

# 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) 853-5191 F: (631) 853-4767  
Theresa Ward, Commissioner, Department of Economic Development and Planning  
Sarah Lansdale, Director of Planning

## **Notice of Meeting**

**August 2, 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 July 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
  - Alko Realty at Medford/South Yaphank, Town of Brookhaven  
0200 81300 0100 001002
7. Section A-14-24 of the Suffolk County Administrative Code
  - Gyrodyne LLC, Town of Smithtown  
0800 40000 0200 04000 et al
8. Other Business:

**NOTE:** The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on **September 13, 2017 at 11 a.m.** at the Town of Shelter Island Town Hall, 28 North Ferry Road, Shelter Island, NY



Steven Bellone  
SUFFOLK COUNTY EXECUTIVE

Theresa Ward  
Deputy County Executive and Commissioner

Department of Economic Development and Planning  
Division of Planning and Environment

**STAFF REPORT**

**SECTIONS A14-14 THRU A14-23 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE**

**Applicant:** Alko Realty at Medford/South Yaphank  
**Municipality:** Town of Brookhaven  
**Location:** Building site is located at the N/W intersection of Station Road and Sills Road/Patchogue Yaphank Avenue (CR101), E/S of National Boulevard

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**Received:** 7/13/2017  
**File Number:** BR-17-02  
**T.P.I.N.:** 0200 81300 0100 001002  
**Jurisdiction:** Adjacent to Patchogue Yaphank Road (CR101) and within 500 ft of Horseblock Rd (CR16)

**ZONING DATA**

- Zoning Classification: L1 Industrial (Light Industrial)
- Minimum Lot Area: L1 Industrial (40,000 SF)
- Section 278: N/A

**SUPPLEMENTARY INFORMATION**

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

**SITE DESCRIPTION**

- Present Land Use: Vacant
- Existing Structures: No existing structures
- General Character of Site: Slopes slightly downward towards the southeast of the property
- Range of Elevation within Site: 80'-85' above mean sea level
- Cover: Wooded area
- Soil Types: RdB (Riverhead Sandy Loam), CpA (Carver and

- Range of Slopes (Soils Map): Plymouth Sands), and PIA (Plymouth Loamy Sand) 0-8%
- Waterbodies or Wetlands: None

**NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST**

- Type: Change of Zoning From L1 Industrial to L1 Industrial and J5 Business with Special Permits for a major restaurant with drive-through, a fueling station and convenience store accessory to fueling station, and special permit waiver(s).
- Layout: Creation of mini storage unit (4.99 acres), fast food restaurant (2.11 acres), service station (2.65 acres), and a major restaurant (2.747 acres)
- Area of Tract: 12.579 acres
- Yield Map: N/A
  - No. of Lots: N/A
  - Lot Area Range: N/A
- Open Space: 4.99 acres of natural/landscaped area

**ACCESS**

- Roads: Creation of three (3) new access points, one (1) on Sills Road (CR101), one (1) on National Boulevard, and one (1) on Station Road
- Driveways: Interior Driveways/ Parking Areas

**ENVIRONMENTAL INFORMATION**

- Storm-water Drainage
  - Design of System: On-site storm-water management structures
  - Recharge Basins: Yes
- Groundwater Management Zone: III
- Water Supply: Connection to the public water district (Suffolk County Water Authority)
- Sanitary Sewers: Proposed conventional subsurface septic systems

**PROPOSAL DETAILS**

**OVERVIEW:** Petitioners seek authorization from the Brookhaven Town Board for a Change of Zone from L1 Industrial to L1 Industrial and J5 Business with special permits for a major restaurant with drive-through, motor vehicle fueling station and convenience store accessory to motor vehicle fueling station, and special permit waiver(s). According to the conceptual site plan (prepared by RMS Engineering, PC dated 03/30/2014) submitted in referral materials to the Commission by the Town of Brookhaven, the proposal would include: four structures with one mini-storage facility of 120,000 SF GFA, one service station with convenience store of 2,960 SF, one McDonald’s restaurant with drive through of 4,388 SF and one major restaurant of 9,497 SF. Parking is provided for each parcel with a total of 314 parking stalls and is in conformance with the Town of Brookhaven requirements.

The subject development site comprises an area of 12.579 acres (547,941 SF), located at the northwest intersection of Station Road and Sills Road/Patchogue Yaphank Avenue (CR101) and E/S of National Boulevard.

The proposed vacant development site is adjacent to Station Road, Sills Road/Patchogue Yaphank Avenue (CR101), and National Boulevard and adjoins to the north to an industrial property owned by Paramount Industries LLC. To the east of the project site across Station Road are three (3) residential properties and two (2) business zoned parcels, one in use and one vacant. To the

southeast of the development site [across from Sills Road/Patchogue Yaphank Avenue (CR101)] is the Sunshine Square retail center consisting of multiple J-2 businesses including a bank, restaurant, and auto repair shop. To the south of the proposed site are several L-1 Industrial parcels.

The proposed site is anticipated to use 2,779.8 gallons of water per day. Potable water will be provided via a public conveyance (SCWA) and a conventional subsurface septic system is proposed to provide proper wastewater treatment for the project site. The proposed action requires management and disposal of solid waste (excluding hazardous materials) via private carting to the Brookhaven Resource Recovery Facility.

Storm-water runoff is to be retained onsite utilizing on-site storm-water management structures. The project proposes a recharge basin located in the northwestern corner of the site. The proposed site conceptual development plans to minimize impervious surfaces, use pervious materials and collect and re-use storm-water.

New access points for the subject development site are located from both directions on Station Road and National Boulevard and in the southward direction of Sills Road/Patchogue Yaphank Avenue (CR101). The access point from Sills Road/Patchogue Yaphank Avenue (CR101) contains proposed acceleration and deceleration lanes and the accesses from Station Road and National Boulevard are proposed to have striping and turning lanes. The proposed development will generate new demand for transportation during the evening hours and includes plans for pedestrian and bicycle accommodations.

The subject property is currently a vacant forested space. The subject property is within Groundwater Management Zone III, not within a NYS Special Groundwater Protection Area (SGPA), and contains no unique soil properties, steep slopes, wetlands, or other critical habitat. There are no significant naturally occurring environmental constraints on the subject property.

The subject property is proposed to generate an additional demand for energy and anticipates the source of energy for the project to be from PSEG Long Island, LLC. The proposed subject development contains pole mounted lighting in the parking lot of the site and will disturb the natural light barrier of the forested 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 in such issues are compatibility of land uses, community character, public convenience and maintaining of a satisfactory community environment.

The proposed Alko realty at Medford change of zone proposal and the conceptual development demonstrated is consistent with the character of the area. The predominant character is industrial in nature with the major shopping center opposite and to the south of the proposed development site. There are some residentially zoned properties to the north-east of the development site across Station Road that appears to have dwellings on them. These parcels are joined to the north by J5 and J2 zoned properties. The remaining land uses adjacent and in the immediate area are compatible with the proposed use and notwithstanding the few residentially zoned parcels, the public convenience is not anticipated to be compromised.

**LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS:** The Town of Brookhaven Comprehensive Land Use Plan (1996) indicates a desired industrial use for the property. The Town of Brookhaven Draft 2030 Comprehensive Plan (2010) also designates the parcel for industrial use. The existing L1 zoning designation for the subject property is consistent with the comprehensive

planning initiatives. The aspect of the proposal constructing the ministorage facility on the L1 portion of the change of zone petition remains consistent with the Comprehensive plans.

The petition to change the zoning district on a portion of the lot to J5-Business is not directly consistent with comprehensive planning initiatives and recommendations for this parcel. However, the uses proposed for the J5 district are supportive of industrial park development in that employees would benefit from the uses contemplated. There are no fuel service stations in the immediate area (one is located at the intersection of Sills Road (CR 101) and the Long Island Expressway (NYS Rte. 495)) and there are no retail food establishments in the area. There are two major restaurants in the shopping center to the east that at times are overflowing their capacity. It is the belief of staff that the proposed change of zone petition is supportive of the goals of the towns Compressive Plan initiatives.

**SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:** The Suffolk County Planning Commissions has identified six general Critical County Wide Priorities and include:

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

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

The subject parcel is nearly entirely wooded with mature woodland growth. Native vegetative clearing on the subject parcel is proposed to be approximately 60% of the parcel. Natural area after construction is proposed to be approximately five acres (4.99 ac) along the north and western property boundaries. Landscaped area may include the proposed recharge basin. The proposed turf and landscaping area along the eastern boundary of the property is generally the natural topographic low point of the property and may lend to the use of pervious materials and the reuse of rain-water techniques noted above.

It appears that the project sponsors have given some consideration to the use of natural vegetation for storm water management. 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.

Waste water generated from the proposed development as a result of the change of zone petition is reported (in the submitted EAF) to be approximately 2786.19 gallons per day. The proposal to treat the waste is via a conventional sanitary system. Suffolk County Sewer District #7, Twelve Pines - Woodside are several miles south of the subject parcel along CR 101 (Sills Road). It is noted that the development parcel is situated within Hydro-geologic management zone III. The petitioner should begin/continue dialogue with the Suffolk County Sewer Agency/Suffolk County Department of Public Works (SCDPW) for the proper disposition of generated waste water from the proposed development.

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.

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

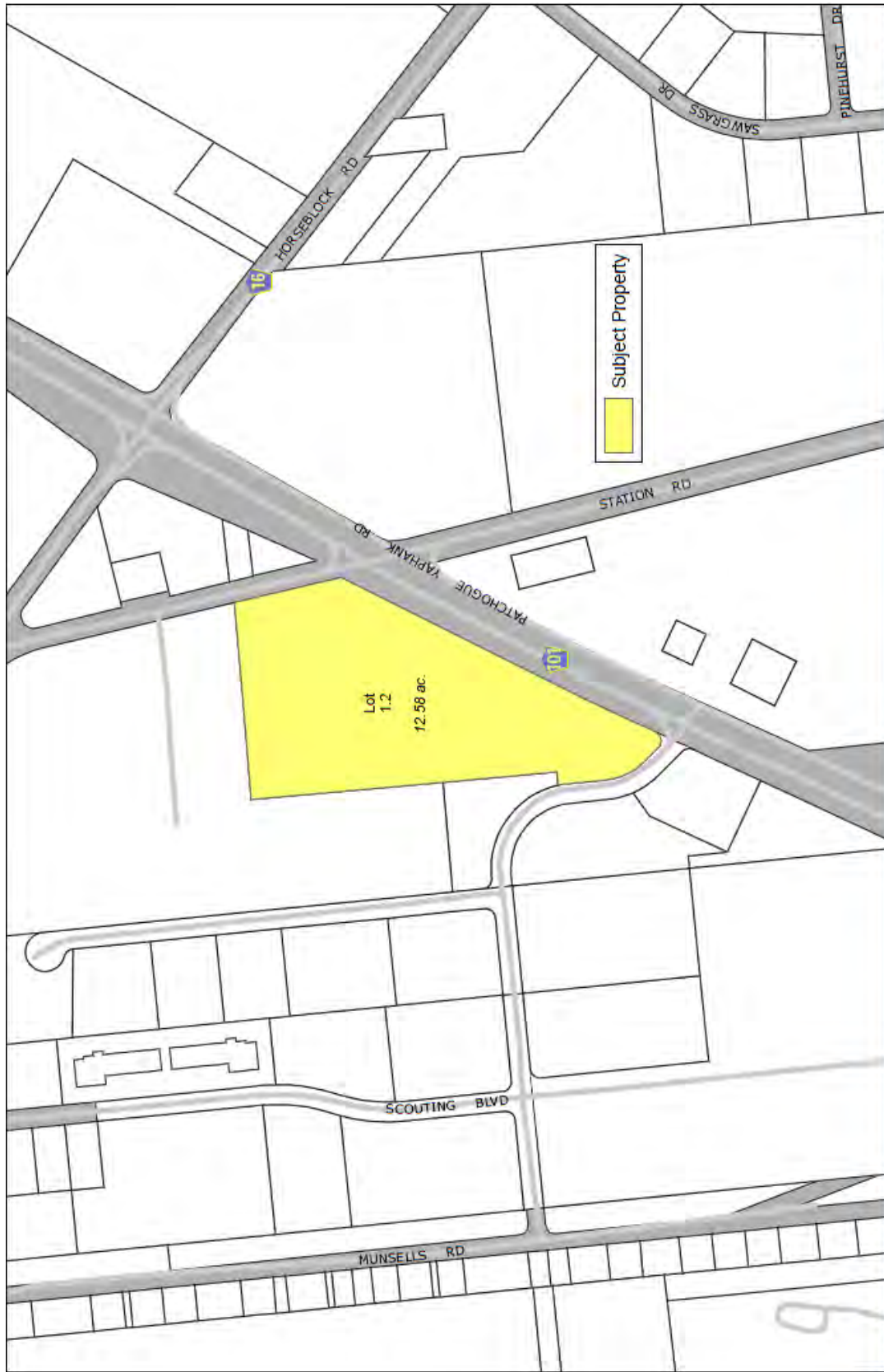
The intersections of Sills Road (CR 101), Station Road and Horseblock Road (CR 16) are serviced by three Suffolk County bus transit routes; S7B, S61 and S71. The bus routes have connections to the Bellport LIRR Station, Bellport Outlet Center, Suffolk County Community College, Brookhaven Town hall, Brookhaven Hospital and Suffolk County offices in Yaphank. The petitioner should begin/continue dialogue with the Suffolk County Department of Public Works (SCDPW) Transit Division for coordination of Suffolk County Bus service to the proposed development.

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** of the change of zone petition for Alko Realty at Medford/South Yaphank with the following comments to be offered to the Town of Brookhaven for its consideration and use:

1. 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.
2. The petitioner should begin/continue dialogue with the Suffolk County Sewer Agency/Suffolk County Department of Public Works (SCDPW) for disposition of generated waste water from the proposed development.
3. The petitioner should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein.
4. The petitioner should begin/continue dialogue with the Suffolk County Department of Public Works (SCDPW) Transit Division for coordination of Suffolk County Bus service to the proposed development.
5. The petitioner should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
6. The petitioner should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.



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 Some cases correct data has been left out and questionable or inaccurate data has been corrected to help identify errors. If you have any questions or concerns, please contact the Planning Commission at 631-534-2200.  
 If the correction of data and/or the data being corrected is inaccurate, please contact the Planning Commission at 631-534-2200.

Application: Alko Realty at Medford/South Yaphank  
 SCPD No.: BR-17-02  
 SCTM No.: 0200 81300 0100 001002  
 Date: 7/21/2017

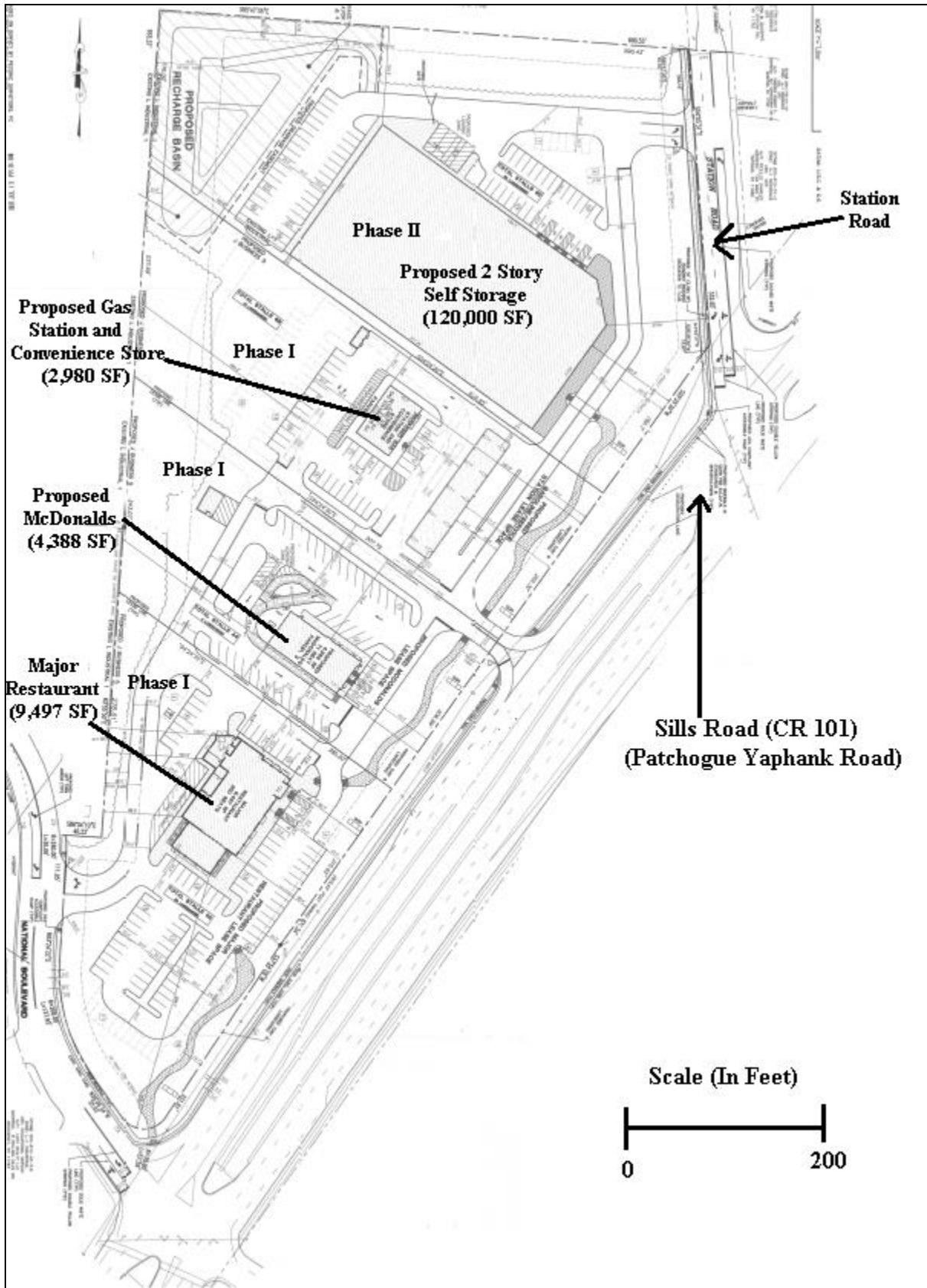
SUFFOLK COUNTY  
 Planning Commission  
 631-534-2200

1 inch = 400 feet  
 0 400 800 Feet

Station Rd  
 Patchogue Yaphank Rd  
 Scouting Blvd  
 Munsells Rd  
 Forseblock Rd  
 Sawgrass Dr  
 Pinehurst Dr

Lot 1.2  
 12.58 ac.

Subject Property







Steven Bellone  
SUFFOLK COUNTY EXECUTIVE  
Department of  
Economic Development and Planning

Theresa Ward  
Deputy County Executive and Commissioner

Division of Planning  
and Environment

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

**Applicant:** Gyrodyne, LLC  
**Municipality:** Smithtown  
**Location:** Southeasterly side of North Country Road (SR 25A) and Mills Pond Road, in the hamlet of St. James.

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**Received:** 6/30/17  
**File Number:** S-SM-17-01  
**T.P.I.N.:** 0800 04000 0200 004000, 013003, 013004, 014000 & 015000  
**Jurisdiction:** Adjacent to State Roads 25A, Town of Brookhaven municipal boundary, and within 500' of the Village of The Head of the Harbor municipal boundary.

**ZONING DATA**

- Zoning Classification: 65.41 acres of Light Industrial (LI) and 9.57 acres of Residence (R-43).
- Minimum Lot Area: LI = 80,000. Sq. Ft. & R-43 = 43,560
- Section 278: N/A
- Obtained Variance: No. current zoning code and zoning map would allow for the proposed subdivision (into 8 lots) for the existing and future development with a mix of uses. The existing R-43 zoned lands for the most part to remain as open space.

**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: Yes, small portion within the Mills Pond Historic District
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: No
- SEQRA Information: None
- SEQRA Type: Type I pending determination
- Minority or Economic Distressed: No

## SITE DESCRIPTION

- Present Land Use: Existing light industrial and catering use.
- Existing Structures: Several one story buildings associated with the existing multi-tenant mix uses.
- General Character of Site: Mostly cleared, gently rolling topography, and irregular in shape
- Range of Elevation within Site: 30' to 40' above msl
- Cover: Mostly cleared with buildings and pavement, and large grass fields
- Soil Types: Mostly Riverhead sandy loam and Haven soils
- Range of Slopes (Soils Map): 0-8%
- Waterbodies or Wetlands: Yes (freshwater wetlands)

## NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Major subdivision application
- Layout: Curvilinear with proposed private roadways, cul-de-sac, and connections with existing roadways and land uses.
- Area of Tract: 74.98 acres
- No. of Lots: 8 lots
- Open Space: Yes, 200' wide "Open Space" buffer on Lot #8

## ACCESS

- Roads: North Country Road (SR 25A), and Mills Pond Road are the existing roadways (Historic Corridor designation) on which the subject property fronts and has at least one point of access. A portion of the interior roadway is proposed to be a 50' wide access easement within proposed common ownership Lot #8; and the remaining interior roadway is to be a 50' wide access easement over the private property of proposed Lot #1. There is an existing access easement across the LIRR tracks to the east of the subject property that proposed subdivision map indicates will be maintained.
- Driveways: Individual, along internal roadways, some indicate cross access.

## ENVIRONMENTAL INFORMATION

- Stormwater Drainage
  - Design of System: No information provided
  - Recharge Basins: No information provided
- Groundwater Management Zone: VIII
- Water Supply: Suffolk County Water Authority
- Sanitary Sewers: Proposed On-site Sewage Treatment Plant

## PROPOSAL DETAILS

**OVERVIEW** – The applicant is proposing to subdivide approximately 75 acres of land that is known as the Gyrodyne-Flowerfield property in the hamlet of St. James. The subject property contains several existing buildings with a wide variety of tenants (catering, office, manufacturing, engineering, warehousing and transportation). The referred subdivision map proposes a total of 8 lots, all in conformance with the zoning of the property and range in size from 2.81 acres (Lot #6) to 21.43 acres (Lot #8). Future development would occur on proposed Lots 3 through 7, which a provided conceptual plan depicted the following potential uses; a 150 room full service hotel, 2 medical office buildings, and 2 assisted living facilities. Proposed Lot #1 would remain as improved with a multi-tenant light industrial use building, and Lot #2 would contain the existing 'Flowerfields' catering facility. Proposed Lot #8 is intended to be commonly owned amongst other the lot owners,

comprising of an 'open 'space' area (200' buffer) along North Country Road (SR 25A – Heritage Trail Corridor), 50' wide internal roadways, undefined recharge areas, and the location for the proposed sewage treatment plant (STP) intended to serve the subdivided properties.

Local land uses include transportation right-of-way (train tracks), light industrial, agricultural, educational institution, office and research, and residential.

## 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 belief of the staff that the proposed subdivisions could provide an appropriate location for potential economic development while respecting existing natural features of the environment and local ecology.

**LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS:** Town of Smithtown is in the process of updating its Comprehensive Land Use Plan and zoning map, and the Planning Board, on September 21, 2016, resolved to make certain recommendations to the Town Board relative to the Draft of the Comprehensive Plan Update, some of which relate specifically to the Gyrodyne-Flowerfield property which stated the following;

*There should be some more flexibility for the development of the Gyrodyne property. The essence of any development there should:*

- a. *Support Stony Brook University, a major economic engine in the region.*
- b. *Provide a large buffer to maintain the natural and historic corridors.*
- c. *Limit overall density to less intensive than if the property were to be fully built out in compliance with existing Light Industrial zoning.*

Staff believes the proposed subdivision would provide for a desirable mix of land uses in conformance with the goals of the Town of Smithtown, and encourage the highest and best adaptive use of the property without approaching the maximum allowable density of the property in accordance its zoning. The layout of the proposed subdivision may be guided by the anticipated conceptual land use plan associated with the application to subdivide the property.

The proposed subdivision could attract development to an area that is economically and environmentally feasible for development due to existing vacant land, surrounding land uses, infrastructure and it's (1 mile) vicinity and potential to bring desired economic stimulus to the St. James downtown/business district (1 of 3 established downtowns in the Town of Smithtown).

## SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:

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

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

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

In terms of environmental protection, the subdivision map indicates that a 100' wetlands setback is proposed on Lot # 8 from the landward limit of the existing freshwater wetlands, as delineated by C.W. Bowman/Land Use Ecological Services Inc., on November 18, 2016. The proposed subdivision also depicts 200' wide buffer that is to be designated as "Open Space", also part of Lot #8 (the proposed Common Area Lot). The proposed location of a sewage treatment plant on the northeastern portion of the property is within a 10 to 25 year travel time (zone) to reach surface water of Stony Brook Harbor, but imminently close to the 25 to 50 year travel zone as indicated on the County's 'Subwatersheds Wastewater Plan of Groundwater Contributing Areas', and therefore consideration should be given to relocating it to the longer 'travel time' zone within the subject property's boundaries. As for on-site storm-water management to handle run-off from the impervious surfaces, no system was indicated in the referral material, and the applicant should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.

In terms of energy efficiency, there is no indication in the referred material to the Suffolk County Planning Commission that the petitioner has considered energy efficiency in the layout and design of the proposed development. The petitioner should be directed the Suffolk County Planning Commission Guidebook for guidelines on the incorporating energy efficiency into this project.

As for economic development, the proposed subdivision and its potential uses could contribute to economic development in the subject area for several reasons including but not limited to 1) The attraction of private investment in the site; 2) The maximization of the real property tax ratable base; 3) The addition of skilled, high paying employment opportunities; and 4) Have a synergistic effect with the nearby St. James downtown business district, Stony Brook University, Hospital and Center of Excellence in Wireless & Information Technology (CEWIT).

Regarding equity and housing diversity, it is the understanding of Commission staff that the conceptual land use plan associated with the proposed subdivision map indicates that two of the lots may be developed in the future for assisted living facilities which could be considered a project that could meet some community need based on Town of Smithtown demographics. Especially if patients are accepted via the Medicaid/Medicare system and no private insurance is required. State licensing of the facility is based on a community need and is limited to a geographic area. The applicant should be directed to reach out to the Suffolk County Department of Social Services Housing for any opportunities that may enhance the proposal.

In terms of transportation, the location of the proposed subdivision is not situated along a Suffolk County Transit route and the Town and the applicant should hold discussions with Suffolk County Department of Public Works Transportation Division to investigate the need for transit service adjustments in this area as the property is developed into the future. The subject property is located adjacent to the Long Island Rail Road right-of-way (tracks), however it is over a mile away from the St. James Station, and therefore any future projects as a result of this subdivision would be not considered transit oriented development (TOD). And the future development of the subdivision is likely to necessitate roadway enhancements depending upon particular types of uses. It is expected that as the parcels are developed, capacity improvements will be required to the following roads: North Country Road (NYSR 25A) and Mills Pond Road (both designated as historic 'scenic' road corridors'. One alternative to consider in order to help reduce vehicular traffic would be to provide a 'Bike share program' on site to encourage pedestrian and bicycle movement, which could facilitate short travel to and from the St. James downtown and surrounding areas such as Stony Brook University and Hospital (which already has a bike share program in-place). The proposed internal road system is depicted on the referred map as being under 'common' and/or 'private'

ownership which potentially could create barriers to the best and most efficient circulation of traffic, and therefore should be reconsidered for dedication.

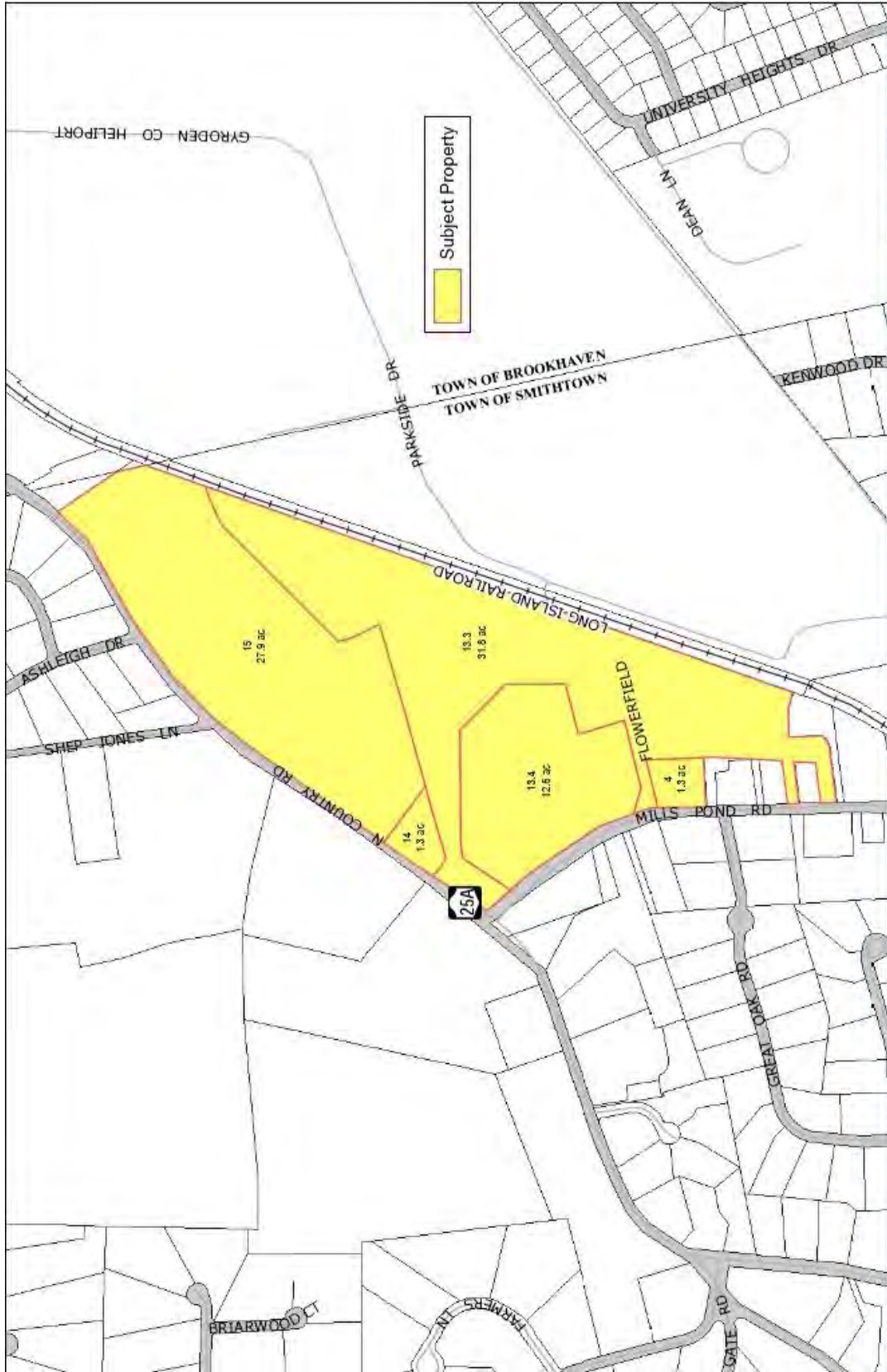
Regarding 'public safety, based on the referral material the applicant did not submit a traffic study and after reviewing submitted conceptual map, and determined that the amount of traffic generated by the conceptual proposed uses may be high enough that allowing a point of access along North Country, an already heavily travelled roadway, could be deemed problematic or unacceptable, and it is reasonable to assume that left turn movements from the subject property could be dangerous. There is no indication in the referred material to the Suffolk County Planning Commission that the petitioner has considered other public safety elements in the layout and design of the proposed development. The petitioner should be directed the Suffolk County Planning Commission Guidebook for guidelines on the incorporating public safety elements into this project.

## **STAFF RECOMMENDATION**

**Approval**, subject to the following comments:

1. The proposed 50' wide access easements should be replaced with a 60' wide right of way, as is required by Town regulation for subdivisions of land in the LI zoning district, but it is recommended that the pavement width be kept to a minimum considered practical for safe vehicular travel within the right-of-way. This type design would allow for drainage swales and sidewalks to the side of the pavement. This design would both reduce and manage stormwater runoff, and also provide an optimal separation of vehicular and pedestrian movement on the subject property.
2. The existing access easement that connects across the Long Island Rail Road track right-of-way to the east should also be a separate right-of-way and built to the same specifications of the other roads in the subdivision.
3. The applicant shall be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.
4. Allowing for the creation of a new ingress or egress along North Country Road (State Route 25A) should only be considered after it has been determined that access along Mills Pond Road, existing point of access along SR 25A, and Stony Brook Road to the east cannot adequately accommodate vehicular trips generated by proposed uses on the property. This could involve a traffic impact study as well as the monitoring of traffic generated (over time) as the proposed lots are developed and occupied.
5. The Town and the applicant should communicate with the New York State Department of Transportation to discuss possible signalization at the intersection of Mills Pond Road, as well as the necessary and appropriate level improvements of the subject property's existing point of access at its most easterly frontage along North Country Road (SR 25A), to safely accommodated traffic generated from the proposed subdivision's future development.
6. Consideration should be given to requiring the applicant to supplement the 200' wide open space/historic vista along North Country Road (SR 25A) with indigenous plant materials to help prevent visual intrusion, including lighting, from the future development of the subject property out on to the road and neighboring properties.
7. The SEQRA process should be completed and any approval should be in accordance with those findings, conditions and recommendations as a result.

8. The proposed location of a sewage treatment plant should be examined closely and its final placement should be determined in accordance with the SEQRA findings, the mapping of Suffolk County's "Subwatersheds Wastewater Plan of Groundwater Contributing Areas", and recommendations of a qualified hydrologist with knowledge of the subject area.
9. The applicant should communicate with the Suffolk County DPW Transit Division and discuss possible accommodations for bus riders from the subject development.
10. The applicant should be encouraged to investigate the viability of offering a 'bike share' program as a way of reducing short distance motor vehicular travel and connecting to nearby surrounding areas such as St. James' downtown and Stony Brook University (which already has an existing 'bike share' program).
11. The applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and shall incorporate where practical, applicable elements contained therein.
12. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
13. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.



SUFFOLK COUNTY  
 Planning Board  
 110 West Street, 3rd Floor  
 Suffolk County, New York 11902

1 inch = 600 feet  
 Feet  
 0 600 1,200

SCRP TAXMAP BASE, 2012  
 Application: Gyrodyne LLC  
 SCPD No.: S-SM-17-01  
 Date: 07/21/2017

SCTM No.: 0800 04000 0200 004000  
 0800 04000 0200 013003  
 0800 04000 0200 013004  
 0800 04000 0200 014000 &  
 0800 04000 0200 015000

15  
 27.9 ac  
 13.3  
 31.8 ac  
 13.4  
 12.6 ac  
 14  
 1.3 ac  
 4  
 1.3 ac

TOWN OF BROOKHAVEN  
 TOWN OF SMITHTOWN

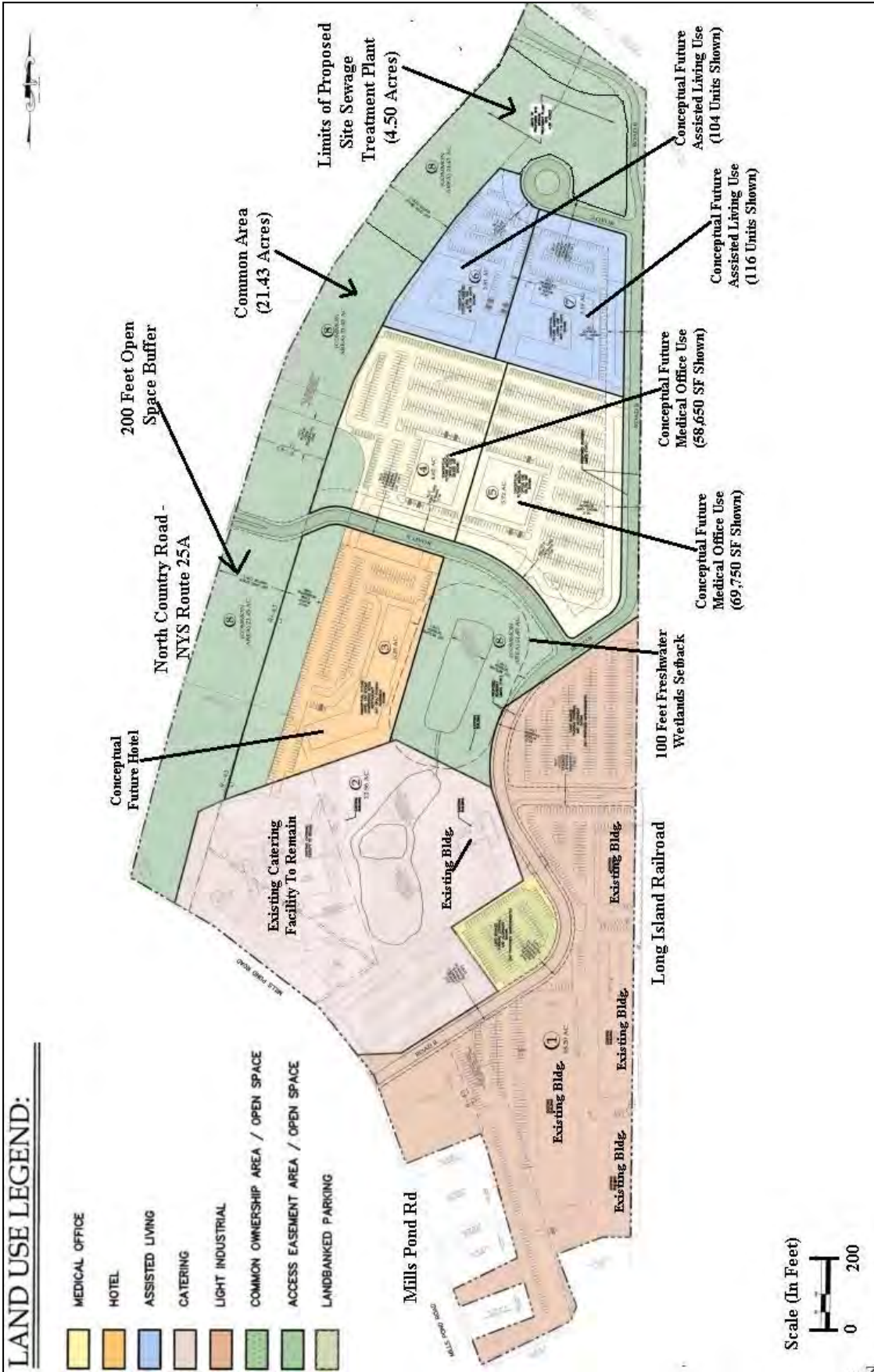
GYRODENE CO HELIPORT  
 PARKSIDE DR  
 UNIVERSITY HEIGHTS DR  
 DEAN LN  
 KENWOOD DR  
 LONG ISLAND RAILROAD  
 ASHLEIGH DR  
 SHEP JONES LN  
 N COUNTRY RD  
 256  
 MILL POND RD  
 GREAT OAK RD  
 GATE RD  
 BRIARWOOD CT  
 FARMERS LN

Subject Property

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\*Revised from F.O.I. in the provisions of the Freedom of Information Law (P.L. 86-360, Law Article 6 Section 84-80) by section 87(2)(g).  
 CD-15-02 - 07/15/2017





**LAND USE LEGEND:**

- MEDICAL OFFICE
- HOTEL
- ASSISTED LIVING
- CATERING
- LIGHT INDUSTRIAL
- COMMON OWNERSHIP AREA / OPEN SPACE
- ACCESS EASEMENT AREA / OPEN SPACE
- LANDBANKED PARKING



