

SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Department of Economic Development & Planning
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Theresa Ward, Commissioner, Department of Economic Development and Planning
Sarah Lansdale, Director of Planning

Notice of Meeting

March 1, 2017 at 2 p.m.

**Rose Caracappa Auditorium,
W.H. Rogers Legislature Bldg.,
725 Veterans Memorial Highway, Smithtown, NY**

Tentative Agenda Includes:

1. Meeting Summary for February 2017
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guests
 - None
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - BDG Farmingdale, Town of Babylon
0100 04800 0100 014000 et al
 - Grace Wood Estates, LLC, Town of Islip
0500 24900 0200 038004 et al
 - Speonk Commons, Town of Southampton
0900 35000 0200 018000
7. Section A-14-24 of the Suffolk County Administrative Code
 - None
8. Other Business:
 - Annual Report

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on **April 5, 2017 2 p.m.** Rose Caracappa Auditorium, W.H. Rogers Legislature Bldg., 725 Veterans Memorial Highway, Smithtown, NY

COUNTY OF SUFFOLK

Z-1



Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Theresa Ward
Commissioner

Division of Planning
and Environment

Applicant: BDG Farmingdale, LLC
Municipality: Babylon
Location: w/s/o Broad Hollow Road (NYS Rte. 110) at Grumman Lane

Received: 1/26/17
File Number: BA-17-01
T.P.I.N.: 0100 04800 0200 014000 et al
Jurisdiction: Adjacent to NYS Rte. 110 and within one mile of an airport.

ZONING DATA

- Zoning Classification: G Industry
- Minimum Lot Area: 15,000. Sq. Ft.
- Section 278: N/A
- Obtained Variance: No

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: No
- Received Health Services Approval: No
- Property Considered for Affordable Housing Criteria: No
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: yes
- Property Previously Reviewed by Planning Commission: no
- SEQRA Information: Yes
- SEQRA Type: Type 1
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: Yes, golf driving range structures
- General Character of Site: level
- Range of Elevation within Site: 70' – 75' amsl
- Cover: Overgrown turf grass some shrubby vegetation few trees
- Soil Types: Haven association and cut and fill
- Range of Slopes (Soils Map): 0-3%
- Waterbodies or Wetlands: none

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Subdivision/site plan
- Layout: campus
- Area of Tract: 12.83 acres
- Yield Map: yes
 - No. of Lots: 3
 - Lot Area Range: 2.2 ac – 6.4 ac
- Open Space: N/A

ACCESS

- Roads: Public (NYS Rte. 110)
- Driveways: private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: cb/lp
 - Recharge Basins no
- Groundwater Management Zone: VII
- Water Supply: public
- Sanitary Sewers: Public

PROPOSAL DETAILS

OVERVIEW – Applicants seek re-subdivision (of two lots into three) and site plan approval from the Babylon Town Planning Board on an approximate 12.83 acre property. Applicants propose (on two lots) development of four (4) one (1) story commercial buildings totaling 100,000 SF of gross floor area. Two of the buildings are intended as retail space (79,615 SF and 6,800 SF) and two of the buildings are intended for restaurant use (5,707 SF and 7,608 SF). Associated site improvements include asphalt pavement work, parking, lighting, landscaping and signage. The northern subdivided lot is to be cleaned, stabilized and left unimproved and is not included in this application.

The subject property is located in the hamlet of East Farmingdale. The site is bound by NYS Rte. 110 (Broad Hollow Road) to the east; a private road (Bi-County Blvd.) and commercial structures (Kiddy academy) to the west. To the south the subject property is adjacent to Commercial properties (Movie Theater and Starbucks). The subject site is bordered to the north by commercial buildings (shopping center). Several easements granted to the Town, and NYS DOT related to roadway/aviation purposes encumbers the subject site.

Access for the proposed development is to be from a single point of access to NYS Rte. 110 at an existing all-way signalized intersection to align with the existing access road on the east side of NYS Rte. 110. (Grumman Lane). Cross access to the movie theater property is established at the south end of the development site at two locations

MTA LI Bus Route N72 (NICE) and SC Transit bus Routes S1 and S31 with routes between Hempstead, Farmingdale, Huntington and Babylon and stops at the Farmingdale and Babylon LIRR train Stations traverse along NYS Rte. 110 in front of the subject site.

Zoning surrounding the subject parcel is predominantly G Industrial District to the north, east, West and south of the subject property. To the west across East Carmans Road is found “C” residential zoning. Land use surrounding the subject property includes residential dwellings to the far west, and improved G industrial land to the south, north and east, and west, as well as, Republic Airport and the Airport Plaza retail complex across NYS Rte. 110 to the east.

The proposed project site is within the “G” Light Industrial zoning district. In the G Light Industrial District, buildings and premises may be used for any permitted use as in the E Business district (section 213-166 A. of the TOB Zoning Law). The Town of Babylon Zoning Law indicates that the use of “G” industrial zoned property as retail sales shall be allowed as a Special Exception by the Zoning Board of Appeals, subject to such conditions, restrictions and safeguards as may be imposed by the Zoning Board of Appeals (section 213-166 F of the TOB Zoning Law). Should the retail complex incorporate “on premise food and beverage consumption establishments” a Planning Board Special Permit would be required (section 213-129 G of the TOB Zoning Law).

The subject proposal for site plan approval does not appear to require a Parking Variance from the Town of Babylon Zoning Law. The off-street parking stall requirement for the proposed 100,000 SF retail/restaurant campus is approximately 503 off street parking stalls. The site plan submitted to the Suffolk County Planning Commission in referral materials from the Town of Babylon demonstrates approximately 602 stalls.

All wastewater from the proposed development is to be treated via connection to SCWSD #3 (Southwest). The subject property is to make connections to an existing sewer line in the area.

Storm water runoff from the contemplated development is to be collected via on-site catch basins and leaching pools. Storm water drainage will be in conformance with Town of Babylon Code and the applicant will be required to prepare a SWPPP.

There is no State or locally mapped wetland on or near the subject property. There is an existing storm water recharge basin adjacent to the northwest corner of the site.

The proposed project is not located in a Suffolk County Pine Barrens Zone. The subject parcel is not located in a State Special Groundwater Protection Area (SGPA). The site is situated over Hydro-geologic Management Zone VII. The subject property is not in a State designated Critical Environmental Area.

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 are such issues as compatibility of land uses, community character, public convenience and maintaining a satisfactory community environment.

Suffolk County Department of Planning Informational Bulletin No. 9, revised February 1, 1995 established policy for the review of land use proposals around airport facilities. The Bulletin reads in part “Where possible, the land surrounding an airport, particularly those areas within the landing and takeoff zone, should be industrially zoned. Where residential land use is permitted, it should be the lowest density possible clustered away from the most commonly used flight paths. In industrially zoned areas, those industries most compatible with airport operations such as indoor storage facilities, vertically unobtrusive building structures, transportation hubs, should be encouraged. Uses that are incompatible in terms of safety and noise, such as activities that attract birds; livestock farming, riding stables or noise sensitive uses: schools, hospital, outdoor recreational facilities should be discouraged. There may be an impact in areas extending beyond one mile.”

The subject development site is not in a landing and take-off zone and proposes no residential use. The development site and uses thereon are “clustered” away from commonly used flight paths of the airport along with the Marriott Plaza, Molloy College, movie theaters and other uses adjacent and in the immediate area. The buildings proposed on site are all one story buildings. The proposed use eliminates an outdoor recreational facility and supports the Commission’s Bulletin.

The Suffolk County Comprehensive Master Plan 2035 “Framework for the Future” identifies, as one of its key objectives, to Build a 21st century transit network to provide more transportation choices to improve mobility, access, and safety. Creating new North-South connections via a Bus Rapid Transit System (BRT) is a key component of the Connect Long Island initiative included in the Master Plan. The NYS Rte. 110 corridor is identified as a significant opportunity area to develop a BRT program.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Babylon 1998 Comprehensive Land Use Plan recommends “Office” for the subject property. The plan indicates that “the Route 110 corridor is preferable for office development as it is the only area that can be served by bus, rail and air facilities.

More recently, (2015) the Town of Babylon authorized the preparation of a specific community driven and market responsive Preliminary Site Plan, Regulating Plan, and Form-Based Code to allow for the development of the East Farmingdale Downtown Center in the unincorporated hamlet of East Farmingdale within the Town of Babylon. Relevant design recommendations that can pertain to the subject application are included in the Plan particularly related to trading front yard parking areas for green space with a continuous sidewalk.

In addition, Town and County studies for the development of a Bus Rapid Transit system along the Rte. 110 corridor call for a station at the Grumman Lane/Republic Airport entrance.

It is apparent, that the subject property, due to its proximity to major transportation infrastructure should be planned in a regional context in conjunction with neighboring and area properties.

SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:

The Suffolk County Planning Commissions has identified six general Critical County Wide Priorities that include:

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

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

As indicated above all wastewater from the proposed development is to be treated via connection to SCWSD #3 (southwest).

Storm water runoff from the proposed project will be retained on-site and recharged via a drainage system designed to conform to all applicable Town requirements. Submission materials to the Commission indicate that NYS DEC SWPPP requirements will be met. There is no indication in the referral materials that the applicant has reviewed the Suffolk County Planning Commission publication on managing storm water through natural vegetation and green methodologies.

The applicant is proposing the demolition of existing buildings, structures, etc., on site. This should be in accordance with the prevailing environmental laws and regulations. The applicant should evaluate options for addressing project-related recycling and reuse of construction and demolition debris. The applicant should prepare an asbestos-containing materials (ACM) removal program and asbestos abatement should be conducted as applicable prior to the demolitions of the

buildings/structures that are to be removed from the site and be disposed in accordance with prevailing regulations.

There is a history of hazardous waste being generated, treated and/or disposed of near the subject property. Remediation of potential environmental concerns (PECs) and recognized environmental conditions (RECs) on site should be consistent with a Facility Closure Plan (FCP) proposed and prepared by the applicant. The Facility Closure Plan should include health and safety measures and methodologies for addressing the identified PECs and RECs. The Facility Closure Plan should summarize closure requirements for PECs and RECs and should identify the regulatory agencies having oversight (SCDHS, NYS DEC, OSHA, etc.).

No mention of the consideration of energy efficiency is provided in the referral material to the Suffolk County Planning Commission. There is no indication if the applicants have reviewed the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency.

As noted above, due to its proximity to major transportation infrastructure, the project should be planned in a regional context in conjunction with neighboring and area properties. A southbound Bus Rapid Transit (BRT) stop should be included at the subject site in coordination with a northbound stop at the Grumman Lane/Republic Airport entrance.

Little discussion is made in the application to the Town and referred to the Commission on public safety and universal design. There is no indication that the applicant has reviewed the Planning Commission guidelines particularly related to public safety and universal design. Design recommendations from the East Farmingdale-Republic TOD Final Report that are relevant to the subject site including trading front yard parking areas for green space buffer that includes a continuous ADA compliant sidewalk that links to the internal pedestrian path network should be considered.

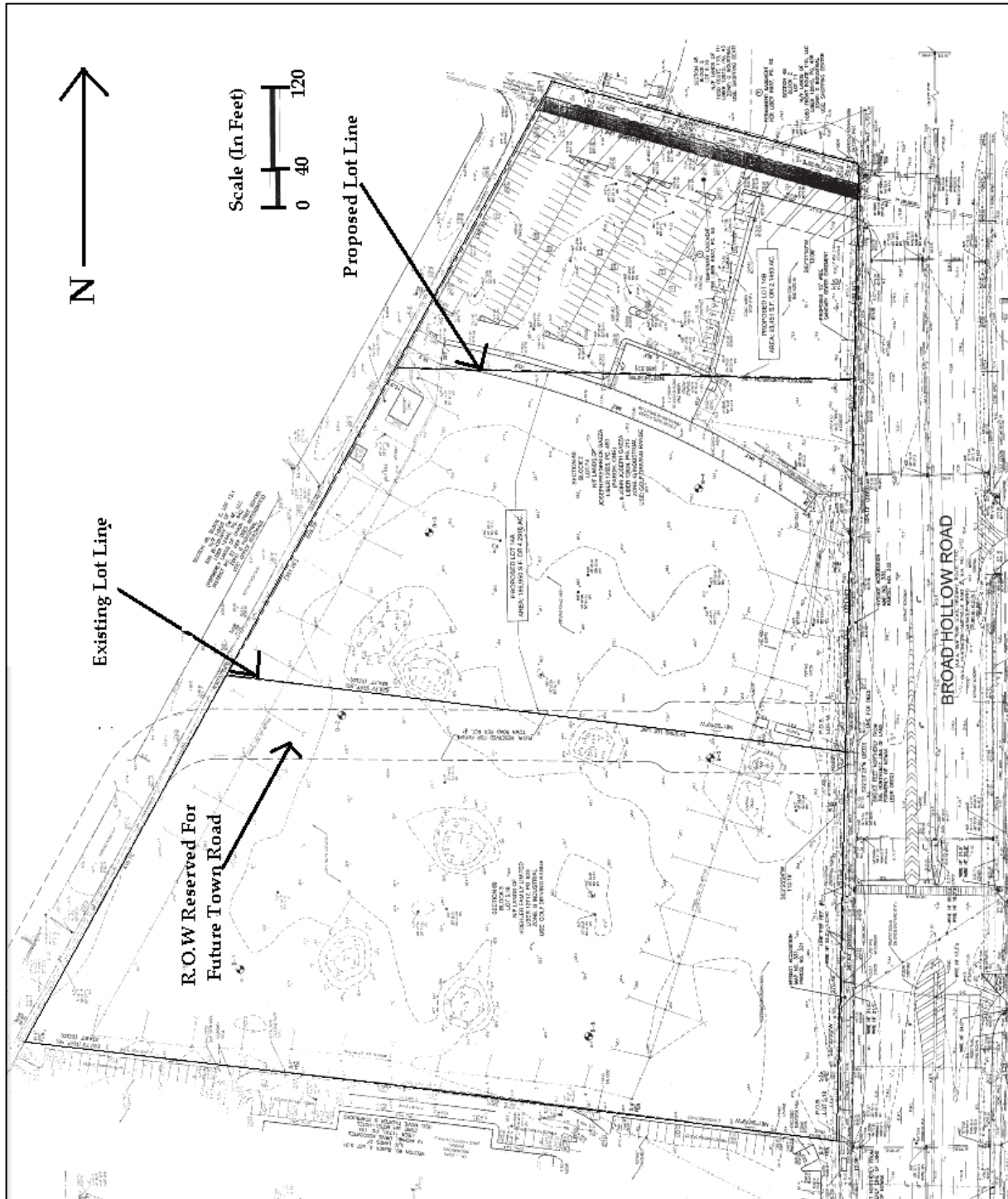
STAFF RECOMMENDATION

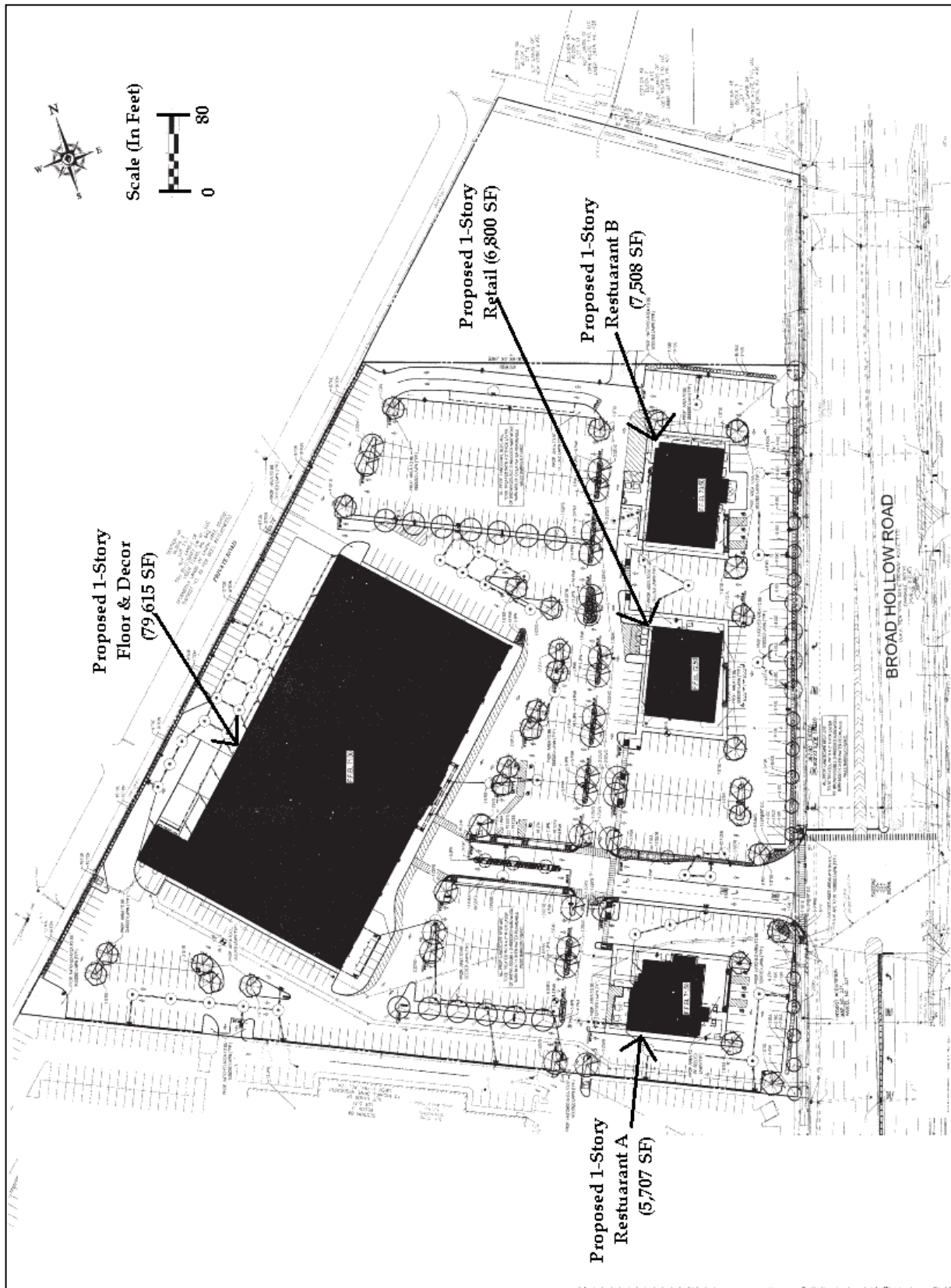
Approval of the BDG Farmingdale, LLC Subdivision/Site Plan referral from the Town of Babylon Planning Board with the following comments:

1. The applicant is proposing the demolition of existing buildings, structures, etc., on site. This should be in accordance with the prevailing environmental laws and regulations. The applicant should evaluate options for addressing project-related recycling and reuse of construction and demolition debris. The applicant should prepare an asbestos-containing materials (ACM) removal program and asbestos abatement should be conducted as applicable prior to the demolitions of the buildings/structures that are to be removed from the site and be disposed in accordance with prevailing regulations.
2. There is a history of hazardous waste being generated, treated and/or disposed of near the subject property. Consideration of any remediation of potential environmental concerns (PECs) and recognized environmental conditions (RECs) on site should be consistent with a Facility Closure Plan (FCP), if warranted, proposed and prepared by the applicant. The Facility Closure Plan should include health and safety measures and methodologies for addressing the identified PECs and RECs. The Facility Closure Plan should summarize closure requirements for PECs and RECs and should identify the regulatory agencies having oversight (SCDHS, NYS DEC, OSHA, etc.). No final approval should be granted by the Town of Babylon Planning Board until such time as the NYS Department of Environmental Conservation (DEC) and/or any other appropriate agency is satisfied with the level of remediation at the subject property for the purposes of the proposed use.
3. No final approval should be granted by the Town of Babylon Planning Board until such time

as the Town of Babylon Zoning Board of Appeals has approved the Special Exception use of “G” industrial zone property for retail sales pursuant to section 213-166 F of the Town of Babylon Zoning Law.

4. Consistent with local area planning study recommendations the applicant should consider revising the proposed site plan to eliminate or (land bank) front yard parking areas along NYS Rte. 110 with a green space buffer that includes a continuous ADA compliant sidewalk that links to the internal pedestrian path network..
5. The applicant should continue dialogue with the Suffolk County Department of Public works with respect to connection to the Suffolk County Wastewater Sewer District #3 (Southwest).
6. The applicant should continue dialogue with the NYS Department of Transportation with respect to access to NYS Rte. 110 (Broad Hollow Road).
7. The applicant should continue dialogue with the NYS Department of Transportation, MTA LI and Suffolk County Department of Public Works Transit Division for coordination and development of a transit (bus) stop on site.
8. The applicant should continue dialogue with the Town of Babylon and Suffolk County for the development of a Bus Rapid Transit stop in coordination with the Grumman Lane/Republic Airport entrance.
9. The applicant should be encouraged to review the Commissions publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.
10. The applicant should be encouraged to continue dialogue with the Town of Babylon’s office of Downtown Revitalization for coordination with local plans for the area.
11. All structures that may be erected at the subject property should be constructed using materials and techniques that will reduce interior noise levels in accordance with the recommendations of the Federal Aviation Administration or other authority that has promulgated standards for reduction of interior noise levels.
12. No mention of the consideration of energy efficiency is provided in the referral material to the Suffolk County Planning Commission. The applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein related to commercial development.
13. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
14. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.





COUNTY OF SUFFOLK

Z-2



Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Theresa Ward
Commissioner

Division of Planning
and Environment

STAFF REPORT

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

Applicant: Grace Wood Estates, LLC
Municipality: Islip
Location: East side of Freeman Avenue ~ 300' s/o Union Blvd.

Received: 1/30/17
File Number: IS-17-01
T.P.I.N.: 0500 24900 0200 038004 et al
Jurisdiction: Adjacent to Spur Drive South (Southern State Parkway R.O.W.)

ZONING DATA

- Zoning Classification: Industrial 1
- Minimum Lot Area: 20,000 SF
- 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: Yes
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: No
- SEQRA Information: SEAF
- SEQRA Type: unlisted
- Minority or Economic Distressed: no

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: none
- General Character of Site: Rolling
- Range of Elevation within Site: 30' -35" amsl
- Cover: Woods, shrubs and brush

- Soil Types: Riverhead, Urban Land, Cut and Fill
- Range of Slopes (Soils Map): 3 – 8%%
- Waterbodies or Wetlands: none

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: COZ
- Layout: standard
- Area of Tract: 9.79 acres
- Yield Map: no
- Open Space: N/A

ACCESS

- Roads: Public – Freeman Ave.
- Driveways: private

ENVIRONMENTAL INFORMATION

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

PROPOSAL DETAILS

OVERVIEW – Applicants seek change of zone approval from the Islip Town Board authorizing the conversion of Industrial 1 and Industrial 2 District zoned land to Residence CA District for the construction of a 96 unit apartment building complex and a mini storage warehouse facility totaling approximately 139,250 SF of gross floor area on 9.79 acres. The applicant is also seeking Islip Town Board approval to utilize increased density permitted in the CA District pursuant to Town Code Section 68-173.1 and 68-173.2. A minor subdivision as well as Site plan modifications will also be required as part of this application.

The proposal is an assemblage of five tax map parcels where the applicant is proposing 4 three story apartment buildings situated in a courtyard style with a gazebo in the center. The density proposed takes advantage of the Town Code that allows an increase in density from 9 units/acre to 12 units/acre. In order to qualify for the bonus, those units over the normally permitted 9/ac, have to be affordable units. The permitted density would be 72 units on site and the applicants are proposing 96 units (12/ac). Therefore 25% or 24 units are set aside for affordable housing purposes.

The self-storage facility is to be situated at the southwest corner of the subject property and is a permitted use. A three story storage building and three (3) one (1) story storage buildings are proposed. A row of landscaping will separate the apartments from the storage buildings.

The site is located on the east side of Freeman Avenue about 300 feet south of Spur Drive South. Access to the residential component of the site would only be from Spur Drive. An eastbound deceleration lane is proposed as part of the conceptual site plan. The self-storage facility fronts on and is accessed from Freeman Avenue. No emergency access is proposed between the self-storage component and the residential component. Nor is emergency access proposed to Winganhauppaug Road.

The proposed Grace Wood Estates, LLC project is to be connected to the Suffolk county Southwest

Sewer District (SCSD #3).

Storm water runoff from the contemplated development is proposed to use catch basins and leaching pools in the surface parking area.

Total parking for the proposed development is approximately 177 spaces and is in conformance with the Town of Islip Zoning Law. A Traffic Impact Study Report was not included in the referral to the Suffolk County Planning Commission. The applicant has agreed to submit a bond to the Town of Islip towards the construction of a traffic safety device at the intersection of Freeman Avenue and Spur Drive South in the event it is required by traffic engineers.

Potable water is to be supplied to the proposed development by the Suffolk County Water Authority.

The subject property is bounded on the north by Spur Drive and industrial development. To the south the project site is bound by Industrial 1 development on site of the former Islip Speedway. To the east the project site abuts single family detached residential development and Winganhauppauge Road. To the west, across Freeman Avenue, is a shooting range, a communication tower site and freshwater wetlands of Doxees Brook contributing to the headwaters of Pardees Ponds which flows toward Orowoc creek.

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

It should be noted that the subject application is not located in a minority community as defined by commission guidelines and required to be reported pursuant to Resolution 102-2006 of Suffolk County.

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.

It is the opinion of the Islip Town Planning Department staff that the proposed use could act as a transition between the industrial uses to the north and south of the site and single family dwelling community to the east; particularly since the proposed self-storage would abut industrial land to the north and south and the northern portion of the subject property will remain relatively open and free of improvements.

It is the belief of the Suffolk County Planning Commission staff that the proposed action does not contradict the intent of the State law and would be compatible with adjacent land uses provided appropriate buffering is put in place. It is the belief of the staff that the proposed Grace Wood Estates, LLC project can be designed to be in harmony with the existing character of the area.

The Suffolk County Comprehensive Master Plan 2035 "Framework for the Future" identifies, as one of its key objectives, to provide equitable, affordable, fair housing. It is the belief of staff that the 25% affordability component is responsive to that objective. Moreover, it is a priority in the Master Plan to promote and support areas that best accommodate multi-family housing. Though the site is not near a downtown or retail center, the subject development would be walkable to Suffolk County Transit bus rte. S42 (see below).

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Islip Comprehensive Plan Community Identity for Islip, East Islip, Islip Terrace, Great River & North Great River (1976) designates the subject site for industrial. This area is formerly designated the Brookville Avenue/Islip Speedway Industrial Area. The area was intended to build out as an Industrial area as the Islip Speedway phased out.

Current community and Town planning thoughts have evolved since the adoption of the '76 plan (see Town Planning Department staff opinion above). This can be further supported by a clause in the '76 plan stating "because of ...effects on adjacent residential neighborhoods...and the ecological importance of the headwaters of the Doxees Brook, unused industrial sites should be rezoned to residential...." It is the belief of staff that this interpretation is appropriate for the subject parcel.

SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:

The Suffolk County Planning Commissions has identified six general Critical County Wide Priorities and include:

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

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

There is little indication in the referred material to the Suffolk County Planning Commission regarding storm water runoff from the contemplated development and how it is to be collected and treated. Storm water runoff from the proposed project should be retained on-site and recharged via a drainage system designed to conform to all applicable Town requirements. Submission materials to the Commission do not indicate that NYS DEC SWPPP requirements will be met, though it is presumed. There is an opportunity to develop the site utilizing best management practices and state of the art storm water treatment methodologies. The petitioners should be encouraged to review the Suffolk County Planning Commission publication Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.

To the south the project site is bound by Industrial 1 development on site of the former Islip Speedway. The subject development parcels should be the subject of a Phase I Environmental Site Assessment to insure that there are no environmental or health and safety issues that may be legacy impacts of being so proximate to the operations of the former Speedway.

Noise issues related to the Town shooting range in the vicinity of the subject property may become a potential concern for future residents. It is the belief of the staff that noise attenuation for proposed residential structures would be appropriate.

No mention of the consideration of energy efficiency is provided in the referral material to the Suffolk County Planning Commission. The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, for later site planning stages, elements contained therein applicable for residential

and office components of the proposal.

The proposed Grace Wood Estates, LLC is within 400 feet (along Juniper Street) of Suffolk County Transit bus route S42 on Islip Ave (NYS Rte. 111). The S42 has connections to Babylon LIRR Station, Bay Shore, Southside Hospital, the Central Islip Family Health Center and the Central Islip and Islip LIRR Stations. The Conceptual Site plan for Gracewood Residence (Estates) submitted with the referral material from the Town of Islip Planning Board to the Suffolk County Planning Commission (Bouler Pfluger Architects, P.C. dated 12/20/16) does not indicate a safe pedestrian connection to Juniper Street for access toward the bus route. The internal pedestrian circulation plan should provide connection to Juniper Street for pedestrian access to the Suffolk County Transit route on Islip Avenue (NYS Rte. 111).

As noted above there is no indication in the referred material to the Suffolk County Planning Commission that the petitioner is currently preparing a traffic impact analysis. Such an analysis may be necessary in order to determine the impact to Spur Drive and Freeman Avenue as a result of full buildout of the petition as presented.

Little discussion is made in the petition to the Town and referred to the Commission on public safety and universal design. The applicant should review the Planning Commission guidelines particularly related to public safety and universal design incorporate into the proposal, where practical, design elements contained therein.

STAFF RECOMMENDATION

Approval of the change of zone from Industrial 1 and Industrial 2 District zoned land to Residence CA District for the construction of a 96 unit apartment building complex and a mini storage warehouse facility for Grace Wood Estates, LLC with the following comments:

1. A Phase I Environmental Site Assessment should be prepared by the petitioner and submitted to the appropriate agencies for review.
2. The petitioner should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.
3. There is no indication in the referred material to the Suffolk County Planning Commission that the petitioner is currently preparing a traffic impact analysis in coordination with the Town and NYS DOT. Such an analysis is helpful to determine the impact to Spur Drive and Freeman Avenue as a result of full buildout of the petition as presented.
4. The petitioner should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, applicable elements contained therein.
5. The internal pedestrian circulation plan should provide connection to Juniper Street for pedestrian access to the Suffolk County Transit route on Islip Avenue (NYS Rte. 111). Though the site is not near a downtown or retail center, the subject development would be walkable to Suffolk County Transit bus rte. S42.
6. The petitioner should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to public safety and universal design and incorporate where practical, applicable elements contained therein.

7. Noise issues related to the Town shooting range in the vicinity of the subject property may become a potential concern for future residents. All residential structures that are erected within the development should be constructed using materials and techniques that will reduce interior noise levels in accordance with the recommendations of the Department of Housing and Urban Development or other authority that has promulgated standards for reduction of interior noise levels.
8. Prospective owners of units within this subdivision should be advised that this development is located with one mile of the Town shooting range and therefore, may be subjected to noise from activities on that site.
9. Emergency vehicular access should be established to either Freeman Avenue (via the self-storage component of the development or to Winganhauppauge Road.

COUNTY OF SUFFOLK

Z-3



Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Theresa Ward
Commissioner

Division of Planning
and Environment

STAFF REPORT

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

Applicant: Speonk Commons
Municipality: Southampton
Location: w/s of North Phillips Ave and approximately 162 feet n/o Montauk Highway

Received: 1/31/17
File Number: SH-17-01
T.P.I.N.: 0900-350.00-02.00-018.000
Jurisdiction: Within 500 feet of Montauk Highway (County Road 80)

ZONING DATA

- Zoning Classification: Village Business (VB)/ Residential (R-20)
- Minimum Lot Area: None / 20,000 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: Pending
- 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: Type I
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: Vacant lot
- Existing Structures: Yes, several vacant boarded –up houses
- General Character of Site: Generally level on the eastern portion with a gentle slope to the west on the western portion of the site
- Range of Elevation within Site: 18' to 32' amsl
- Cover: Partially cleared with vegetated area on the western portion of the site

- Soil Types: Riverhead sandy loam (RdA) and Plymouth loamy sand (PIB)
- Range of Slopes (Soils Map): 0-8%
- Waterbodies or Wetlands: None

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Change of zone
- Layout: Standard
- Area of Tract: 4.279 acres
- Yield Map: N/A
- Open Space: 2.55 acres of landscaped/0 acres natural

ACCESS

- Roads: Public – North Phillips Avenue
- Driveways: Proposed internal road network

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: Catch basins and leaching pools
 - Recharge Basins: None
- Groundwater Management Zone: VI
- Hydrogeologic Zone: VI
- Water Supply: public SCWA
- Sanitary Sewers: on-site STP

PROPOSAL DETAILS

OVERVIEW – Applicants seek change of zone approval from the Southampton Town Board for the redevelopment of the 4.279 acre subject property, from Residence R-20 & Village Business (VB) to Multifamily Residential (MF-44) & Village Business (VB). The change of zone application proposes to maintain a portion of the existing Village Business zoning (aprox 0.76 acres) along North Phillips Avenue while changing the remaining portion (aprox 0.58 acres) of the Village Business zoning and the Residence R-20 zoning (aprox 2.94 acres) to Multifamily Residential (MF-44). The subject property is proposed to be redeveloped with 38 residential rental units. The residential units are proposed to be located in 6 separate buildings and include 12 studio units, 14-one bedroom units, 10-two bedroom units and 2 ADA compliant two bedroom units. Proposed buildings 1 and 2, located adjacent to North Phillips Avenue, are proposed to also include 4,380 square feet of first floor commercial space and 3,178 square feet of first floor community space respectively. The proposal also includes a wastewater treatment system to be located on the western portion of the subject property.

The applicant for this project, Georgica Green Ventures and the Town of Southampton Housing Authority, proposes to utilize the provisions of Section 330-8 of the Southampton Town Code to increase the permitted residential density on the parcel by providing 100% affordable community benefit rental housing.

In addition to the 6 buildings the proposal also includes 114 parking spaces, a tertiary sewage treatment system capable of treating in excess of the anticipated 8,538 gallons of wastewater and 2.55 acres of landscaped greenspace. The stormwater runoff from the proposed development is to be collected by a combination of catch basins, leaching pools, and natural vegetation. The proposed development plans also proposes to connect to the SCWA system to supply the estimated 11,573 gpd of potable water.

The subject property is located on the west side of North Phillips Avenue and approximately 162 feet north of Montauk Highway (CR 80) in the hamlet of Speonk, Town of Southampton. The subject property is also located just south of the Speonk Long Island Rail Road Train Station.

The proposed development contains one point of access to North Phillips Drive. This point of access connects to an interior proposed road network connecting the six proposed buildings. The proposal also shows a private driveway which runs across the subject property and provides access to a residential parcel located to the south of the subject property. In addition, the proposal indicates two additional residential lots to the north of the subject property which are not part of the subject property but will connect to the proposed interior road network.

The subject site is currently developed with several unoccupied boarded-up houses. These structures as well as the accessory septic systems, fuel tanks and utility connections are proposed to be removed prior to the start of project construction.

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

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 are such issues as compatibility of land uses, community character, public convenience and maintaining a satisfactory community environment.

It appears that the change of zone application for the Speonk Commons project is a compatible land use and would maintain a satisfactory community environment. In addition it does not appear that the change of zone would adversely affect public convenience or inter-community issues. The subject property is located just to the south of the Speonk Train station making it an optimal location for a multiunit workforce housing development. In addition, locating the commercial space and community space close to the main road with provided on-street parking spaces appears to be compatible with the surrounding land uses. In terms of the existing zoning, east of North Phillips Avenue there is existing Village Business zoning along the road as well as Multifamily Residential zoning east of the Village Business Zoning. In the Multifamily zoned district east of North Phillips Avenue there is currently an attached multifamily housing complex similar in nature to the proposed Speonk Commons development.

Currently there appears to be single family residential houses located to the south, north and west of the subject property. The proposed project proposes to maintain a 25 foot planted buffer as well as a fifty foot setback for substantial project development. There appears to be three residential houses located to the south of the site and two residential houses located to the north of the site. Vegetative buffering is also proposed along the south and north sides of the subject property. As noted earlier in the staff report three of these residential houses take access through the subject property. It is also important to note that the site currently contains several run-down boarded-up structures which will be removed as part of the development.

The Suffolk County Comprehensive Master Plan 2035 "Framework for the Future" identifies, as one of its key objectives, to provide equitable, affordable, fair housing. It is the belief of staff that the 100% workforce housing rental component of the project is responsive to that objective. Moreover, it is a priority in the Master Plan to promote and support areas that best accommodate multi-family

housing. This includes providing incentives for the building of mixed-use communities around LIRR train stations to create walkable, transit friendly development hubs. The project location just south of the Speonk Train Station is responsive to that objective.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Southampton 1999 Comprehensive Plan recommends creating a “main street ambiance along Phillips Avenue”. The Plan also appears to recommend that the western portion of the subject property be a business area and the eastern portion of the property to be a combination of open space/parks and traditional neighborhood development. The Plan also notes the Town’s lack of affordable housing options and encourages the Town to pursue regulatory and financial incentives for affordable housing. It therefore appears that the 1999 Comprehensive Plan is supportive of this project and its 100 % workforce housing component.

The more recent Town of Southampton 2013 Sustainability Plan Addendum to the Town Comprehensive Plan appears to strongly support this proposed development. This 2013 Plan Addendum encourages workforce housing initiatives including private/public partnerships. It also recommends that the Town consider zoning amendments to allow for mixed use development in hamlet centers and around train stations. In addition the Plan Addendum recommends providing workforce housing near train stations and bus stops.

SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:

The Suffolk County Planning Commissions has identified six general Critical County Wide Priorities that include:

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

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

As indicated previously, all wastewater from the proposed project is intended to be conveyed to a newly constructed tertiary treatment system in the western portion of the property. The applicant proposes the use of a state-of-the-art facility incorporating “BESST” (biologically engineered single sludge treatment technology) on-site sewage treatment plant. Continued review by the Suffolk County Department of Health Services is warranted.

It is noted in the application that potable water will be provided by the Suffolk County Water Authority. The Expanded Environmental Assessment Form notes that the proposed development will consume a total of 11,573 gallons per day of water. This calculation is based on Suffolk County Department of Health flow rates and a calculation on an annualized basis for the 2.55 acres of landscaping irrigation. The Expanded Environmental Assessment Form also notes that it is anticipated that the project would be served by the existing service connection to the site but that “the final determination of this connection will be made as part of the water supply connection application review process”. Continued consultation with the Suffolk County Water Authority regarding the required water use and service connection is warranted.

The Expanded Environmental Assessment Form notes that the subject property “was identified as being located with the Speonk Solvent Plume which covers approximately 600 acres. The Speonk

Solvent Plume was identified as containing the presence of chlorinated solvent-contaminated waters.” The Expanded Environmental Assessment Form also notes that the potential for soil vapor intrusion to occur was evaluated by the Suffolk County Department of Health Service a(SCDHS) and the New York State Department of Health (NYSDOH) and “it was determined that no actions are needed to address exposures related to soil vapor intrusion”. It is recommended that during the site planning process the applicant consult with the SCDOH and NYSDEC to obtain the latest information on the Speonk Solvent Plume and confirm that no building construction modifications are warranted.

Storm water runoff from the proposed project will be retained on-site and recharged via a catch basins and leaching pools. It is the belief of staff that opportunities exist on site, during site plan stages to incorporate additional best management practices to the treatment of storm water runoff. The petitioners should be encouraged to review the Suffolk County Planning Commission publications *Creation of Man-made Ponds in Suffolk County* and *Managing Stormwater-Natural Vegetation and Green Methodologies* and incorporate into the proposal, where practical, design elements contained therein.

Application materials referred to the Suffolk County Planning Commission from the Town of Southampton regarding the consideration of energy efficiency indicate the intention to incorporate energy efficient amenities into the project during site design stages. Application materials also indicate that the proposed will include dark sky compliant lighting features. The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein for the residential, commercial and community space aspects of the project.

The subject property is not located in close proximity to Suffolk County Bus Transit routes but as noted earlier in the staff report is located adjacent to the Speonk Train Station which is located on the Montauk Line of the Long Island Rail Road system. The proposal notes a proposed walk connecting the subject property to the Speonk Train Station.

Little discussion is made in the petition to the Town and referred to the Commission on public safety and universal design. The applicant should review the Planning Commission guidelines particularly related to public safety and universal design and incorporate into the proposal, where practical, design elements contained therein.

STAFF RECOMMENDATION

Approval of the change of zone from Residence R-20 & Village Business (VB) to Multifamily Residential (MF-44) & Village Business (VB) for the Speonk Commons mixed use residential development that includes commercial and community space with the following comments:

1. Review by the Suffolk County Department of Health Services is warranted for the proposed treatment of project wastewater and the petitioner should be directed to continue dialogue with the Suffolk County Department of Health Services.
2. Review by the Suffolk County Water Authority is warranted for the proposed public water supply connection and the petitioner should be directed to continue dialogue with the Suffolk County Water Authority regarding the amount of water needed for the development and the related service connection requirements.
3. It is recommended that during the site planning process the applicant consult with the Suffolk County Department of Health and the New York State Department of Health to obtain the latest information on the Speonk Solvent Plume, which is referenced in the applicant's

Expanded EAF, and confirm that no building construction modifications are warranted.

4. The applicant should insure that access is maintained to the three residential properties which are located adjacent to the subject property and are currently taking access to North Philips Avenue via the subject property.
5. The petitioner should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.
6. The petitioner should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, applicable elements contained therein.
7. The petitioner should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
8. The petitioner should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.

