes, unfinished man-made lake; wetlands off site.

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Site Plan
- Layout: recreation park
- Area of Tract: 42 Acres
- Yield Map:
 - No. of Lots:
 - Lot Area Range: Sq. Ft.
- Open Space:

ACCESS

- Roads: public-NYS Rte. 25
- Driveways: private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: Natural
 - Recharge Basins no-bioswales
- Groundwater Management Zone: III
- Water Supply: public
- Sanitary Sewers: on site sanitary: ST & LP

PROPOSAL DETAILS

OVERVIEW: Applicants request Site Plan approval from the Riverhead Town Planning Board for the construction of an 11 acre groundwater-fed, unlined lake to tow water skiers and wakeboarders using a series of electric cable systems. Motorized boats that use fuel are not proposed to be permitted. Other water related activities include non-motorized uses such as car-top boating, canoeing, kayaking, sailing, swimming, and SCUBA diving. Also proposed is the construction of approximately 52,000 SF of buildings intended to house offices, a fitness center, sport shop, restaurant/snack bar, meeting rooms and warehouse/maintenance facility and showroom.

Additional recreational areas provided intend to include area for volleyball, picnicking, hiking, etc.

Approximately 25 acres of natural and restored areas of vegetation are proposed, as well as, roughly 1.6 acres of turf and landscaping. Approximately 1.6 acres of pervious surfaces (gravel parking areas, trails) are also included.

All parking (94 stalls) and dimensional requirements are in conformance with the Riverhead zoning law (Planned Recreation Park) and no relief from the Town Zoning Board of Appeals is anticipated.

The proposed action is estimated to use approximately 9,439 gallons per day of potable and irrigation water to be supplied by the Riverhead Water District. As noted previously, the created 11 acre lake is to be groundwater fed.

Sanitary waste water is to be collected and treated on site utilizing conventional sanitary

systems.

All storm water drainage is proposed to be contained on site through a series of bio-filtration areas and rain gardens to treat, filter and recharge runoff on site. Prior to final site plan approval, a Storm Water Pollution Prevention Plan (SWPPP) will be approved by the Town Engineer in order to control sediments during and post construction.

The subject property is located in the Compatible Growth Zone of the Central Pine Barrens, and is situated in a New York State Critical Environmental Area. The subject property contains no naturally occurring fresh water wetland areas on site. Standing water on site (the result of prior activity) is not regulated wetland area though some wetland vegetation can be found. Mapped and regulated wetland known to contain tiger salamanders (protected species) occur to the west and south. The development parcel is located in the Central Suffolk (North) Special Ground Water Protection Area and Suffolk County Ground Water Management Zone III. Ground water flow in this area is generally to the east/south east.

The subject property is located in an area mixed with residential uses, open space, recreation, a national cemetery and commercial properties. Notable is the Enterprise Park at Calverton (EPCAL) to the east.

Access to the proposed development is to be from one uncontrolled, unrestricted ingress/egress to Middle Country Road (NYS Rte. 25). EAF information submitted with the referral indicates a maximum of approximately 25 trips per hour to the State R.O.W.

Waste water generated by the proposed project is to be handled with conventional sanitary systems in conformance with Suffolk County Department of Health Services regulations. In 2003 the Town of Riverhead adopted a conditional approval for the site plan application of Island Water Park for the excavation and construction of two lined private recreational water ski ponds covering approximately 19 acres and the operation of motor boats for the use. The site plan was not referred to the Suffolk County Planning Commission due to an anomaly in the County Administrative Code that, at the time, did not explicitly require local municipal site plan referrals to the Commission. Also in 2003 the NYSDEC issued a mining permit to the applicant to "Mine sand and gravel for the construction of two recreational water ski ponds." During construction of the project, mining and excavation activity dug into and exposed the groundwater table on site. As a result, the construction of liners in the lakes was not possible and work was halted at the site. Litigation followed in 2006 and 2007. In 2008, 2010 and 2011 the Suffolk County Planning Commission received referrals from the Town of Riverhead on evolving and amended site plans for the project. All referrals were returned back to the referring agency as incomplete due to an unresolved SEQRA lead agency dispute between the Town and the NYSDEC. It was the position of the Department that "Issues requiring a hard look relative to the proposed action may bare relevance to the SCPC reviewing of said proposed action. Until such time as SEQRA issues are resolved and a notice of Significance is forwarded to the Commission, the referral shall remain incomplete. Though the SCPC is not an "Involved Agency" in the SEQRA process, it was felt that a "Full Statement of facts pursuant to NYS GML and the Suffolk County Administrative Code, is required for the SCPC to process this referral." The current application referral from the Town of Riverhead includes a "Negative Declaration – Notice of Determination of Non-Significance and is now, with the current amended plan, a complete referral.

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 proposal intends to provide for a recreational use in the Planned Recreational Park (PRP) zoning district. The proposal and project site is located in a recreational zone and is anticipated to be compatible and in character with the area. Trip generation, lighting and noise are not expected to impact adjacent residences and bus mass transit is available along the State R.O.W. and is a convenience to the community.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Riverhead 2003 Comprehensive Land Use Plan designates the subject property as “Planned Recreational Park (PRP) District.” The Riverhead Zoning Law, Section 108-235, indicates that “it is intended that the land comprising this zoning use district is to be transformed into a major regional family-oriented recreational amusement park and sports venue, drawing upon the leisure and tourism market of the east end of Long Island. The purposes of such a designation are to attract private investment, increase the Towns Tax base, create jobs and enhance the quality of life in the community and region.”

The project appears to be consistent with local land use plans.

SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS: The Suffolk County Planning Commission has identified six general Critical County Wide Priorities:

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:

With respect to environmental protection, the submitted DEC Negative Declaration-Notice of Determination of Non-Significance indicates that “no impacts to groundwater or the Special Groundwater Protection Area are expected. The groundwater fed lake will not reduce the amount of groundwater or result in an impervious surface area that would restrict precipitation recharge. A cable tow system will be employed for recreational activities which will not result in any contamination of lake water. The sanitary system design will meet all codes for safe discharge of sanitary waste.” Moreover, as indicated it is proposed that bio-swales and rain gardens be utilized to address storm water runoff. As with all site plan applications of this magnitude a Storm Water Pollution Prevention Plan (SWPPP) will be submitted to the Towns Engineering Department for acceptance prior to final approval.

The DEC Neg. Dec. further indicates that “the endangered Tiger Salamander is known to inhabit the vicinity near the project site and two known Tiger Salamander breeding ponds are also in the vicinity. However, the proposed water ski lake will be located more than 1000 feet from these breeding ponds. Scientific data indicates that the majority of salamanders using a particular breeding pond inhabit an area within 535 feet of the pond. The proposed lake and development exceed this safe distance from the Tiger Salamander’s habitat. In addition, the project also includes the installation of a concrete barrier along the south and west sides of the property to

prevent migrating Tiger Salamanders from entering the site.

Approximately 37 (36.8) acres of the project site are currently cleared of naturally occurring mature vegetation as a result of past activities. Approximately 87.92% of the subject property will be cleared of naturally occurring vegetation if the referred application is approved in its current form. Town of Riverhead Zoning Law allows only 65% clearing of naturally occurring vegetation in the Central Pine Barrens. Suffolk County Planning Commission guidelines also set a clearing standard of 65% for commercial projects in Pine Barren regions of the County. The applicant proposes to clear an additional 1,700 SF of the project site of natural vegetation.

As a mitigation to clearing, the applicant proposes to restore a total of 24.84 acres (59%) of the project site (5.1 ac of woodland, 19.74 ac of meadow/brush area). In addition, while previous clearing activity has shaped the current layout of existing natural vegetation; with the exception of the 1,700 SF of additional clearing, the areas to remain natural are undisturbed. At the conclusion of the project no more than 41% of the subject site will be devoid of native plant species while the standard allows 65% of the site to be cleared. It would be appropriate for the Central Pine Barrens Joint Planning and Policy Commission (also reviewing this amended application for a "clearing hardship") to approve a restoration plan for the 24.84 acres of the project site.

It is the belief of the staff that dialogue should continue as is necessary for permits and approvals with the Suffolk County Department of Health Services regarding waste water treatment.

There is no indication in the referred material that the project sponsors have given significant consideration, at this time, related to energy efficiency. The petitioners should review the Suffolk County Planning Commission Guidebook with respect to energy efficiency.

The "recreation" nature of this proposal warrants that the applicants contact the Suffolk County DPW Transit Division, and investigate possible accommodations for bus riders. While car top boats, kayaks, etc. may not be transportable by bus, other activities on site including, but not limited to hiking, swimming and wakeboarding may be suitable for mass transit riders.

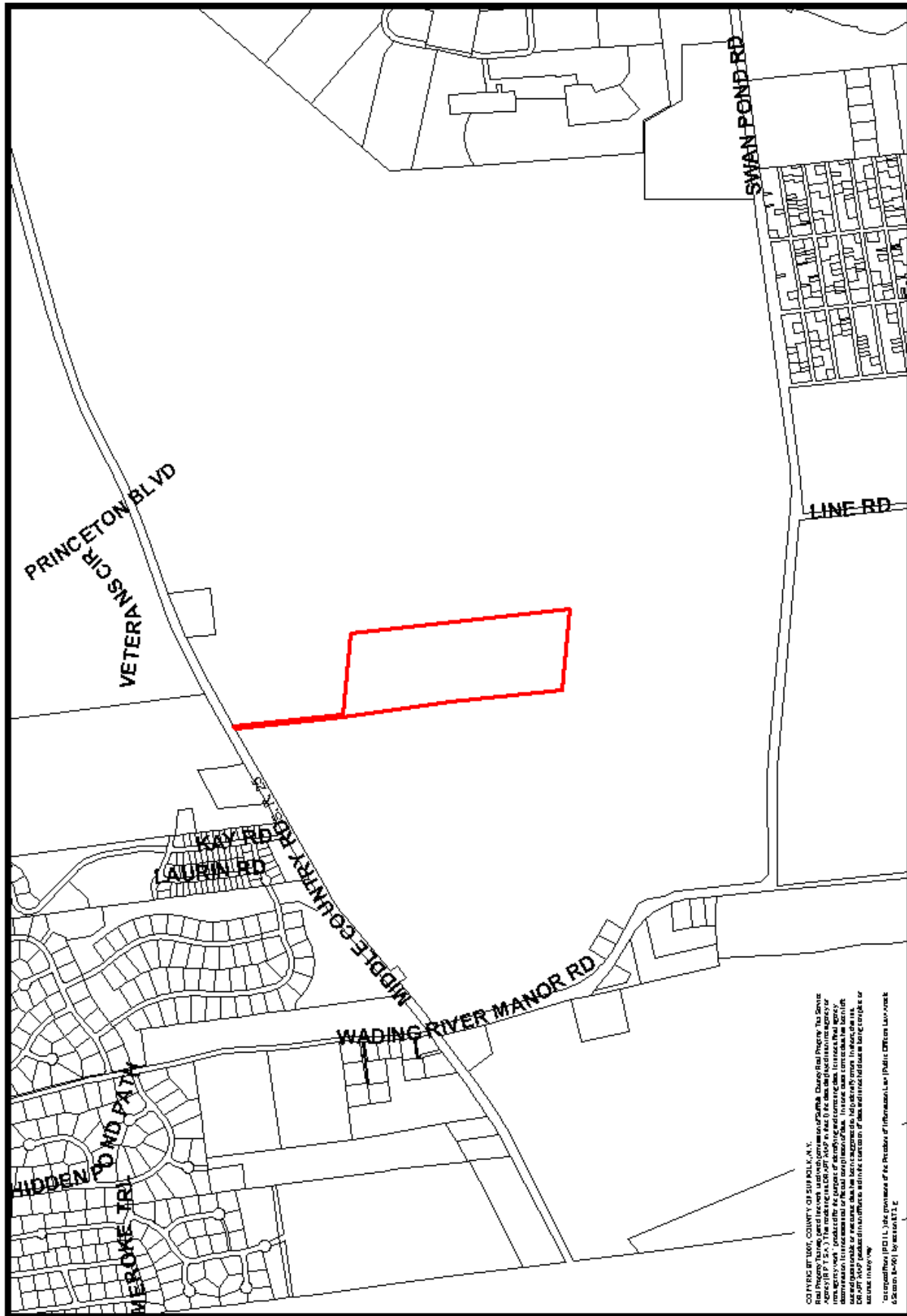
There is no discussion in the referral material related to public safety. The petitioners should review the Suffolk County Planning Commission Guidebook particularly with respect to public safety.

STAFF RECOMMENDATION

Approval with the following comments:

1. The applicant should review the Suffolk County Planning Commission publication entitled Managing Stormwater-Natural Vegetation and Green Methodologies.
2. Dialogue should continue as is necessary for permits and approvals with the Suffolk County Department of Health Services.
3. The applicant should review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency.
4. The applicant should contact the Suffolk County DPW Transit Division, and investigate possible accommodations for bus riders.

5. The applicant should review the Suffolk County Planning Commission Guidebook particularly with respect to public safety.
6. The applicant should submit for review and approval to the appropriate agency a restoration plan for the 24.84 acres of mitigative plantings.



Town of Riverhead
Suffolk County, New York
Date: 12/05/2012

Z-2: Island Water Park
SCPD No.: RH-00-03.3
SCTM No.: 0600-135.00-01.00-007.034

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c/o Suffolk County Department of Economic Development & Planning
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Joanne Minieri, Deputy County Executive and Commissioner, Department of Economic
Development and Planning

Sarah Lansdale, Director of Planning

AGENDA

December 5, 2012 at 2:00 p.m.

4th Floor Conference Room, Department of Economic Development and Planning,
H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge

1. Adoption of Meeting Summary for June, July and August 2012
2. Public Portion
3. Chairman's Report
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5. Guest Speaker – David Genaway, Commissioner, Town of Islip, Department of Planning and Development
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - Great Cove Watershed Management Plan (Islip)
 - Island Water Park 0600 13500 0100 007034 (Riverhead)
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 January 2, 2013 at 2:00 p.m., in the 4th floor conference room, Department of Economic Development and Planning, H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge.

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Sarah Lansdale, AICP
Director of Planning

Date: December 5, 2012
Time: 2:00 p.m.
Location: 4th Floor Conference Room
H. Lee Dennison Building, 100 Veterans Memorial Highway
Hauppauge, New York 11788

Members Present (13)

Michael Kelly – Brookhaven
John Whelan – East Hampton
Matthew Chartrand - Islip
Jennifer Casey – Huntington
Carl Gabrielsen – Riverhead
Linda Holmes – Shelter Island
Tom McAdam – Southold
John Finn - Smithtown
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Glynis Margaret Berry – At Large
Kevin Gershowitz – At Large
David Calone – At Large

Staff Present (5)

Thomas Young – Assistant County Attorney (Counsel to the Commission)
Andrew Freleng – Chief Planner
Theodore Klein – Senior Planner
Andrew Amakawa – Research Technician
Colleen Badolato – Account Clerk Typist

Call to Order

- The meeting of December 5, 2012 was called to order by Adrienne Esposito, 1st Vice Chairperson, at 2:12 p.m.

The Pledge of Allegiance

Swearing in of David Calone as an “at large” member to the Suffolk County Planning Commission.

Nomination of David Calone to Chairman of the Suffolk County Planning Commission

- Motion made by 1st Vice Chairperson Esposito, seconded by Commissioner Kaufman. Vote Approved; 13 ayes, 0 nays, 0 abstention.

Adoption of Minutes

- The adoption of the June 2012 Meeting Minutes. Motion made by Commissioner Holmes, seconded by Commissioner Casey. Vote Approved; 12 ayes, 0 nays, 1 abstention.
- The adoption of the July 2012 Meeting Minutes. Motion made by Commissioner Holmes, seconded by Commissioner Casey. Vote Approved: 12 ayes, 0 nays, 1 abstention.
- The adoption of the August 2012 Meeting Minutes. Motion made by Commissioner Holmes, seconded by Commissioner Casey. Vote Approved: 12 ayes, 0 nays, 1 abstention.

Public Portion - None

Chairman's Report

- Referenced the upcoming presentation of the East End Wind Code.
- Mentioned the recent Planning Federation Conference, and thanked the staff for helping to make it another very successful conference this year.
- Indicated that the Sandy Storm triggered a regional response, and that the rebuilding should also be a regional effort.
- Looking forward to discussing the events and initiatives of the coming new year.

Director's Report – Planning Director Sarah Lansdale was not present at the meeting, and there were no Director nor Division updates for the Commission

Guest Speaker

- **David Genaway**, Commissioner, Town of Islip, Department of Planning and Development. Presented the Town's Great Cove Watershed Management Plan.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code

- **Great Cove Watershed Management Plan**, referred by the Town of Islip, received on November 2, 2012 – the Commission's jurisdiction for review is that the application is a proposed update to the Town's Comprehensive Plan. The Plan's objective is to improve the Town's stormwater management policies and to facilitate the protection of the it's natural resources; in particular the bodies of water in its western portion.

The staff report recommended approval of the plan and the Commission resolved to agree.

The motion to approve the application with one (1) comment was made by Commissioner Chartrand and seconded by Commissioner Kaufman, vote Approved; 13 ayes, 0 nays, 0 abstention.

- **Island Water Park**, referred by the Town of Riverhead, received on November 7, 2012 – the Commission's jurisdiction for review is that the application is adjacent to NY State Route 25, and within the Central Pine Barrens Compatible Growth Area. The applicant requests site plan approval for the construction of an 11 acre groundwater-fed unlined lake to tow water-skiers and wake-boarders using a series of electric cable systems, and other water related and recreational activities.

The staff report recommended approval of the site plan with six (6) comments for the consideration and use of the Town of Riverhead; and the Commission resolved to agree after some discussion on the potential impact the proposal may have on the groundwater.

The motion to approve the application and the six (6) comments was made by 2nd Vice Chairman Kelly and seconded by Commissioner Gabrielsen, vote Approved; 11 ayes, 1 nays, 1 abstention.

Discussion

- Nominating Committee's function will be to recommend officers and any rule changes to be voted on at the February meeting. Chairman Calone appointed Commissioner Casey to Chair the Nominating Committee; Commissioner McAdam and Commissioner Holmes will also serve on the committee.
- Briefly discussed the 2013 Commission agenda, meeting locations, and what the Commission would like to accomplish in the coming year.
- Transfer of Development Rights in the Towns in Suffolk County.

Meeting Adjourned (4:15 p.m.)

- 2nd Vice Chairman Kelly motioned to adjourn
- Commissioner Kaufman seconded
- All in favor