

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

October 10, 2018 2:00 pm

Touro Law Center

225 Eastview Drive

Central Islip, NY 11722

Tentative Agenda Includes:

1. Meeting Summary for July and August
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guests
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - North Babylon Associates, Town of Babylon
0100 11600 0400 002003, 002004
Change of Zone, Subdivision, Site Plan, Special Exception, Variance
Subdivide into two lots. Lot 1 maintain McDonalds add 49,734 sf 3 tenant retail building. Lot 2 rezone to GA Industry and construct a 49,940 sf self-storage building
 - Water Mill Village Townhouses, Town of Southampton
0900 11400 0100 046000, 048001, 051000
Construction of 38 unit Townhouses, pool, clubhouse and sewage treatment plant
 - Vineyard View, Town of Southold
1000 04000 0300 001000
7 Buildings, 50 Workforce Housing Development with 2649sf community center on 17.19 acres, 10 acres to be preserved as open space
7. Section A-14-24 of the Suffolk County Administrative Code
8. Other Business

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on **November 7, 2018 2:00p.m.** Maxine S. Postal Auditorium, Evans K. Griffing Building, Riverhead County Center, 300 Center Drive Riverhead, New York 11901

Language Access Services are available for free to Limited-English Proficient individuals. Requests for telephonic interpretation services or other special needs must be communicated in writing or by telephone to the EDP Language Access Designee at least three business days prior to the meeting. Contact: Jeffrey Kryjak, Department of Economic Development and Planning, H. Lee Dennison Bldg., 11th Floor, 100 Veterans Memorial Highway, Hauppauge, NY11788. Phone: (631) 853-5192, email: jeffrey.kryjak@suffolkcountyny.gov

COUNTY OF SUFFOLK

Z-1



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 A14-25 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: North Babylon Associates
Municipality: Babylon
Location: s/e/c NYS Rt 231 (Deer Park Avenue) & Weeks Road

Received: 7/30/2018
File Number: BA-18-02
T.P.I.N.: 0100-116.00-04.00-002.003 & - 002.004
Jurisdiction: Adjacent to NYS Rt 231

ZONING DATA

- Zoning Classification: Ea Business
- Minimum Lot Area: 10,000. 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: No
- Property Previously Reviewed by Planning Commission: No
- SEQRA Information: No
- SEQRA Type: Unlisted/EAF
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: yes: masonry brick and block structure
- General Character of Site: level
- Range of Elevation within Site: +/- 45' amsl
- Cover: buildings & asphalt
- Soil Types: Urban Land (Ur) and Riverhead/Haven associations
- Range of Slopes (Soils Map): 0-8%

- Waterbodies or Wetlands: none

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Sub/COZ/STP/SE/V
- Layout: standard
- Area of Tract: 8.1Acres
- Yield Map:
 - No. of Lots: 2
 - Lot Area Range: 111,017 SF - 240,844 SF/ 2.5 ac - 5.5 ac
- Open Space: N/A

ACCESS

- Roads: NYS Rte. 231 (state) & Weeks Road (town)
- Driveways: public access curb cuts to interior private drive

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: CB & LP
 - Recharge Basins: no
- Groundwater Management Zone: II
- Water Supply: public
- Sanitary Sewers: Public SCSD #3 Southwest

PROPOSAL DETAILS

OVERVIEW – The Suffolk County Planning Commission has received from the Town of Babylon (pursuant to NYS GML 239 and Article 14 of the Suffolk County Administrative Code) a multifaceted referral with respect to the demolition of an approximate 102,000 SF existing structure and the construction of a 49,734 SF one story, 3 tenant retail building and a 99,004 SF two story mini-storage building. The total gross floor area of the intended project is 151,700 SF. The regulatory referral includes a two lot minor subdivision of an 8.077 acre parcel into a 5.5 acre (lot 1) and a 2.5 acre (lot 2) lot. The Site Plan referral for Lot 1 proposes to maintain a 2,665 SF drive-thru retail food structure and the construction of the one story, three tenant (22,731 SF retail; 7,003 SF retail & 20,000 SF fitness center) retail building. The petitioners to the Town of Babylon propose for lot 2 a change of zone from the existing Ea Business District to G Industry District to allow by Special Permit and Site Plan from the Babylon Town Planning Board the construction of a two story self-storage building (99,004 SF). The petitioners also request a variance from the Special Permit criteria.

The Subject property is zoned “Ea Business” with a required minimum lot size of 10,000 square feet. Shops and stores for the sale of retail merchandise is a permitted use. A mini-storage facility is not permitted in the Ea zone but is permitted in the G Industrial Zoning District by special permit from the Babylon Town Planning Board. The minimum lot size of the G Industry zone is 15,000 square feet.

Access to the proposed development would be from a single point of ingress/egress from Deer Park Avenue (NYS Rte. 231). This is to be a right turn only access. Two curb cuts on Weeks Avenue are also proposed. The western most curb cut is ingress only. A main entrance to and exit from the proposed development is located on Weeks Avenue roughly center of the subject property.

All sanitary wastewater generated from the proposed development is to be conveyed to Suffolk County Sewer District # 3 Southwest. Potable water is to be supplied by the Suffolk County Water Authority.

Storm water runoff generated by impervious surfaces of the proposed development is to be captured by catch basins and directed to leaching pools throughout the site.

A review of the character of the land use and zoning pattern in the vicinity indicates a variety of zones and uses. The subject property is located in a corridor of Ea Business zoning and commercial uses. Adjacent and to the east of the property is a multifamily development zoned "SC". Generally to the north, south, east and west is residentially zoned and improved medium to high density residential land. A school abuts the subject site to the southeast, commercial property to the south, NYS Rte. 231 to the west and Weeks Avenue to the north. Across Weeks Avenue is attached and detached residential homes.

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

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 II. The subject property is not in a State designated Critical Environmental Area and the site contains no regulated fresh or tidal wetlands.

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.

The proposed retail and self-storage development can be compatible with the adjacent land uses. The project is designed to conform to community character as it is limited to no more than two stories with architectural elements consistent with the area. Public convenience is not anticipated to be impacted as motor vehicle trip generation will be accommodated by three ingress/egress points to the property from NYS Rte. 231 (Deer Park Avenue) and Weeks Avenue. Landscaping and lighting details can lessen the impact to adjacent residential uses. The project as proposed along with the local review process assures the continuance of a satisfactory community environment.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Babylon 1998 Comprehensive Land Use Plan recommends Highway Commercial for the subject property. The purpose of the district is to accommodate low-intensity auto-oriented commercial uses along major highway corridors. The proposed use can be considered to be in conformance with the local Comprehensive Plan.

The proposed two lot subdivision appears to be in conformance with all requirements of the Town of Babylon Subdivision regulations. The application would otherwise be a matter for "Local Determination" if not for the association with the change of zone and special permit request.

The 2.549 acre (lot 2) change of zone request from Ea Business to G Industrial for the ability to file site plan application to facilitate the construction of a self-storage building appears to be in conformance with the spirit and intent of the Town of Babylon Comprehensive Plan. The subject request would otherwise be a matter for "Local Determination" if not for the association with the proposed shopping center gross square footage. The change of zone does not appear to be a "spot zone" as the proposed use is consistent with a light industry use and compatible with uses envisioned in the adjacent Ea Business zone.

With respect to the Town of Babylon's special permit criteria for self-storage facilities (section 213-166.E(3) "Self-Storage Facilities") all criteria appear to be met with the exception of the provision of off-street parking stalls. A variance from the Town of Babylon Zoning Board of Appeals would be in order.

SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:

The Suffolk County Planning Commission 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:

The subject proposal includes the demolition of the majority of buildings on an existing 8.077 acre parcel and the abandonment of an existing on site wastewater system. No environmental information regarding the presence of asbestos or other hazardous materials within the building or associated with past uses was included in the referral material from the Town of Babylon to the Suffolk County Planning Commission. A copy of any Phase I Environmental Site Assessment (ESA) prepared to determine evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historic recognized environmental conditions (HRECs) and/or potential environmental concerns (PECs) in connection with the North Babylon Associates project should be made available for public review. In addition, an Asbestos-Containing Materials (ACM) survey, analysis and recommendations report should also be included. Any on-site recycling of materials should be conducted at the furthest possible location from residential or school district property.

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 amount of asphalt parking area and proposed buffering along Deer Park Avenue, Weeks Avenue and along the eastern property line appear to be suitable areas for increased natural remedies for onsite storm water treatment.

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 for commercial structures.

Suffolk County Bus Routes S23 & S29 (with connections to Babylon LIRR Station, Wyandanch LIRR Station, Five Towns College and Walt Whitman Mall) passes by the frontage of the proposed site

development but no bus stop or shelter is proposed as part of the application. The applicant should contact Suffolk County Department of Public Works Transit Division to discuss bus transit service to the subject property connecting with the public/private sidewalk network.

Access to the subject development site from Weeks Avenue at the eastern end of the roadway is placed roughly center of the development site for access to the retail building and the self-storage building. Turn movements between eastbound vehicles entering and heading to the self-storage facility and westbound traffic within the parking lot from the retail establishments that wish to exit to Weeks Avenue may become conflicted and cause congestion. Moving the access point east between the two uses may lessen motor vehicle conflicts. In order to mitigate impacts to residences to the north of the development site, the access point should be located so as not to situate north facing motor vehicle headlights directly into the windows of the dwellings across the street.

To further mitigate any potential adverse impact to residential dwellings to the north and east from site lighting impacts, all lighting on site should be contained on site and not bleed off onto adjacent properties or into the corridors of Deer Park Avenue (NYS Rte. 231) and Weeks Avenue. Site lighting should conform to “dark-sky” initiatives.

Little discussion is made in the application to the Town and referred to the Commission on public safety and universal design.

STAFF RECOMMENDATION

Approval of the minor subdivision referral for North Babylon Associates.

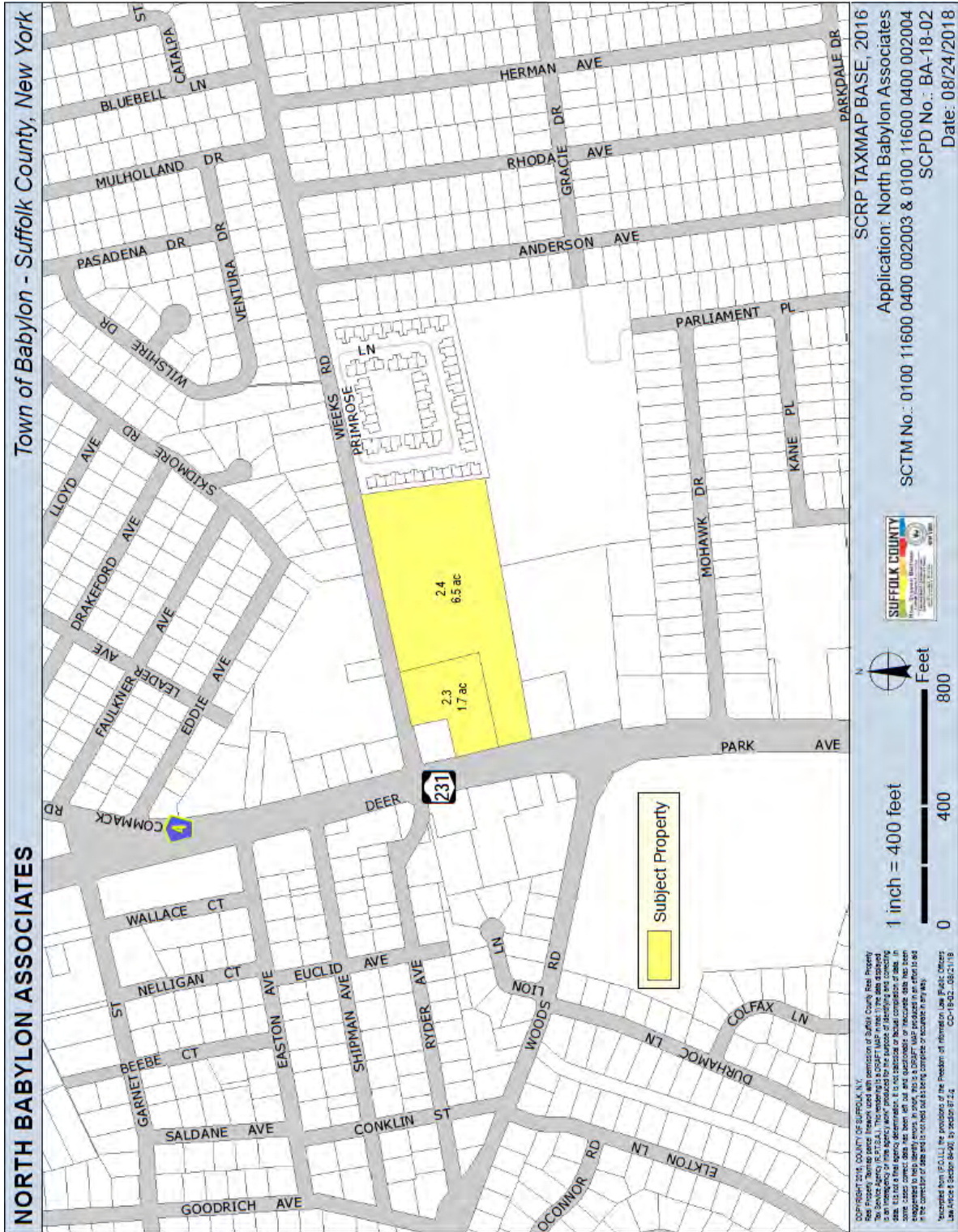
Approval of the change of zone referral for lot 2 related to the North Babylon Associates with the following comments; **Approval** of the special permit referral for the construction of a self-storage facility on lot 2 of the North Babylon Associates development proposal with the following comments; **Approval** of the site plan applications for lot 1 and lot 2 associated with the construction of a retail shopping center and self-storage facility with the following comments; and **Approval** of the special permit criteria variance related to an off street parking shortfall with the following comments:

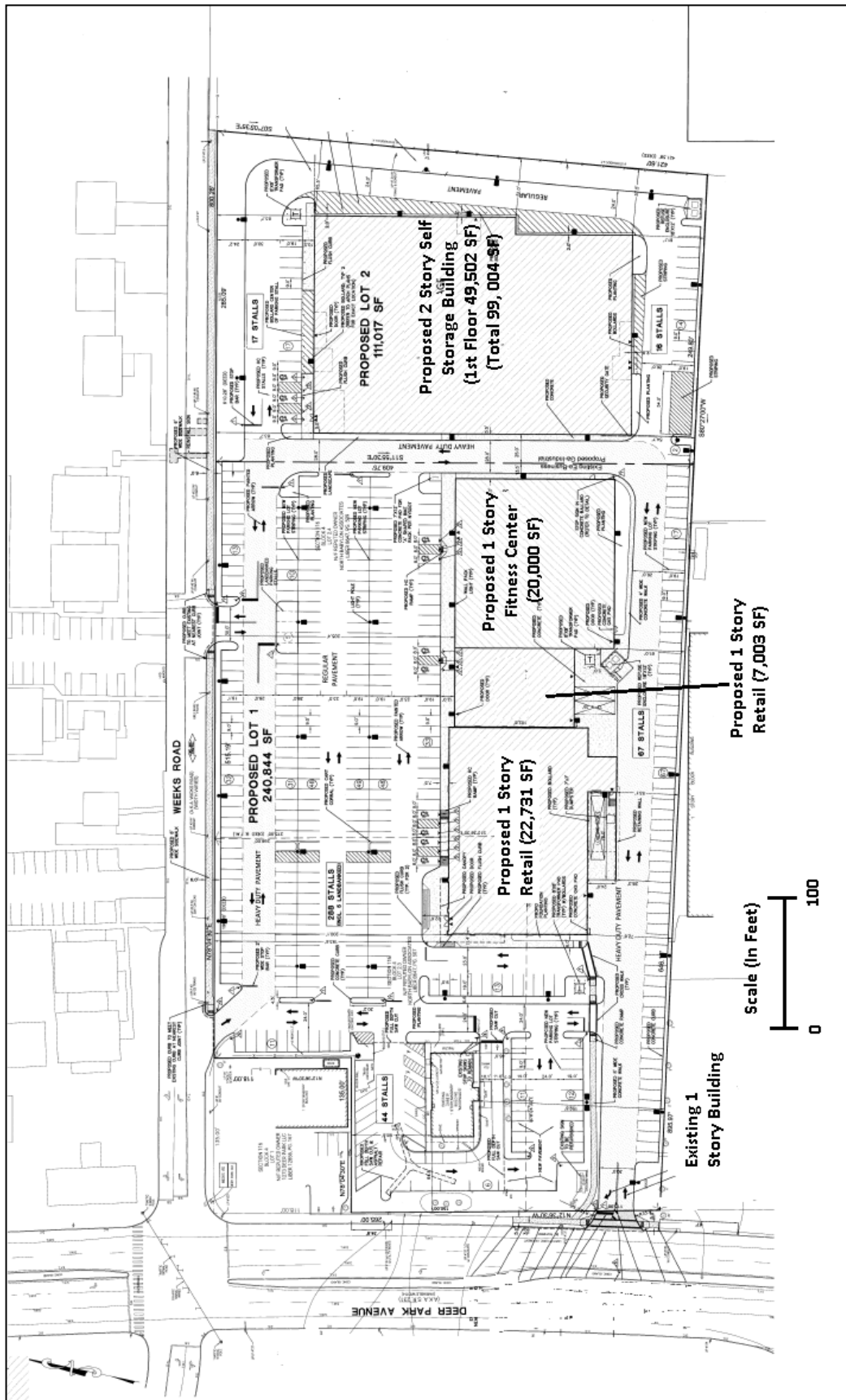
Comments:

1. The applicant should prepare and submit to the Babylon Town Planning Board an asbestos-containing materials (ACMs) removal program and asbestos abatement should be conducted as applicable prior to the demolition or renovation of the buildings in accordance with prevailing regulations. In addition, consideration of any remediation of all potential environmental conditions (PECs) on site should be consistent with a Facility Closure Plan (FAC) as appropriate, in accordance with prevailing regulations, prepared by the petitioner and submitted to the Town of Babylon. The FAC should be sanctioned by the appropriate regulatory agencies prior to final site plan approval of the North Babylon Associates.
2. Any on-site recycling of materials should be conducted at the furthest possible location from residential or school district property.
3. 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).
4. The applicant should begin/continue dialogue with the New York State Department of Transportation with respect to access to NYS Rte. 231 (Deer Park Avenue).
5. The applicant should continue dialogue with the Suffolk County Department of Public Works

Transit Division toward the development of a transit (bus) stop on Deer Park Avenue (NYS Rte. 231) at the frontage of the subject site.

6. 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.
7. 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.
8. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
9. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
10. The premises should be encumbered by appropriate operational restrictions to adequately protect nearby residences (i.e. shielded lighting, hours of operation, truck deliveries, garbage pick-up, truck idling, outdoor speaker systems, building alarms, trash compaction etc.).
11. In order to mitigate any potential adverse impact to residential dwellings to the north from site lighting, all lighting on site should be contained on site and not bleed off onto adjacent properties or into the corridor of NYS Rte. 231 (Deer Park Avenue) and Weeks Avenue. Site lighting should conform to “dark-sky” initiatives.
12. Consideration should be given toward moving the two way access point on Weeks Avenue east between the two uses so as to lessen motor vehicle turn conflicts. In order to mitigate impacts to residences to the north of the development site, the access point should be located so as not to situate north facing motor vehicle headlights directly into the windows of the dwellings across the street.
13. As part of the review process the applicant should be encouraged to explore techniques to reduce parking demand. Techniques may include, but are not limited to, parking management programs for employees, promotion of and priority to car sharing and ridesharing, parking cash-out programs, provision of free or discounted employee transit passes, provision of bicycle parking facilities etc.







Steven Bellone
SUFFOLK COUNTY EXECUTIVE

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Deputy County Executive and Commissioner

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Division of Planning and Environment

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

Applicant: Water Mill Village Townhouses
Municipality: Southampton
Location: n/w/c NYS Rte. 27 (Montauk Highway) & Nowendonah Avenue

Received: 9/13/2018
File Number: SH-18-02
T.P.I.N.: 0900 11400 0100 046000 et al
Jurisdiction: Adjacent to NYS Rte. 27 (Montauk Highway)

ZONING DATA

- Zoning Classification: Hamlet Office/Residential
- Minimum Lot Area: 10,000. 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: No
- Property Considered for Affordable Housing Criteria: Yes
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: No
- SEQRA Information: Yes
- SEQRA Type: Type I/Neg Declaration
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: yes; dwelling & commercial business and outdoor vehicle storage
- General Character of Site: gently rolling
- Range of Elevation within Site: 15'-20'amsl
- Cover: Overgrown, successional growth.
- Soil Types: Bridgehampton and Haven associations

- Range of Slopes (Soils Map): 0-2%
- Waterbodies or Wetlands: none on site

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: site Plan
- Layout: campus
- Area of Tract: 6.46Acres
- Yield Map:
 - No. of Lots: 1
 - Lot Area Range: Sq. Ft.
- Open Space: N/A

ACCESS

- Roads: Public
- Driveways: Private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: CB/LP
 - Recharge Basins no
- Groundwater Management Zone: V
- Water Supply: public
- Sanitary Sewers: on site STP

PROPOSAL DETAILS

OVERVIEW – Applicants seek Town of Southampton Planning Board approval for the merger of three (3) adjacent commercially zoned properties and construction of multifamily housing. The proposed merger would create one 6.45 acre site for the construction of a 38-unit townhouse complex (4 units to be designated affordable/workforce housing units) with associated structures. Twelve (12) residential buildings are proposed with 3 bedroom units of various layouts and sizes. In addition, a 2,355 SF clubhouse/recreational building, swimming pool and on-site walkways are included in the plan. The complex proposes to utilize an on-site Biologically Engineered Single Sludge Treatment (“BESST”) process for the treatment of project related wastewater. A 482 SF control building for the STP is proposed to be located in the southwest corner of the project site to completely enclose the treatment tanks.

The infrastructure of the proposed complex also includes “green areas” totaling approximately 135,768.9 SF or 3.1 acres (48.25%) of the site. Existing natural vegetation to remain is approximately 8,678 SF or 0.2 acres (3.08%).

Utilizing the density incentive provisions of the Southampton Town Code, specifically sections 330-9C(3) & D(1) the applicant proposes the addition of units in accordance with the workforce housing provisions of the Town of Southampton. The project site can be developed with 28 units as-of-right within the “HO” zoning district without the use of density incentives. Four (4) of the ten additional units will be for “affordable/work force housing” units dispersed throughout the project site.

An uncontrolled ingress/egress to and from the proposed complex is to be located along the easterly property line and Nowedonah Avenue approximately 150 feet north of NYS Rte. 27 (Montauk Highway). The project demonstrates 165 parking spaces and is consistent with the Town of Southampton Zoning Law. Cross access to and from the commercial properties to the north (Water Mill Station) and to the west (Water Mill Shoppes) is proposed. Pedestrian access to and from the

property to adjacent sites is also demonstrated on the plan.

The storm water runoff from the proposed development is to be collected by a combination of catch basins and leaching pools.

The proposed development proposes to connect to the SCWA system to supply an estimated 12,000 gpd of potable water.

The applicant indicates in materials submitted to the Town and referred to the Suffolk County Planning Commission that Southampton Town compliant (dark sky) lighting will be utilized on site.

The subject property is located on the northwest corner of Montauk Highway (NYS Rte. 27) and Nowedonah Avenue in the hamlet of Water Mill, Town of Southampton. The property is just outside of Water Mill's primary village business district. Several existing structures are on site related to an existing automobile repair/service business. Outdoor storage is also found on the subject property along the eastern third of the site.

The subject property is zoned Hamlet Office/Residential (HO). Property to the east across Nowedonah Ave. and along Montauk Highway is also zoned HO. The Village Business (VB) zoning district abuts the property to the west. To the south, across Montauk Highway, is HO zoning as well as one, one and half, and two acre (minimum lot size) residential zoning.

The land use pattern in the area is mostly commercial in nature along the north side of the Montauk Highway corridor. Directly north and west of the subject property are shopping areas. To the east across Nowedonah Ave is a recreational facility. South across Montauk Highway is a large farm operation.

The proposed project site is not located in a Suffolk County Pine Barrens Zone. The subject parcel is located just south and adjacent to the South Fork Special Groundwater Protection Area (SGPA). The development site is not located in a State designated Critical Environmental Area. The site is situated over Hydro-geologic Management Zone V. 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.

The proposed townhouse complex is compatible with the existing uses in the immediate area. The applicant contends that the "...project has been designed to be consistent with Town's focus on Multi-family residential development proximate to hamlet/village centers and business districts." Moreover, "the ...project proposes residentially scaled architectural design that is compatible with the current character prevalent throughout the hamlet of Water Mill."

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 10% workforce housing 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.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The applicant puts forth that the Water

Mill Village Townhouse project will be consistent with the Town of Southampton 1999 Comprehensive Plan general recommendations in that the development is compact, directs development toward existing communities, preserves open space via the use of transferred development rights, and increases the amount of affordable and mixed use housing. The 1991 Town of Southampton Water Mill Hamlet Study Master Plan Update indicates commercial use for the subject property.

The more recent Town of Southampton Water Mill Hamlet Center Strategy 2003 specifically identifies the subject property and characterizes the property as “Adjacent to Water Mill Shops, a large vacant parcel proposed for development as Water Mill Village. Originally proposed for a large supermarket and associated retail, uses opposed by the community and the Town, the site has remained undeveloped. Its future use is a major issue in the current study...” the recommendation in the 2003 strategy plan was for a Mixed Use Planned Development District (MUPDD) overlay combining townhouse style residential development with other uses allowed in the Village Business zoning district.

As noted above, the as-of-right yield of the subject property under the current zoning is 28 residential dwellings. Through the use of density incentives that create open space and workforce housing the application is considered consistent with local plan recommendations.

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 southwestern 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. The closest large scale private waste water treatment plants are many miles to the west in the Village of Southampton and include Payton Lane Nursing Home and the Southampton Hospital. The closest municipal sewer districts (MSD) are the Sag Harbor MSD to the northeast and the Riverhead MSD to the northwest. Continued review by the Suffolk County Department of Health Services and the Suffolk County Department of Public Works is 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 applicants 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 little intention to incorporate energy efficient amenities into the project. The applicants 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 application indicates the intention to demolish and remove the automobile service building and the outdoor storage areas. The applicant should prepare and submit to the Southampton Town Planning Board a Phase I Environmental Site Assessment containing an asbestos-containing materials (ACMs) assessment and removal program. Any asbestos abatement should be conducted as applicable prior to the demolition or renovation of the buildings in accordance with prevailing regulations. In addition, investigation and consideration of any remediation of all potential environmental conditions (PECs) on site should be consistent with a Facility Closure Plan (FAC) as appropriate, in accordance with prevailing regulations, prepared by the applicant and submitted to the Town Planning Board. The FAC should be sanctioned by the appropriate regulatory agencies prior to final site plan approval of the Water Mill Village Townhouses project.

Any on-site recycling of materials should be conducted at the furthest possible location from residential or recreation property.

A problem not only within the boundaries of Suffolk County, but nationwide, is the availability of housing for disabled Americans. In Suffolk County, there are approximately 140,000 disabled people, which is nearly 10 % of the total County population (US Census Bureau, 2016 American Community Survey). Within this demographic many lack adequate housing as well as the resources needed for care and support. To help address this need, the applicant should make every attempt when marketing workforce units to include individuals and their families with disabilities to promote independence and inclusive communities.

Suffolk County Bus Transit Route S92 traverses Montauk Highway with destinations to the Southampton LIRR train station, Southampton Hospital, the County Center in Riverhead, Bridgehampton Commons and the Bridgehampton LIRR train station, and the Village of Sag Harbor. There is no indication in referral materials to the Suffolk County Planning Commission that the applicant has considered the proximity of this mass transit option. The applicant should begin dialogue with the Suffolk County Department of Public Works Transit Division toward the development of a transit (bus) stop on Montauk Highway (NYS Rte. 27) at the frontage of the subject site.

No trip generation or traffic study information was provided in referral materials to the Suffolk County Planning Commission. The applicant should be encouraged to explore techniques to reduce parking demand and associated trip generation from the propose project. Techniques may include, but are not limited to parking management programs, promotion of and priority to car sharing and ridesharing, parking cash-out programs, unbundled parking, provision of free or discounted transit passes, provision of bicycle parking facilities, etc.

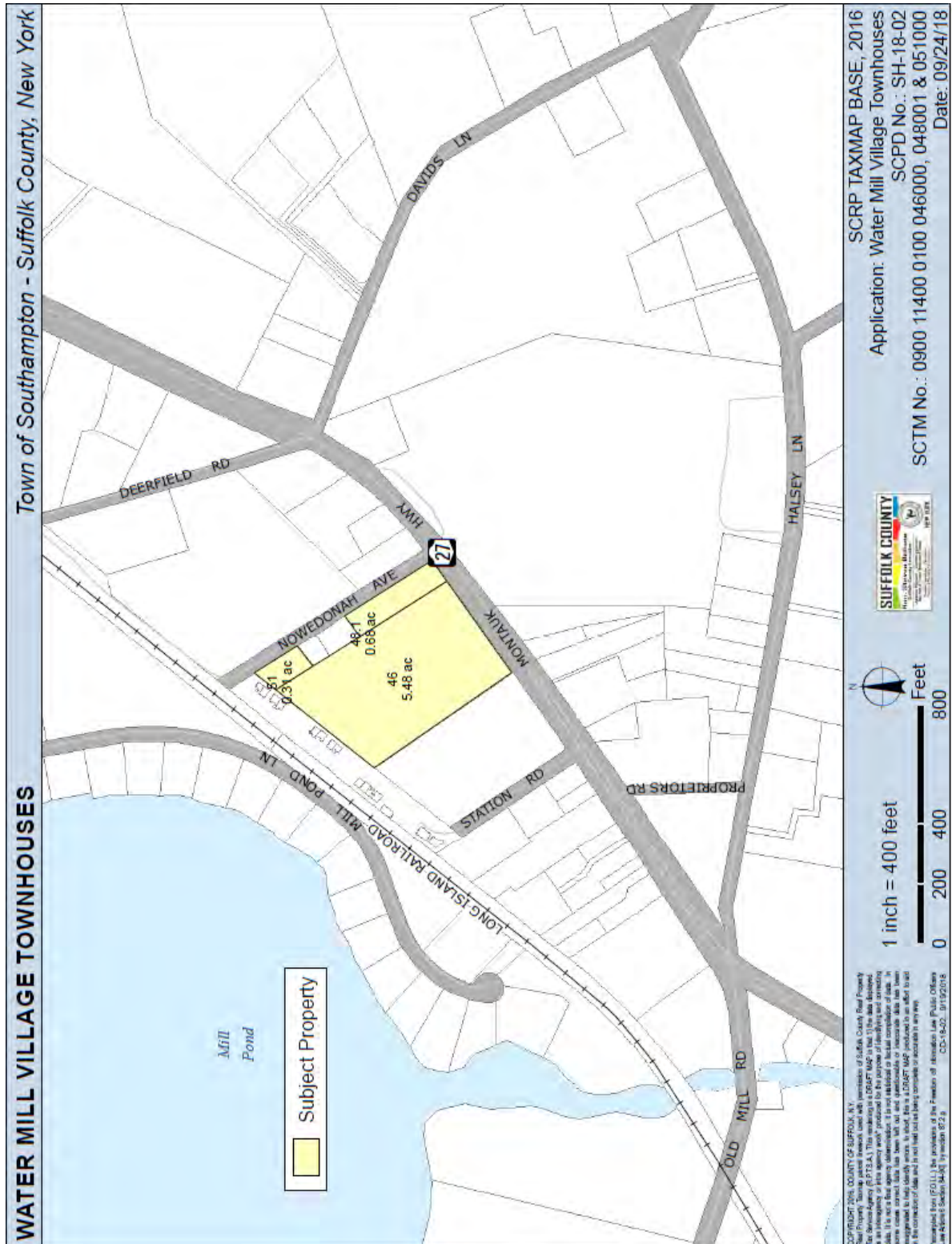
Little discussion is made in the petition to the Town and referred to the Commission on public safety and universal design. The applicant should review the Planning Commission guidelines particularly related to public safety and universal design and incorporate into the proposal, where practical, design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

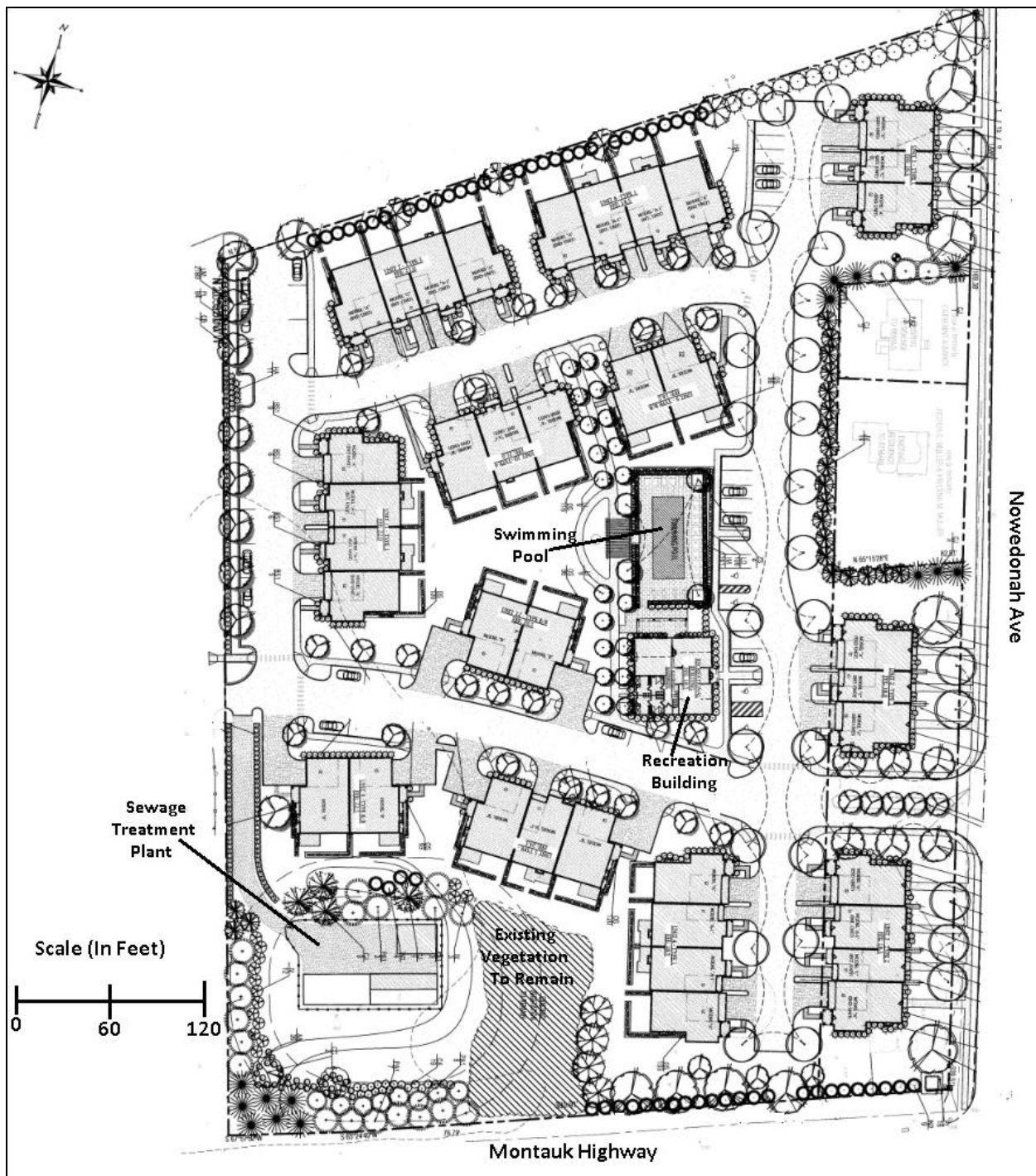
STAFF RECOMMENDATION

Approval of the Site Plan referral for the Water Mill Village Associates project, to construct a 38 unit townhouse complex on 6.45 acres, with the following comments:

1. Review by the Suffolk County Department of Health Services and the Suffolk County Department of Works is warranted for the proposed treatment of project wastewater and the applicant should be directed to begin/continue dialogue with the Suffolk County Department of Health Services/Suffolk County Department of Public Works.
2. 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.
3. The applicant 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.
4. The applicant should prepare and submit to the Southampton Town Planning Board a Phase I Environmental Site Assessment containing an asbestos-containing materials (ACMs) assessment and removal program. Any asbestos abatement should be conducted as applicable prior to the demolition or renovation of the buildings in accordance with prevailing regulations. In addition, investigation and consideration of any remediation of all potential environmental conditions (PECs) on site should be consistent with a Facility Closure Plan (FAC) as appropriate, in accordance with prevailing regulations, prepared by the applicant and submitted to the Town Planning Board. The FAC should be sanctioned by the appropriate regulatory agencies prior to final site plan approval of the Water Mill Village Townhouses project.
5. Any on-site recycling of materials should be conducted at the furthest possible location from residential or recreation property.
6. The applicant should begin dialogue with the Suffolk County Department of Public Works Transit Division toward the development of a transit (bus) stop on Montauk Highway (NYS Rte. 27) at the frontage of the subject site.
7. The applicant should be encouraged to explore techniques to reduce parking demand and associated trip generation from the propose project. Techniques may include, but are not limited to parking management programs, promotion of and priority to car sharing and ridesharing, parking cash-out programs, unbundled parking, provision of free or discounted transit passes, provision of bicycle parking facilities, etc.
8. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
9. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
10. The applicant should make every attempt when marketing workforce units to include individuals and their families with disabilities to promote independence and inclusive

communities.







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 A14-24 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: Vineyard View
Municipality: Southold
Location: s/s/o North Road (CR 48) ~ 1,600' e/o Chapel Lane

Received: 9/4/2018
File Number: SD-18-01
T.P.I.N.: 1000 40000 0300 001000
Jurisdiction: Adjacent to CR 48 (North Road)

ZONING DATA

- Zoning Classification: Hamlet Density/Residential (HD)
- Minimum Lot Area: 20,000. Sq. Ft.
- Section 278: No
- 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: Yes
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: No
- SEQRA Information: Yes
- SEQRA Type: Pending
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: Vacant
- Existing Structures: No
- General Character of Site: Rolling/sloping south
- Range of Elevation within Site: 10'-35' amsl
- Cover: Wooded
- Soil Types: Berryland, Canadice, Deerfield, Montauk Silt, Plymouth, Raynham and Riverheah associations

- Range of Slopes (Soils Map): 0-8
- Waterbodies or Wetlands: Fresh water wetlands (NYS DEC SO-1)

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Site Plan
- Layout: Cluster/Campus
- Area of Tract: 17.19Acres
- Yield Map:
 - No. of Lots: 1
 - Lot Area Range: n/a Sq. Ft.
- Open Space: 8 acres

ACCESS

- Roads: Public/CR 48
- Driveways: private

ENVIRONMENTAL INFORMATION

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

PROPOSAL DETAILS

OVERVIEW – Applicants seek Town of Southold Planning Board approval for the construction of a 50 unit workforce (affordable) rental housing development. The development is to be in a campus of seven buildings (mixed 1,2, and 3 bedroom apartments) totaling 34,653 SF of gross floor area. The proposal also includes a 2,649 community center, a “Village Square” common area, communal play and recreation space and various green methodologies for storm water treatment. A “sanitary pump station” to convey waste water to the Greenport Municipal Sewer District is located in the southwest corner of the development.

The Vineyard View proposal intends to connect to the Village of Greenport Sewer District as an out-of-district connection. The applicant has estimated an anticipated sanitary flow of 12,500 gallons per day (gpd) and is less than 2% of the currently permitted capacity of the Village of Greenport Treatment Plant (650,000 gpd). A letter indicating that the sewer treatment facility has adequate capacity has been obtained by the applicant from the Village of Greenport

The development of the proposed complex commits approximately 7.2 acres of the 17.19 acre project site to development. Approximately 3.8 acres of naturally occurring fresh water wetlands, a 100 foot buffer from the most landward limit of freshwater wetland vegetation, an additional 10 foot open space setback and a small amount of existing trees is to be permanent open space associated with the project (46.9%). Just little less than two acres of the site is common Lawn area associated with the apartment buildings.

The subject property is located on the south side of North Road (CR 48) approximately 1,600 feet east of Chapel Lane (Town road) in an unincorporated portion of Greenport. A single point of ingress/egress to and from County Road 48 (North Road) is proposed to the Vineyard View development. No alternate or emergency form of access is proposed but may be difficult to establish due to the nature of the landscape surrounding the subject property.

The project site plan demonstrates 97 off street parking stalls are required by the Town of Southold Zoning Law. The Vineyard View development proposes 111 parking stalls including 6 land-banked stalls. The project would be in conformance with Southold Town code.

Pedestrian access to and from the property to the county road right of way is not demonstrated on the referred plan to the Suffolk County Planning Commission.

The storm water runoff from the proposed development is to be collected by a combination of various green methodologies. A proposed storm water treatment system capturing storm water runoff from North Road (CR 49) is located at the northeast corner of the subject property. Various treatment systems including rain garden storm water retention areas and bio swale storm water retention areas are located along the buffer area of the freshwater wetlands.

The proposed development intends to connect to the Suffolk County Water Authority public water supply system to provide an estimated 12,000 gpd of potable water to the development. Separate on site well(s) will be used for all irrigation to reduce the use of water from the Suffolk County Water Authority System.

The subject development site is located approximately two miles from the central downtown area of the Incorporated Village of Greenport in the Town of Southold. The subject site is bound by the Incorporated Village of Greenport on three sides. The site is wooded vacant land and no structures exist on the property.

The subject property is zoned Hamlet Density Residential (HD) which allows single family and multi-family dwellings on a minimum of 20,000 SF lots. Property to the east is zoned residential R-80 (minimum lot size 80,000 SF). To the south and west the property abuts R-120 zoning. Across North Road, CR 48 opposite from the subject parcel is R-80 zoning.

The subject Vineyard View development site is not directly adjacent to improved residential properties. The property to the east is vacant. The southerly and westerly sides of the site are adjacent to an approximately 195 acre parcel owned by the Village of Greenport. The area is known as Pipes Cove/Moor's Drain and is largely undeveloped woodland that extends to Moore's Lane and includes Village facilities such as the sewage treatment plant and recreational fields. Across North Road, CR 48 opposite from the subject parcel are approximately 8 improved residential lots.

The predominant land use pattern in the area is open space. Improved residential lots are found on the north side of North Road. To the east is the Eastern LI Kamp Ground property (commercial campground). Down North Road to the west is a nursing rehabilitation and adult day health center (San Simeon by the Sound) and to the northwest on the north side of North Road is a motel (Sunset Motel).

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

NYS Department of State Significant Fish and Wildlife Habitat Area occurs to the south of the parcel with potential state and federal listed protected wildlife species. A report provided by the applicant titled Ecological Review Vineyard View, Southold Suffolk County, New York prepared by Nelson, Pope and Voorhees cites two significant ecological communities occurring on and near the site: Coastal Oak-Hickory Forest and Red Maple/White Oak Swamp. The Coastal Oak-Hickory Forest is an uncommon community type and may extend into the southeastern corner of the project site. The

Red Maple/White Oak Swamp was not observed on site. NYS Department of Environmental Conservation has determined that sensitive wetland habitats occur on the subject parcel.

Approximately four (4) acres of the subject property contains fresh water wetlands mapped and regulated by the NYS DEC (SO-1) as part of the Moors Drain system. Adjacent area for the wetland infringe on the subject property as well. Contingencies and mitigations for limiting disturbance to the Eastern Box Turtle (NYS species of Special Concern) and the Northern Long Eared Bat have been discussed and include seasonal and weekly construction limitations, wildlife surveys prior to work activities and the deployment of wildlife biologist on site prior to any tree-clearing.

This location was the site of a prior development proposal known as Northwind Villages, 128-unit development and a proposed annexation to the Village of Greenport. The Vineyard View proposal currently referred to the Suffolk County Planning Commission by the Southold Town Board conforms to all aspects of the Town's zoning code, notably those concerning density and open space.

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.

The proposed 50 unit workforce (affordable) rental housing development is compatible with the existing uses in the immediate area. The applicant contends that the "...project building designs will be inspired by architectural styles typical in the existing surrounding community"

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 component of the project is responsive to that objective.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Southold 1985 Master Plan update recommended low density residential for the subject site. More recently the 2014 Local Waterfront Revitalization Plan (LWRP) did not make any specific recommendations for the project site but identified the area as residential. The plan did outline generic recommendations with respect to increasing the diversity of housing types and the creation of workforce housing.

It is the belief of the staff that at approximately 2.9 units to the acre, the application is considered consistent with local plan recommendations being a project providing affordable, overall medium density, residential development.

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 pump station on site and then conveyed to the Greenport Municipal Sewer District. Continued review by the Suffolk County Department of Health Services and the Village of Greenport is warranted.

Storm water runoff from the proposed project will be retained on-site and recharged via a system of green methodologies including street storm water runoff treatment, rain garden storm water retention areas and bio swale storm water retention areas located along the buffer area of the freshwater wetlands. It is the belief of staff that the applicant has incorporated best management practices for the treatment of storm water runoff. The applicant should be encouraged to compare proposed techniques to the Suffolk County Planning Commission publication Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, additional design elements contained therein.

In materials submitted to the Suffolk County Planning Commission by the Southold Town Planning Board it is indicated that Southold town compliant (dark sky) lighting will be utilized on site. This is an important mitigation to lessen lighting impacts to vegetation and wildlife associated with the NYS Department of State Significant Fish and Wildlife Habitat Area that occurs to the south of the parcel, the roadway right-of-way of CR 48 and single family housing north of the county roadway.

Application materials referred to the Suffolk County Planning Commission from the Town of Southold regarding the consideration of energy efficiency indicate little intention to incorporate energy efficient amenities into the project beyond the use of native, drought-tolerant plants, drip irrigation in landscaping, and the use of low flow plumbing fixtures. While these are primarily water conservation amenities they also reduce energy requirements. The applicants 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 space aspects of the project.

The proposed Vineyard View development is to be a 100% affordable housing complex. The Town of Southold will require 50% of the units to be kept affordable to households earning up to 80% of the AMI into perpetuity, while the remainder will be allowed to be rented at market rate after 50 years. This requirement should be reconciled with any NYS LI workforce Housing Act provisions or affordable housing provisions of Suffolk County that may be in conflict.

A problem not only within the boundaries of Suffolk County, but nationwide, is the availability of housing for disabled Americans. In Suffolk County, there are approximately 140,000 people with disabilities, which is nearly 10 % of the total County population (US Census Bureau, 2016 American Community Survey). Within this demographic many lack adequate housing as well as the resources needed for care and support. To help address this need, the applicant should make every attempt when marketing workforce units to include individuals and their families with disabilities to promote independence and inclusive communities.

Suffolk County Bus Transit Route S92 traverses Main Road (NYS Route 25) with destinations to the Southold and Greenport LIRR stations, the Village of Greenport, Eastern LI Hospital, Orient Point Ferry, Mattituck LIRR station Peconic Bay Medical Center, Riverhead, Riverhead LIRR station and the Suffolk County Center. There is no indication on the referred map to the Suffolk County Planning Commission that the applicant has considered the proximity of this mass transit option. The applicant should continue dialogue with the Town of Southold (the town has indicated a preference for a buss pull off lane stop/shelter for school buses and public transportation) and the

Suffolk County Department of Public Works Transit Division toward the development of a transit (bus) stop on North Road (CR 48) at the frontage of the subject site.

No trip generation or traffic study information was provided in referral materials to the Suffolk County Planning Commission. The proposed access to CR 48 will require curb cut/road opening permits from the Suffolk County Department of Public Works. A trip generation and traffic mode of distribution analysis should be prepared and submitted to the Suffolk County Department of Public Works. The applicant should be encouraged to begin/continue dialogue with the Suffolk County Department of Public Works regarding access to the right of way of County Road 48 (North Road).

Pedestrian circulation represented on the referred site plan does not indicate connectivity to proposed hiking trails on Village lands to the south or connectivity to the County roadway for mass transit purposes. Pedestrian circulation plans should be expanded to include these inevitabilities.

The applicant should be encouraged to explore techniques to reduce parking demand and associated trip generation from the propose project. Techniques may include, but are not limited to parking management programs, promotion of and priority to car sharing and ridesharing, parking cash-out programs, unbundled parking, provision of free or discounted transit passes, provision of bicycle parking facilities, etc.

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 Site Plan referral for the Vineyard View development project, to construct a 50 unit workforce (affordable) rental housing development on 17.19 acres, with the following comments:

1. Review by the Suffolk County Department of Health Services and the Inc. Village of Greenport is warranted for the proposed treatment of project wastewater and the applicant should be directed to begin/continue dialogue with the Suffolk County Department of Health Services/Inc. Village of Greenport.
2. It is the belief of the Suffolk County Planning Commission that the applicant has incorporated best management practices for the treatment of storm water runoff. The applicant should be encouraged to compare proposed techniques to the Suffolk County Planning Commission publication Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, additional design elements contained therein.
3. The applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, any elements contained therein.
4. The proposed Vineyard View development is to be a 100% affordable housing complex. The Town of Southold will require 50% of the units to be kept affordable to households earning up to 80% of the AMI into perpetuity, while the remainder will be allowed to be rented at market rate after 50 years. This requirement should be reconciled with any NYS LI Workforce Housing Act provisions or affordable housing provisions of Suffolk County that may be in conflict.

5. The applicant should make every attempt when marketing workforce units to include individuals and their families with disabilities to promote independence and inclusive communities.
6. The applicant should begin dialogue with the Suffolk County Department of Public Works with respect to traffic impacts and road opening to County Road 48 (North Road) for the proposed Vineyard View project.
7. The applicant should begin dialogue with the Suffolk County Department of Public Works Transit Division toward the development of a transit (bus) stop on North Road (CR 48) at the frontage of the subject site.
8. The applicant should be encouraged to explore techniques to reduce parking demand and associated trip generation from the proposed project. Techniques may include, but are not limited to parking management programs, promotion of and priority to car sharing and ridesharing, parking cash-out programs, unbundled parking, provision of free or discounted transit passes, provision of bicycle parking facilities, etc.
9. Pedestrian circulation represented on the referred site plan does not indicate connectivity to proposed hiking trails on Village lands to the south or connectivity to the County roadway for mass transit purposes. Pedestrian circulation plans should be expanded to include these inevitabilities.
10. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
11. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.

