

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 4, 2015 at 2:00 p.m.

Maxine S. Postal Auditorium
Evans K. Griffing Building, Riverhead County Center
300 Center Drive Riverhead, New York 11901

Tentative Agenda Includes:

1. Swearing in of New Member
2. Meeting Summary for January and February 2015
3. Public Portion
4. Chairman's Report
5. Director's Report
6. Guest Speaker
 - Mitchell Zwaik and Leah Sullivan from Zwaik, Gilberto & Associates, "Agriculture and Immigration"
 - Jonathan Keyes, Director, Office of Downtown Revitalization, Town of Babylon
Eric Zamft, Project Manager, Office of Downtown Revitalization, Town of Babylon
7. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - Proposed Downtown Copiague (DC) Zoning District
8. Section A-14-24 of the Suffolk County Administrative Code
None
9. Other Business:
 - Southampton IMA
 - Resolution on LIRR Electrification

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on April 1, 2015
2 p.m. Town of East Hampton Board Room



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: Downtown Copiague (DC) Zoning District
Municipality: Town of Babylon
Location: Copiague

Received: 2/13/15
File Number: BA-15-01

Jurisdiction: Zoning Code Amendment

PROPOSAL DETAILS

OVERVIEW – The Town of Babylon has referred to the offices of the Suffolk County Planning Commission the proposed adoption of amendments to the Zoning Law of the Town of Babylon and the Building Zone Map of the Town of Babylon, to create a Downtown Copiague (DC) Zoning District. The Draft Generic Environmental Impact Statement (DGEIS) for the Proposed Downtown Copiague (DC) Zoning District, as well as, the entire proposed zoning code amendment is found at the following link: <http://www.townofbabylon.com/DocumentCenter/View/1308>.

The DC Zoning District is being advanced by the Town Board of the Town of Babylon in order to implement the vision for Copiague provided in the Copiague Vision Plan. The Vision Plan was adopted by the Babylon Town Board in 2009 and was prepared to provide a long-term planning framework for downtown redevelopment. The DC Zoning District is intended to facilitate a vibrant transit-oriented downtown containing a mix of housing types and retail, office, personal service and other compatible uses that contribute to a sense of Community. The Babylon DC Zoning District regulations are designed to build upon the strengths of Copiague and especially the downtown area, including the presence of the Copiague Long Island Rail Road (LIRR) Station, Veterans Memorial and Copiague Parks, and a diverse residential community that is within walking distance to many of the downtown’s commercial establishments.

The area subject to the proposed DC Zoning District would encompass the area within convenient walking distance of the Copiague Train Station (0.25 miles) and is approximately 35 acres in size. The Study area is located in the north-central portion of Copiague and generally is comprised of

those properties fronting along Great Neck Road from Campagnoli Avenue to Hollywood Avenue/East Gate, along the south side of Marconi Boulevard from Molly Street to Verrazano Avenue, and along Railroad Avenue from Pine Street to approximately adjacent to Verrazano Avenue.

Implementation of the proposed DC Zoning District is anticipated to result in new development that is not currently permitted under existing zoning in the Study Area. A full build out scenario under the proposed zoning district, as is reported in the DGEIS, projects the following:

- 420 residential units overall, consisting of:
 - 369 apartments
 - 20 townhomes
 - 12 single-family homes
 - 16 two-family homes
 - 3 three family homes
- 245,064 square feet of retail
- 43,500 sf of restaurant
- 88,095 sf of office
- 28,196 sf of park and open space
- 55,186 sf of institutional and civic space
- 1,567 parking spaces

The DC district would permit a variety of principle uses on the ground and upper stories in mixed – use or single use buildings intended to provide for new and needed housing opportunities, job creation, encourage redevelopment of vacant and underutilized properties, provide architectural, streetscape and open space improvements and foster the revitalization of downtown Copiague. As proposed, offices would be permitted only on the upper stories as part of a mixed-use building.

The DC Zoning District would also permit, by special permit, on-premises food and beverage consumption establishments (on the ground story only) and outdoor dining (accessory to an on-premises food and beverage consumption establishment). For uses within the District, a base set of lot and bulk controls are included which could be altered through the proposed incentives provided in the law. The base set of controls include a limit of building height to three stories maximum building area of the lot at 80%, maximum residential density of 35 units/acre and a maximum FAR of 2.0.

In order to encourage development within downtown Copiague, the proposed zoning amendments include a system of zoning incentive or bonuses. Such zoning incentives would be available to applicants in exchange for specific physical, social, or cultural benefits or amenities. Such community benefits or amenities could include among others, the following on a particular location or generally within the community:

Public parking
Open or park space
Downtown infrastructure improvements
Affordable housing
Sustainable building techniques

The incentives or bonuses would include the following:

Increased residential density of up to 48 units per acre
Increased FAR of up to 2.2

Increased height of up to 4 stories
Reduced parking requirements
Modifications to other land development standards

The DC Zoning District contains specific minimum off-street parking requirements for a number of uses that differ from the general standards provided by other sections of the Babylon Code. These standards reflect the DC Districts immediate access to transit options. The proposed District also contains a number of design considerations in order to improve the existing aesthetic appearance of downtown Copiague and to promote a high quality streetscape and pedestrian environment. In addition, specific regulation related to signage, lighting, buffering, outdoor storage and green building and site planning techniques are included.

The entire area proposed for the Town of Babylon Downtown Copiague (DC) Zoning District is located within the Southwest Sewer District (Suffolk County SD #3).

As detailed in the GEIS anticipated environmental impacts resulting from the implementation of the DC district are “principally the beneficial effects of adopting zoning that provides for the more orderly growth, development and redevelopment of the downtown area. In addition, new development would provide new tax ratables and jobs, stabilize neighborhood conditions, upgrade infrastructure systems, and enhance the image of the community. Projected development or redevelopment encouraged by the implementation of the proposed Downtown Copiague (DC) Zoning District may have adverse environmental impacts. Anticipated among them include “temporary or short-term impacts associated with construction, while others would be long-term impacts, including increased traffic and increased demand on infrastructure, utilities and community services.”

Mitigations proposed to offset the potential impacts of development in the DC district include approximately eleven (11) congestion mitigation solutions to intersections and roadways within the district. In addition, a number of general parameters and criteria for site specific review of future development and improvements have been established and are included within chapter six (6) of the DGEIS.

STAFF ANALYSIS

It is the belief of staff that the proposed Downtown Copiague Zoning District has been compressive and thoughtful. The proposed zoning district is preceded by a community visioning process that precipitated a vision plan adopted by the Town Board.

While the study area is compact, it includes the area traditionally considered to be downtown Copiague by the Suffolk County planning staff. However, the area also includes some area extending further east and west along both Oak Street and Marconi Boulevard. According to the EIS for the proposed zoning district, build out of the newly designated area would double to triple the development square footage contained within the proposed DC zone. For the sake of comparison purposes, full build out of downtown Copiague would be more similar to the size of downtown Lindenhurst or downtown Amityville, but still smaller than downtown Babylon.

It is the belief of the Suffolk County Planning Commission staff that the proposed height of three (3) stories appears appropriate within the study area boundary. The proposed maximum housing density of 35 units per acres, while high by Suffolk County standards overall, is actually in line with some of the older developments in downtowns across the County. This type of height and density should be strictly confined to the boundary of this downtown Copiague district in order to maintain the uniqueness of the district and to fully take advantage of the amenities within a viable TOD.

The addition of more than 500 parking spaces at build out is desirable. With more than 300 new housing units and 200,000 square feet of retail and restaurants, there are a number of parking demand reduction techniques that can be incorporated into the design of a project that may reduce the actual number of single occupancy vehicles (SOVs) generated by the proposal and thus, reduce the number of parking stalls that would be required for each project thereby freeing available land area or parking stalls for commerce and economic development. Some of these techniques are programmatic and others are by parking lot, site and building design modifications. It is the belief of the staff that additional analysis as to parking demand reduction techniques should be included within the text of the Downtown Copiague Zoning District.

Significant traffic mitigation measures are included in the EIS for the DC district to accommodate the additional development that could have a significant impact on the ability of motorists to drive to or through this area. These mitigations, in the opinion of staff, should all be implemented.

Potential conflicts between motor-vehicle movements and pedestrian movements need to be identified and mitigated utilizing specific and appropriate traffic calming, complete street, universal design and congestion mitigation techniques. It is the belief of the staff that additional pedestrian circulation analysis for the DC district relating proposed future off street parking areas and proposed pedestrian movement patterns is warranted.

Density bonuses are proposed if the builder provides certain community benefits. The present form of the proposed code provides the Town with maximum flexibility under changing market conditions to implement the vision of the district.




STAFF RECOMMENDATION

Approval of the Town of Babylon proposed Downtown Copiague Zoning District and Revision to the Building Zone Map of the Town of Babylon with the following comments:

1. Height and density should be strictly confined to the boundary of this downtown Copiague district in order to maintain the uniqueness of the district and to fully take advantage of the amenities within a viable TOD.
2. There are a number of parking demand reduction techniques that can be incorporated into the design of a project that can reduce the actual number of single occupancy vehicles (SOVs) generated by the proposal and thus, reduce the number of parking stalls that would be required for each project thereby freeing available land area or parking stalls for commerce and economic development. Some of these techniques are programmatic and others are by parking lot, site and building design modifications. It is the belief of the Suffolk County Planning Commission that additional parking demand reduction techniques should be included within the text of the Downtown Copiague Zoning District.
3. Significant motor-vehicle congestion mitigation measures are included in the EIS for the DC district and all should be implemented as recommended as the district progressively builds out.
4. Additional pedestrian circulation analysis for the DC district relating proposed future off street parking areas and proposed pedestrian movement patterns is warranted. Conflicts between motor-vehicle movements and pedestrian movements need to be identified and mitigated utilizing specific and appropriate traffic calming, complete street, universal design and congestion mitigation techniques.



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<p>Town of Babylon</p>  <p>Richard Schaffer Supervisor</p>	<p>Downtown Copiague (DC) Zoning District Draft Generic Environmental Impact Statement (DGEIS) Figure 2-2: Study Area Conditions</p> <p> Study Area  Points of Interest</p>	<p>Created by Department of Planning & Development Ann Marie Jones, Commissioner</p> <p>January 27, 2015</p>
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Z-1: Downtown Copiague Zoning District
 SCPD: BA-15-01

Proposed Downtown Copiague Zoning District



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AGENDA

March 4, 2015 at 2:00 p.m.

Maxine S. Postal Auditorium

Evans K. Griffing Building, Riverhead County Center

300 Center Drive Riverhead, New York 11901

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None
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2 p.m. Town of East Hampton Board Room

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

David L. Calone
Chairman

Sarah Lansdale, AICP
Director of Planning

Date: March 4, 2015
Time: 2:00 p.m.
Location: Rose Caracappa Legislative Auditorium
William H. Rogers Legislature Building
North County Complex
Hauppauge, New York 11788

Members Present (10)

Ramon Accelletta Jr. – Town of Babylon
Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
Carl Gabrielsen – Town of Riverhead
John Finn – Town of Smithtown
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000 (Left meeting at 4:00 p.m.)
Kevin Gershowitz – At Large
Samuel Chu – At Large
David Calone – At Large

Staff Present (5)

Andrew Freleng – Chief Planner
John Corral – Planner
Ted Klein – Senior Planner
Christine DeSalvo – Senior Clerk Typist
Mary Porter – Assistant County Attorney (Counsel to the Commission)

Call to Order

- The Suffolk County Planning Commission meeting of February 4, 2015 was called to order by Chairman David Calone at 2:10 p.m.

The Pledge of Allegiance

Swearing in of new member to the Commission

- Chairman David Calone swore in the newest member, Samuel Chu, as an 'At Large' member of the Suffolk County Planning Commission.

Adoption of Minutes

- The adoption of the January 2015 Meeting Minutes. Motion to adopt as amended made by Commission member Kramer, seconded by Commission member Accettella. Vote Approved: 8 ayes, 0 nays, 1 abstention (Chu).

Public Portion – No members of the public requested to address the Commission.

Chairman's Report – Chairman Calone updated the Commission as follows:

- On Agriculture; The Chair indicated that the Planning Commission's "farmers of the future" effort is working out the details with the State, and recalled that the Commission has received \$1 million in state funding for their 'future farmers initiative', which is an agriculture capital finance program designed to help new farmers purchase start-up equipment. Chairman Calone indicated that he presented this program to the 'new' New York State Lieutenant Governor at last week's Economic Development Council meeting, and that it was very positively received. The Chair also mentioned that he is expecting to finish finalizing the details of the program very soon, and to get the money out to those intended farmers to put the funding to use.
- On the issue of "North Fork Traffic", Chairman Calone stated he has had conversations with some heads of the agricultural organizations, as well as with the East End Supervisors and Mayors Association, and together are looking at forming a working group along with County Legislator Al Krupski to look at how to improve North Fork traffic flow during the busiest tourist times of the year. The Chair indicated that would get going this month, and identified a potential source of funding for this effort as the Long Island Wine Council.
- On 'Housing', the Chair stated that the Commission spent some time this past month running our survey past a few of our partners including the Long Island Builders Institute, the Long Island Index and the Long Island Community Foundation; and expects to get the new housing data survey out to the Towns within the next week. Chairman Calone indicated that doing so will allow the Commission to start collecting that data from Suffolk's municipalities on an annual basis so the Commission can better establish regional housing strategies and goals. The Chair reminded the Commission members to follow-up and to make sure that their respective Towns respond to the survey.

- Regarding news on the 'Economic Development Conference', the Chair announced that the Commission has established a location and finalized a date for the conference, indicating that it would be held at Sony Brook University, and that it would be held on April 28th from 9:30 am to 1:30 pm at the University's Wang Center. Chairman Calone reminded the Commission that this is a joint effort with the Suffolk County IDA, and that he is working on this with Commission member Barbara Roberts, and if any other Commission members would like to get involved to please let him know.
- On the 'East End Wind Code', which has already been adopted by the Town of Brookhaven, the Chairman indicated that the Town of Riverhead had just had their public hearing on it, and that they are expected to adopt it in the coming month.
- On the 'Geothermal Model Code'; Chairman Calone stated that the Commission has been working on rolling out the Geothermal Code to the local municipalities, and thanked Commission member Michael Kaufman for helping run a training session where we got a lot of good feedback from the towns and villages.
 - Brief discussion began amongst the Commission which resulted in the Chair requesting staff member, Chief Planner Andy Freleng, to draft a letter to the Town of Huntington on behalf of the Commission inquiring about the status of a building moratorium they previously enacted relating to renewable energy.
- On the 'Utility Solar'; Chairman Calone mentioned that the Commission has been discussing creating a working group with the Town of Brookhaven and that their first working group meeting was held on February 13th and the second meeting is scheduled tomorrow. The Chair indicated that the Towns of Smithtown and Riverhead are also interested working with the Commission on this, and thanked Vice Chairs Kelly and Esposito as well as Commission Kaufman and Gabrielsen for their inputs in the work group. Chairman Calone stated that the goals of the working group are to have recommendations to the County Planning at its next meeting in April on zoning for utility solar including buffering recommendations; as well as recommendations to PSEG regarding how they can better incorporate land use considerations into their solar RFP process.
- Regarding "Green Methodologies and Infrastructure for Storm-water Run-off", Chairman Calone mentioned that a few weeks ago the Planning Commission rolled out their guidebook, and along with the Citizens Campaign for the Environment hosted the Green Methodologies and Infrastructure for Storm-water Run-off Conference. The Chair gave kudos to Adrienne Esposito and everyone at CCE for helping make it happen. Chairman Calone indicated that the Commission now plans to get the Green Methodologies' guide out to the towns and development community, and he added that the Village Officials Association has already electronically distributed the guidebook to the villages.
- With regard to the Comprehensive Plan; Chairman Calone stated a reminder that one of their primary responsibilities of the County Planning Commission under County Charter is to propose a comprehensive strategic plan for the County.

He indicated that Director Lansdale and he had multiple meetings with the Legislature and County Executive's Office to discuss next steps in the review process for the Comp Plan, as required by County Law, and anticipates doing two public hearings on the Plan sometime in the spring; and that right now Planning staff is getting feedback from the towns and Legislature.

- Regarding other Commission business;
 - As a reminder Chairman Calone announced that the next Commission meeting will be held in East Hampton at the East Hampton Town Hall at 2 p.m. on April 1st. The Commission is looking at doing a bus tour at about 1pm of the '555 property' in Amagansett, land that the Commission played an instrumental role in preserving about a year ago.

Guest Speaker(s) – David Zwaik (for Mitchell Zwaik) and Leah Sullivan, of Zwaik, Gilberto & Associates, along with immigration attorney Melinda Rubin gave a presentation overview of "Agriculture and Immigration", specifically about programs relating to foreign farm workers in the U.S., and federal employment guidelines that directly impact the supply of farm workers to both the national and local agriculture industry; and then briefly addressed questions from the Commission.

Guest Speaker(s) – Jonathan Keyes, Director, and Eric Zamft, Project Manager, for the Office of Downtown Revitalization, Town of Babylon; gave a presentation overview of the Town of Babylon's proposed "Downtown Copiague (DC) Zoning District"; and then addressed questions from the Commission.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code (taken out of order)

Town of Babylon's Proposed Downtown Copiague (DC) Zoning District; the application is referred by the Town of Babylon, received on February 13, 2015 - the Commission's jurisdiction for review is that the application is a zoning code amendment. The Town of Babylon proposes to adopt amendments to its Zoning Law by creating the "Downtown Copiague (DC) Zoning District". The area subject to the proposed "DC" Zoning District would encompass the area within convenient walking distance of the Copiague Train Station (0.25 miles) and is approximately 35 acres in size. The DC district would permit a variety of principle uses on the ground and upper stories in mixed -use or single use buildings. The staff report recommended approval of the creation of the "Downtown Copiague (DC) Zoning District" and amendment of the Town of Babylon Zoning Code, and offered four (4) comments for consideration and use by the Town of Babylon. After deliberation the Commission resolved to approve the creation of the Downtown Copiague (DC) Zoning District and offered five (5) comments to the Town of Babylon for its consideration and use. The Commission applauded the work of the Town of Babylon on this planning initiative.

The motion to approve the creation of the Downtown Copiague (DC) Zoning District with the five (5) comments was made by Commission member Accettella and seconded by Commission member Chu; vote to Approve; 10 ayes, 0 nays, 0 abstentions.

Other Commission Business

Inter-municipal Agreement (IMA) with the Town of Southampton; the Town of Southampton has requested to amend a previously adopted IMA to include certain other actions (i.e. some subdivisions and SEQRA Type II Actions) as matters of local determination and not be subject to referral pursuant to GML or the laws of Suffolk County;

After deliberation the Commission resolved to authorize the amendment of the Southampton Inter-Municipal Agreement to streamline the referral process with certain exceptions as specified in the resolution.

The motion to approve the resolution to replace the previous Town of Southampton-Suffolk County Planning Commission Inter-municipal Agreement with the amended Inter-Municipal Agreement as authorized by the Commission was made by Commission member Accettella and seconded by Commission member Kaufman; vote to Approve; 10 ayes, 0 nays, 0 abstentions.

Metropolitan Transportation Authority (MTA) – Long Island Rail Road (LIRR) Capital Plan; Chairman Calone presented a Resolution which in part read - whereas Suffolk County welcomes the opportunity to align its ongoing efforts to improve transit options and facilitate economic development; the Suffolk County Planning Commission, is the lead planning and land use agency for Suffolk County, resolved to endorse and support the Long Island Rail Road’s electrification of track to the Port Jefferson, Riverhead and Patchogue stations and urges inclusion of funding for it in the pending MTA Capital Plan.

The motion to approve the resolution to endorse and support the electrification of the Long Island Rail Road track to the Port Jefferson, Riverhead and Patchogue stations and urges inclusion of funding for it in the pending MTA Capital Plan was made by Commission member Accettella and seconded by Commission member Esposito; vote to Approve; 10 ayes, 0 nays, 0 abstentions.

Department of Economic Development and Planning Staff Exercise – Chief Planner Andy Freleng presented a development scenario to the Commission for discussion purposes. The proposed development scenario was referred to as “Project X - A Parking Management and Trip Generation Reduction Exercise”. Project X’s scenario criteria included a Mixed-use Transit Oriented Development, with sewers and other utilities available. After the presentation, the Commission members and staff participated in a lively discussion of the Project X scenario as well as the related topics of parking and transportation.

Meeting Adjournment (4:30 p.m.)

The motion to adjourn the meeting was made by Commission member Gershowitz and seconded by Commission member Chu. The motion was approved.