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, Acting Commissioner, Department of Economic Development and Planning
Sarah Lansdale, Director of Planning

Notice of Meeting

November 2, 2016 at 2 p.m.

Maxine S. Postal Auditorium, Evans K. Griffing Building
Riverhead County Center
300 Center Drive Riverhead, NY

Tentative Agenda Includes:

1. Meeting Summary for October 2016
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
   - Moratorium – Wainscott Hamlet Business Properties – Town of East Hampton
   - Peconic Bay Hospital, Town of Riverhead
     0600 10800 0300 017001, 022001
7. Section A-14-24 of the Suffolk County Administrative Code
   - None
8. Other Business:
   - 2016 Rules of Proceedings
   - Suffolk County Planning Commission Guidebook
   - PSDR – Parking Stall Demand Reduction

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on December 7, 2016 2 p.m. Rose Caracappa Auditorium, W.H. Rogers Legislature Bldg., 725 Veterans Memorial Highway, Smithtown, NY

COUNTY OF SUFFOLK

Z-1

Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Theresa Ward
Acting Commissioner

Division of Planning
and Environment

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

Applicant: Moratorium - Wainscott Hamlet Business Properties
Municipality: Town of East Hampton
Location: Montauk Highway Wainscott

Received: 9/19/16

File Number: EH-16-02

Jurisdiction: Moratorium, adjacent to NYS Rte. 27

ZONING DATA: subject to Central Business (CB), Commercial Industrial (CI) & non-conforming uses in residential zones.

SUPPLEMENTARY INFORMATION

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

PROPOSAL DETAILS

OVERVIEW – The Town Board of the Town of East Hampton proposes to adopt a one (1) year moratorium providing for the "temporary suspension of the authority to grant subdivisions and/or site plan approvals for certain properties located on or adjacent to Montauk Highway [NYS Rte. 27] in Wainscott in non-residential Central Business (CB) or Commercial Industrial (CI) zoning district, or properties in residential zoning districts currently used for non-residential uses, in order to permit the Town of East Hampton to complete its Wainscott hamlet study and to implement any new land use regulations which may arise therefrom…"

As indicated in the Local Law (see attached) the East Hampton Town Board has retained consultants to work with Town staff, members of the business community, property owners and other stakeholders to develop a new and workable business and hamlet action plan, as called for in the Town's 2005 Comprehensive Plan. A Public Charrette including a public walking tour, public workshop and public visioning session was conducted in May of 2016 for the Wainscott Hamlet. The Local Law indicates that the Town Board finds it essential that a moratorium be imposed upon certain development or re-development of non-residential properties…until such time as the Hamlet Study is completed and its recommendations implemented.

The moratorium covers approximately one (1) linear mile of Montauk Highway which includes properties south of the Long Island Rail Road between Town Line Road to the west and Hedges Lane and the East Hampton Village Boundary to the east.

The primary focus of the moratorium is to allow time to implement recommendations from the Hamlet Study that will provide for changes to the Town Code which will result in changes to the use tables and/or design specifications for properties within the Wainscott hamlet that include plans for a walkable hamlet center internally focused rather than sprawled along the Montauk Highway corridor. Commercial development in Wainscott is currently stretched along the highway corridor and automobile focused, adding to traffic congestion.

STAFF ANALYSIS

A moratorium is, from one perspective, the most extreme land use action that a municipality can take because it suspends completely the rights of land owners to use their property. From the perspective of the Suffolk County Planning Commission a limited or narrowly scoped moratorium generally does not involve regional or inter-community impacts of an adverse nature and generally are considered matters for local determination. The Suffolk County Planning Commission has published guidance on the structure and content of moratoria (see attached SCPC Advisory News: Moratorium on Development). The moratorium should be tied to a legitimate comprehensive planning initiative such as the completion of zoning or master plan updates. Where possible the moratorium should be limited and allow for the due process of applications and assure the proper balance between property rights and community planning. The moratorium should not be used to delay controversial development applications.

The moratorium should include findings that confirm the necessity of this action. The Law should indicate what recent circumstances have occurred that justify the adoption of the moratorium and how serious and urgent are these circumstances are. In addition findings are in order regarding what the condition are that mandate the imposition of the moratorium and if there are no other alternatives less burdensome on property rights.

The Wainscott area can be characterized as being a mix of industrial, commercial and residential uses bisected by a roadway corridor with high traffic volumes and congestion. At the present there is a mix of incompatible land uses creating dangerous walking conditions for pedestrians. Motorists including second home owners living in the hamlet and tourists visiting and passing through are required to navigate heavy industrial traffic emanating from the commercial/industrial zone of the former sand mine, as well as, motor vehicle turn movements in and out of commercial establishments, at the same, time being mindful of pedestrians. Moreover, there are dust, noise and groundwater concerns that arise out of the various geographical locations of the land uses.

Staff is in agreement with the content of the Local Law indicating that "it is anticipated that the [Town Hamlet] Study will contain recommendations that may mitigate traffic impacts, improve motorist and

pedestrian safety, and further the quiet enjoyment of surrounding residential properties. However, if development continues along this portion of the Montauk Highway while the study is pending, and the Town is unable to implement recommended changes prior to further approvals being issued, opportunities to improve safety and mitigate traffic and other impacts may be lost."

STAFF RECOMMENDATION

Approval of the Town of East Hampton Local Law for Moratorium – Wainscott Hamlet Business Properties IR No. 51 of 2016 with the following comment.

1. The Town of East Hampton continues to be making progress in the development of an updated Comprehensive Master Plan with a revised and updated zoning ordinance. The update of the Montauk Highway corridor zoning districts in this area will help to ensure that future development of the Wainscott hamlet adheres to goals of the community as reflected in the Wainscott Hamlet Charrette and the Town of East Hampton's Comprehensive and Hamlet Plans.

Aerial of Wainscott

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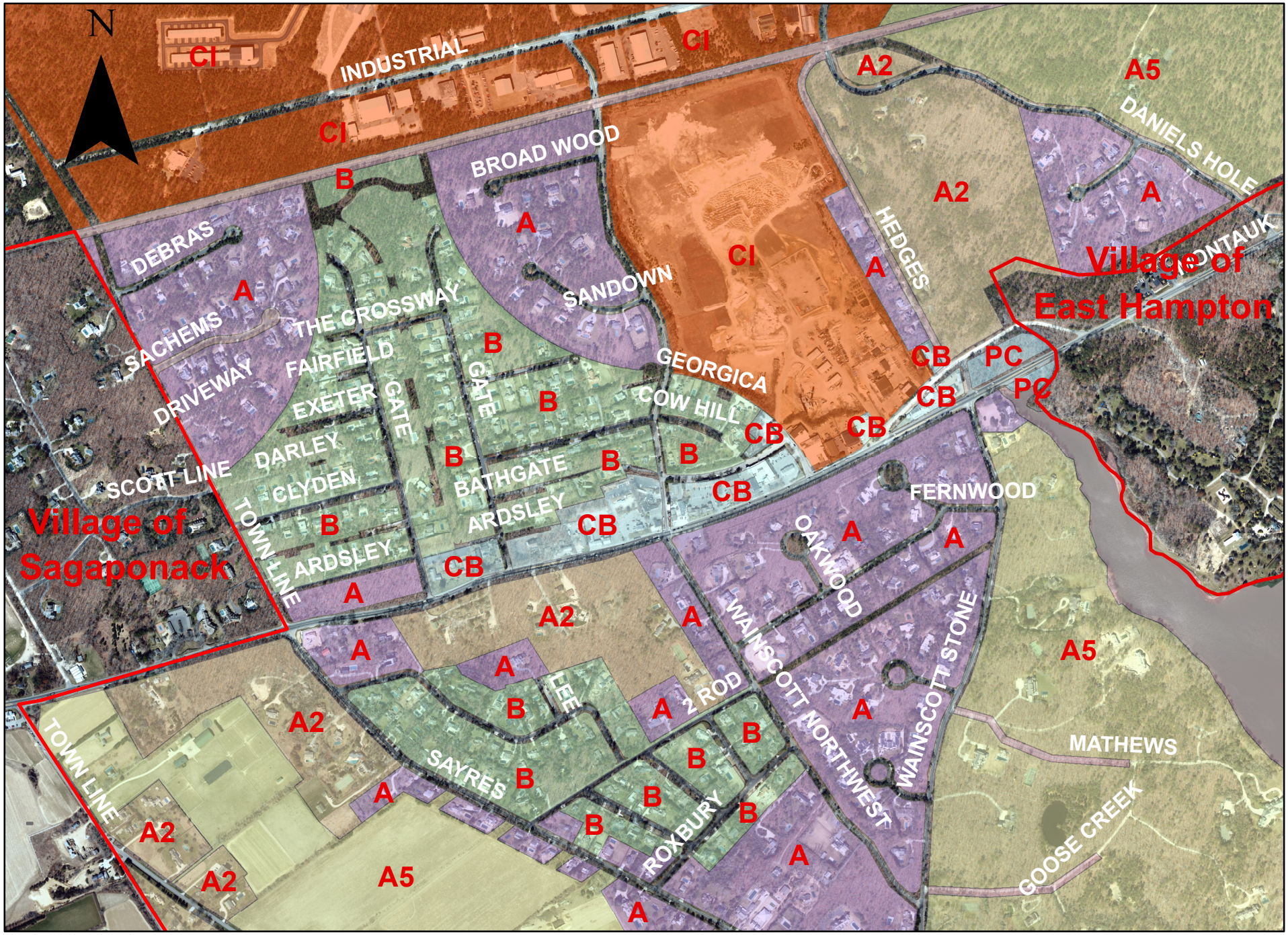
Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

1,000 500 0 1,000 Feet

Zoning for Wainscott



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Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

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1,250 625 0 1,250 Feet

Suffolk County Planning Commission Advisory News

Volume 2
Issue 1
Spring - 1998

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At Large

MORATORIUM ON DEVELOPMENT

A **moratorium on development** is a local law or ordinance that **suspends the right of property owners to obtain development approvals** while the community takes time to consider, draft and adopt land use plans or rules to respond to new or changing circumstances not adequately dealt with by its current laws.

Development moratoria may be general or specific. A **general moratorium** imposes a ban on all development in the community. Hardship exemptions may be provided and certain actions may be exempted.

A **specific moratorium** may prevent development approvals in a particular geographic area or of a certain type. Moratoria have suspended the right to process proposals relating to a specific land use. For example, they have been enacted to affect only the construction of docks, for instance, or communications antennas.

PURPOSE

A **moratorium on development preserves the status quo for a reasonable time** while the municipality develops and adopts a land use strategy to respond to new or recently perceived problems. The moratorium prevents developers and property owners from rushing to develop their land under current land use rules that the community is in the process of changing. By so doing, it helps to accomplish the purpose of the new rules by giving them the broadest possible applicability and preventing development that is inconsistent with them.

AUTHORITY

There is no specific statutory authorization to adopt a moratorium on development. The courts have pointed to two separate sources of authority, while consistently confirming the municipal power to enact moratoria.

Communities are implicitly authorized to take those actions they deem reasonable to encourage the most appropriate use of the land throughout the municipality. In light of new or changing circumstances, a moratorium may be necessary to allow the community to achieve this express purpose of zoning and land use planning.

Some courts have held that a **development moratorium is a form of zoning**, implying that it is part of the statutorily delegated power to adopt and amend zoning provisions. Alternatively, a community's authority to adopt a moratorium has been referred to as a "police power" measure appropriate to prevent conditions that threaten the community's health, safety, welfare and morals.

IMPLEMENTATION

A moratorium is, from one perspective, **the most extreme land use action that a municipality can take because it suspends completely the rights of owners to use their property**. Seen in this light, it is advisable to precede the adoption of a moratorium by **findings** that confirm the necessity of this action. What are the **conditions** that mandate the imposition of a moratorium? Are no other **alternatives**, less burdensome on property rights, available? Why are the existing land use plans and ordinances not adequate? What **recent circumstances** have occurred that justify the adoption of the moratorium? How serious and **urgent** are these circumstances? What **hard evidence** is there to document the necessity of the moratorium?

When adopting a moratorium, the municipality may set forth how the situation that gave rise to the moratorium is to be dealt with. What local bodies are responsible? What studies are to be done? What resources are being made available to complete those studies? Can deadlines be established for various steps in the process? **The more specific and legitimate this plan and timetable are, the more likely the moratorium will be found to be reasonable.**

Based on this action plan and timetable, a date can be selected for the expiration of the moratorium. A moratorium can be extended if the timetable cannot be met; however, the reasonableness of the action is enhanced by setting a date for expiration that is legitimate under the circumstances.

A moratorium should be adopted in conformance with all procedures required of any zoning or land use action, including notice, hearing, the formalities of adoption and filing. While a moratorium does not require an environmental review under the State Environmental Quality Review Act, if it affects adjacent municipalities or county facilities, it may be subject to review by those governments before it can be formally adopted. **The Suffolk County Planning Commission considers suspension of any portion of a Zoning Code to be a "municipal zoning action" requiring review by the Commission.**

LIMITATIONS AND CONCERNS

Since development moratoria affect property rights so severely, they must be reasonable or run the risk of being challenged, voided by the courts and, perhaps, resulting in a damage award against the locality. Reasonableness is best established if the community can document that it is facing a true emergency. Several court decisions sustaining moratoria refer to the "dire necessity" that justifies them. Such a necessity arises not only when health and safety risks are confronted, but also when the community is facing a significant new land use problem that its existing regulations were not designed to handle.

For the same reason, when specific action plans and timetables are established to deal with the necessity or emergency, the reasonableness of the locality's moratorium is demonstrated. Similarly, a community needs to make reasonable progress in carrying out the plan and adhering to the schedule so its actions are seen to be reasonable. Moratoria that have been extended for up to three years have been sustained by a showing that the community was diligently pursuing its plan and timetable and shorter moratoria have been voided because the community was making little or no progress. In the same way, the plan must be calculated to deal directly with the necessity or emergency at hand; otherwise, its reasonableness may be questioned.

Moratoria do not apply to approved projects where the developer has completed construction or has completed substantial construction in reliance on a development approval or permit. Such developers are said to have vested rights in their permits and to be immune from changes in applicable regulations. Other property owners, who have made less progress, are said to have no legitimate or enforceable expectation that the rules applicable to the development of their land might not change in the interest of protecting the public health, safety or welfare.

CITATIONS:

1. In Duke v. Town of Huntington, 153 Misc. 2d 521, 581 N.Y.S.2d 978 (Sup.Ct.,Suffolk Co., 1991), the property owner challenged a moratorium prohibiting construction of any docks. The court held the moratorium unreasonable under the circumstances.

2. In B & L Development Corp. v. Town of Greenfield, 146 Misc. 2d 638, 551 N.Y.S.2d 734 (1990), the court struck down a one year moratorium on all building permits and land use approvals including subdivision and site plans. **The court found that in adopting the moratorium, the Town had failed to notify the county government** under General Municipal Law § 239-m and adjacent communities under Town Law § 264 and to follow its own requirements for adopting zoning provisions.

3. In Cellular Telephone Co. v. Tarrytown, 209 A.D.2d 57, 624 N.Y.S.2d 170, (2nd Dep't, 1995) the court struck down a moratorium prohibiting the construction of cellular antenna.

SOURCE:

Local Leader's Guide to Land Use Practice, Second Edition (In Progress), Series III: Innovative Tools and Techniques, Issue 1: Moratorium on Development, http://www.law.pace.edu/landuse/morato~1.html, downloaded 4/23/98.

RESOLUTION 2016-1104

Item # 4.A.2

ADOPTED

DOC ID: 17414 B

NOPH - Local Law for Moratorium - Wainscott Hamlet Business Properties

RESOLVED, that the Town Clerk is directed to publish the attached notice of public hearing in the September 22, 2016 edition of THE EAST HAMPTON STAR.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town Board of the Town of East Hampton will hold a public hearing at Town Hall, 159 Pantigo Road, East Hampton, New York, on Thursday, October 6, 2016, at 6:30 p.m., or as soon thereafter as this matter may be heard, to consider comments of all persons regarding a Local Law providing for the temporary suspension of the authority to grant subdivisions and/or site plan approvals for certain properties located on or adjacent to Montauk Highway in Wainscott in non-residential Central Business (CB) or Commercial Industrial (CI) zoning districts, or properties in residential zoning districts currently used for non-residential uses, in order to permit the Town of East Hampton to complete its Wainscott hamlet study and to implement any new land use regulations which may arise therefrom, all as more fully set forth in the text of the Local Law, said Local Law to read as follows:

LOCAL LAW NO. OF 2016

INTRODUCTORY NO. 51 OF 2016

A Local Law providing for the temporary suspension of the Planning Board's authority, pursuant to Chapter 255 ("Zoning") of the East Hampton Town Code, § 274-a of the New York Town Law to grant certain site plans, and Chapter 220 ("Subdivision of Land") of the East Hampton Town Code, and § 276 of the New York Town Law, to grant certain subdivision approvals, for properties located on or adjacent to Montauk Highway in Wainscott in non-residential Central Business (CB) or Commercial Industrial (CI) zoning districts, or properties in residential zoning districts currently used for non-residential uses, in order to permit the Town of East Hampton to complete its Wainscott hamlet study and to implement any recommendations which may arise from the Study.

BE IT ENACTED by the Town Board of the Town of East Hampton as follows:

SECTION I. - FINDINGS AND OBJECTIVES:

The Town Board of the Town of East Hampton has retained consultants to work with Town staff, members of the business community, property owners and other stakeholders to develop a new and workable business and hamlet action plan, as called for in the Town's 2005 Comprehensive Plan, to meet the future commercial needs of the community in compliance with the goals of the Comprehensive Plan.

The hamlet study area includes properties in the business hamlet areas within the Town, including Wainscott, Springs, North Main Street East Hampton, Amagansett, Montauk Downtown and Montauk Dock areas. Zoning within these areas include Residential (B, A & numbered A), Neighborhood Business (NB), Central Business (CB), Commercial Industrial (CI), Commercial Service (CS), and properties within such districts with Affordable Housing Overlays (AHO) and Limited Business Overlays (LBO).

However, the Wainscott hamlet area, particularly along the Montauk Highway corridor, experiences extremely high traffic volumes which are significantly higher than the other hamlet study areas, due in large part to Montauk Highway in Wainscott being the primary entrance into the Town of East Hampton. As a result of these exceptionally high traffic volumes occurring on Montauk Highway, neighboring residential neighborhoods to the north and south of the highway are impacted, as motorists seek alternate routes through these residential districts in order to avoid the heavy to gridlock traffic conditions along Montauk Highway. Many of these residential streets are not designed for high volumes of traffic and when used as by-passes, place pedestrians in danger. Development of properties along the highway corridor may exacerbate the situation. The Hamlet Study is anticipated to provide, among other recommendations, potential changes to the Town Code which may result in changes to the use tables and/or design specifications for properties within hamlet areas.

With regard to the Wainscott hamlet, anticipated recommendations include plans for a walkable hamlet center that is internally focused rather than sprawled along the Montauk Highway corridor. In this regard, Wainscott is unique. Amagansett, East Hampton and Montauk have clearly defined historic hamlet centers. Springs contains a number of small commercial nodes and residents of that hamlet have indicated that consolidation of commercial development is not appropriate for Springs. Commercial development in Wainscott is currently stretched along the highway and automobile focused, thus adding to traffic impacts created by the hamlet's westernmost location. The Wainscott hamlet charrette workshop revealed a great potential for transforming the Wainscott commercial area to remedy this situation while creating a traditional style hamlet center.

It is anticipated that the study will contain recommendations that may mitigate traffic impacts, improve motorist and pedestrian safety, and further the quiet enjoyment of surrounding

residential properties. However, if development continues along this portion of the Montauk Highway while the study is pending, and the Town is unable to implement recommended changes prior to further approvals being issued, opportunities to improve safety and mitigate traffic and other impacts may be lost. For this reason, the Town Board finds it essential that a moratorium be imposed upon certain development or re-development of non-residential properties with Central Business (CB) or Commercial Industrial (CI) zoning districts, or residential properties (B, A and numbered A zoning districts) used for non-residential uses, along the Montauk Highway corridor through Wainscott, which includes properties south of the Long Island Rail Road between Town Line Road at the west and Hedges Lane and the East Hampton Village Boundary to the east , until such time as the Hamlet Study is completed and its recommendations implemented. Therefore, for a period of one (1) year the Planning Board shall be prohibited from deeming such subdivision and/or site plan applications complete, or proceeding to a public hearing or an approval on such applications.

SECTION II. - CERTAIN REVIEW AND APPROVALS TEMPORARILY PROHIBITED:

Except as otherwise provided herein, for a period of one (1) year from the effective date hereof, the powers and duties of the Planning Board shall be limited as follows:

A. Prohibition on approval of sub-divisions and site plans. With respect to any application for subdivision, or for site plan approval for development, improvement or re-development of properties zoned Central Business (CB) or Commercial Industrial (CI) or residentially zoned properties (B, A and numbered A zoning districts) used for non-residential purposes, and located along either side of the Montauk Highway corridor through Wainscott, and including properties south of the Long Island Rail Road between Town Line Road at the west and Hedges Lane and the East Hampton Village Boundary to the east, the Planning Board shall not be authorized, empowered, or required to do, and shall not do, any of the following:

(1) Grant site plan approval to such application pursuant to Chapter 255 ("Zoning") of the East Hampton Town Code and/or § 274-a of the New York Town Law for any site plan for a non-residential use, which proposes new development upon a parcel, or if expansion is permitted under current zoning, proposes to increase the total area of any existing structures currently approved for and used for one or more non-residential uses, by more than twenty-five (25%) percent of the structure(s) legally existing square footage, if such increase in building area results in an increase in the allowable occupancy of the site.

(2) Grant subdivision approval to such application pursuant to Chapter 220 ("Subdivision of land") of the East Hampton Town Code and/or § 276 of the New York Town Law for any subdivision of proposing to subdivide any parcel of

property zoned Central Business (CB) or Commercial Industrial (CI) or any residentially zoned property (B, A & numbered A) used for non-residential purpose(s).

(3) Determine such application described in (1) or (2) to be complete, or schedule or hold a public hearing on such application.

B. Exemption for site plans and subdivisions which have completed public hearing before the Planning Board and received an approval. The limitations and restrictions imposed on the Planning Board by the foregoing provisions of this Local Law shall not delay, avoid, or invalidate any approval of a site plan or subdivision for which a public hearing has been held and for which approval has been granted under the current provisions of the Town Code.

SECTION III. NEW YORK TOWN LAW SUPERSEDED:

To the extent that any conflict arises between the provisions of this Local Law, the provisions of § 274-a of the New York Town Law, or the provisions of § 276 of the New York Town Law this Local Law shall take precedence over and shall supersede those provisions of the Town Law. This declaration of precedence or supersession is made by authority of the Town's municipal home rule law powers, pursuant to §§ 10 (1) (ii) (a) (14) and 10 (1) (ii) (d) (3) of the Municipal Home Rule Law, § 10 (6) of the Statute of Local Governments, and Article IX, § 2 (b) (3) of the New York State Constitution.

To the extent that any conflict exists between the provisions of this Local Law and certain provisions of the New York Town Law which provide time limitations on the review or processing of applications for site plan approvals or subdivisions which are made or issued by planning board, this Local Law shall take precedence over and shall supersede those provisions of the Town Law. This declaration of precedence or supersession is made by authority of the Town's municipal home rule powers, pursuant to §§ 10 (1) (ii) (a) (14) and 10 (1) (ii) (d) (3) of the Municipal Home Rule Law, § 10 (6) of the Statute of Local Governments, and Article IX, § 2 (b) (3) of the New York State Constitution, and is specifically intended to supersede the the provisions of § 274-a of the New York Town Law, and the provisions of § 276 of the New York Town Law,

SECTION IV. - EXEMPTIONS:

Notwithstanding any other provision of this Local Law, the Town Board may by resolution authorize the Planning Board to grant an application for subdivision or site plan

approval, or to deem complete, schedule for hearing, and hear such an application, provided that the following requisites are met:

A. Procedural requirements. The following procedural requirements shall be prerequisite to the grant of an exemption by the Town Board hereunder:

(1) The owner of the land affected shall have filed with the Town Board a written petition specifically requesting exemption from the effect of this Local Law; and

(2) The Town Board shall have held a public hearing on the petition upon at least ten (10) days' prior public notice, which notice shall have been published in the official newspaper of the Town.

B. Substantive requirements. No exemption shall be granted hereunder unless the Town Board shall specifically find and determine, and shall set forth in its resolution granting such exemption, that:

(1) Failure to grant an exemption to the petitioner will cause the petitioner undue hardship, which hardship is substantially greater than any harm to the general public welfare resulting from the grant of the exemption; and

(2) Grant of the exemption, even if the site plan for which exemption is sought is approved, will clearly have no adverse effect upon any of the Town's goals or objectives as set forth in the Town's Hamlet Study Plan; and

(3) The site plan for which petitioner seeks an exemption is in harmony with the existing character of the Town as a whole and the area of the Town in which the affected land is located, as well as the existing Comprehensive Plan.

SECTION V. - SEVERABILITY:

Should any part or provision of this Local Law be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Local Law as a whole nor any part thereof other than the part so decided to be unconstitutional or invalid.

SECTION VI. - EFFECTIVE DATE:

This Local Law shall take effect immediately upon filing with the Secretary of State as provided by law.

DATED: September 15, 2016

BY ORDER OF THE TOWN BOARD

TOWN OF EAST HAMPTON, NEW YORK

CAROLE BRENNAN, TOWN CLERK

RESULT: **ADOPTED [UNANIMOUS]**

MOVER: Kathee Burke-Gonzalez, Councilwoman

SECONDER: Peter Van Scoyoc, Councilman

YES: Kathee Burke-Gonzalez, Peter Van Scoyoc, Fred Overton, Larry Cantwell

ABSENT: Sylvia Overby

COUNTY OF SUFFOLK

Z-1

Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Theresa Ward
Acting Commissioner

Division of Planning
and Environment

STAFF REPORT
SECTIONS A14-14 THRU A14-24 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: Peconic Bay Hospital
Municipality: Riverhead
Location: Northwest corner of Roanoke Ave and Old Country Road (CR 58)

Received: 10/7/2016
File Number: RH-16-04
T.P.I.N.: 0600 10800 0300 017001
Jurisdiction: adjacent to Old Country Road (CR 58)

ZONING DATA

- Zoning Classification: SC
- Minimum Lot Area: 40,000. Sq. Ft.
- Section 278: 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: Yes
- SEQRA Type Neg/Dec
- Minority or Economic Distressed No

SITE DESCRIPTION

- Present Land Use: Peconic Bay Medical center
- Existing Structures: yes 244,720 SF medical facility
- General Character of Site: level
- Range of Elevation within Site: 25'-30' amsl
- Cover: buildings/asphalt
- Soil Types: Carver series
- Range of Slopes (Soils Map): 0-8%

- Waterbodies or Wetlands: none

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: site plan
- Layout: hospital facility
- Area of Tract: 11Acres
- Yield Map:
  - No. of Lots: 1
  - Lot Area Range: Sq. Ft.
- Open Space: N/A

ACCESS

- Roads: existing
- Driveways: private

ENVIRONMENTAL INFORMATION

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

PROPOSAL DETAILS

OVERVIEW – The referral to the Suffolk County Planning Commission from the Riverhead Town Board includes the creation of a new Hospital (H) district zoning category on the Town Board's own motion, intended to allow hospital uses as an as-of-right use within the district. A local law document containing the legislative intent, permitted uses/accessory uses, dimensional regulations, parking and off-street loading requirements has been referred. Additional information regarding the proposed Hospital (H) district zoning category has also been referred to the SCPC for review and approval (see attached).

In addition, the Town Board intends to change the zone of the current location of the Peconic Bay Medical Center, which is approximate eleven (11) acres in size, from SC (Shopping Center) district to the new (H) Hospital district.

The referral also involves a request for Site Plan approval for the construction of a three story building addition (of approximately 54,318 SF) and interior improvements at the Peconic Bay Medical Center. The proposed addition would be constructed adjacent to and be connected with the existing Emergency Department. Renovations and improvements to the Emergency Department are also proposed. According to referral materials the specific proposal for the Center includes an expansion of the existing facility to accommodate a new cardiac catheterization/electrophysiology suite with two new connecting bridges to the facility, a new heliport (to replace the existing heliport), new elevators/stairs and conversion of a vacated medical/surgical unit into a 16-bed intensive care unit (ICU). No change in the number of licensed hospital beds (i.e. 200 beds) would result from the proposed improvements. Older beds would be decommissioned and replaced.

As part of the proposed project, the existing helipad at the northeastern corner of the subject property would be demolished and would be replaced with a small parking area with associated landscaping.

Peconic Bay Medical Center (the petitioners) is an existing not-for-profit acute care hospital. Referral materials indicate that the intent of the overall project is to seek approval for a percutaneous coronary intervention (PCI) – capable cardiac catheterization and electrophysiology studies (EPS) suit. Materials indicate that the proposed facility is greatly needed resource in its service area.

The subject property is currently improved with 244,720 SF of building area associated with the medical center including parking area on site and a helipad. In addition an improved parking lot attributed to the medical center is located across the street on Roanoke Avenue.

The proposed redevelopment will be supplied potable water by the Riverhead Water District. According to submitted materials the project would not result in an increase in water demand at the subject property as the total number of licensed hospital beds would remain the same.

Sanitary waste water is to be collected on site and connected to the Riverhead Commercial Sewer District. As the proposed expansion would not change the number of licensed hospital beds there is anticipated to be no increase in sanitary waste generation.

All storm water drainage is proposed to be contained on site through a series of catch basins and leaching pools. According to submitted materials, prior to final site plan approval, a Storm Water Pollution Prevention Plan (SWPPP) will be approved by the Town Engineer in order to control sediments during and post construction.

Vehicular access to the subject property would continue to be provided at the existing two curb cuts to Roanoke Avenue. A total of 24 parking spaces currently located on the northern portion of the subject property would be relocated to the western edge of the property, near Roanoke Avenue. Traffic and parking assessment was conducted for the proposed expansion of the medical center. It was concluded that based on the results of the analyses, the proposed expansion will generate only a minimal number of new trips during the weekday am and pm peak periods and should not impact traffic flow along the adjacent roadways or operations at the nearby intersections. It was also concluded that the off street parking provided complies with the Town of Riverhead zoning law and would be adequate for patients, visitors and employees and that the minor changes made to the site's layout would "not interfere with the sites circulation or emergency vehicle access."

A noise study was conducted by the petitioner to determine the impacts of the proposed helicopter pad and operations. The study concludes that measurements at various neighborhood locations show a possible decrease of about 2 dBA. The duration of a sound "event" from an approach or departure does not change. Furthermore, the flight tracks would be slightly further away from nearby residences as the height of the helicopter pad is increased and relocated slightly to the south.

The subject property is not located in a County regulated Pine Barrens Zone or in a New York State Critical Environmental Area. The site encompasses no fresh water wetland areas. The development parcel is located in the Central Suffolk (North) Special Ground Water Protection Area and Suffolk County Ground Water Management Zone III.

The subject property is located in an area mixed with commercial, institutional and residential uses.

STAFF ANALYSIS

GENERAL MUNICIPAL LAW CONSIDERATIONS: New York State General Municipal Law,

Section 239-l provides for the Suffolk County Planning Commission to consider inter-community issues. Included in such issues are compatibility of land uses, community character, public convenience and maintaining of a satisfactory community environment.

The proposal intends to provide for the expansion of a pre-existing use to be permitted in accordance with revised local zoning. The proposal appears to remain compatible with the variety of land uses in the area.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS:

The Town of Riverhead 2003 Comprehensive Land Use Plan designates the subject property as "institutional." It is indicated in the local law referred to the Planning Commission for the creation and application of the H zoning district that the proposed "district is to implement the recommendations of the Town of Riverhead Comprehensive Plan (2003), improving the ability to address health and human service needs throughout the community and permitting the continued existence of a community based hospital within the Town of Riverhead." The local law continues "The Hospital (H) zoning use district will serve to optimize the hospitals services and meet the growing needs of the Riverhead community, its infrastructure improvements and enhance its services to better align the hospitals services with the towns growing needs."

It is the belief of the staff that the proposed use is in accordance with the Town Comprehensive Plan.

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 property is a pre-existing medical facility operating under the appropriate licensing and monitoring requirements. No significant change to medical waste quantities or procedures will result as a result of the new addition. No atmospheric, vegetation, wildlife or groundwater issues are anticipated from the expansion of the facility. Underground fuel storage tanks (UST) are recorded and mapped with the NYS DEC under the appropriate programs. There appears to be no issues with the UST's at this time. There is expected to be no adverse noise impact from the relocation of the helicopter pad.

Dialogue should continue as is necessary for permits and approvals with the Suffolk County Department of Health Services and the Town of Riverhead Sewer District regarding waste water treatment and connection to the Riverhead Sewer District to the south.

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 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. Moreover, internal access/circulation aisles appear to be unsafe for pedestrians traversing from parking lots to the entrance of the buildings. If possible, the access aisles should be designed to accommodate pedestrian crosswalks and amenities that assure safe walking movements.

It does not appear that the creation of the Hospital (H) zoning district and the application of same would be considered a spot zoning as the locational requirements for the H zone does not exclusively limit its application to the subject property.

STAFF RECOMMENDATION

Approval of the proposed amendment to the Town of Riverhead zoning law, Chapter 301, Article I subsection 301-3 Definitions; word usage – Hospital; and

Approval of the proposed addition to the Town of Riverhead zoning law, Chapter 301"Article XXIIA - Hospital (H) Zoning Use District; and

Approval of the Change of Zone from SC to H for the proposed Peconic Bay Medical Center; and

Approval of the Site Plan for the Peconic Bay Medical Center with the following comments:

1. Dialogue should continue as is necessary for permits and approvals with the Suffolk County Department of Health Services and the Town of Riverhead Sewer District regarding waste water connection to the Town of Riverhead Sewage Treatment Plant.

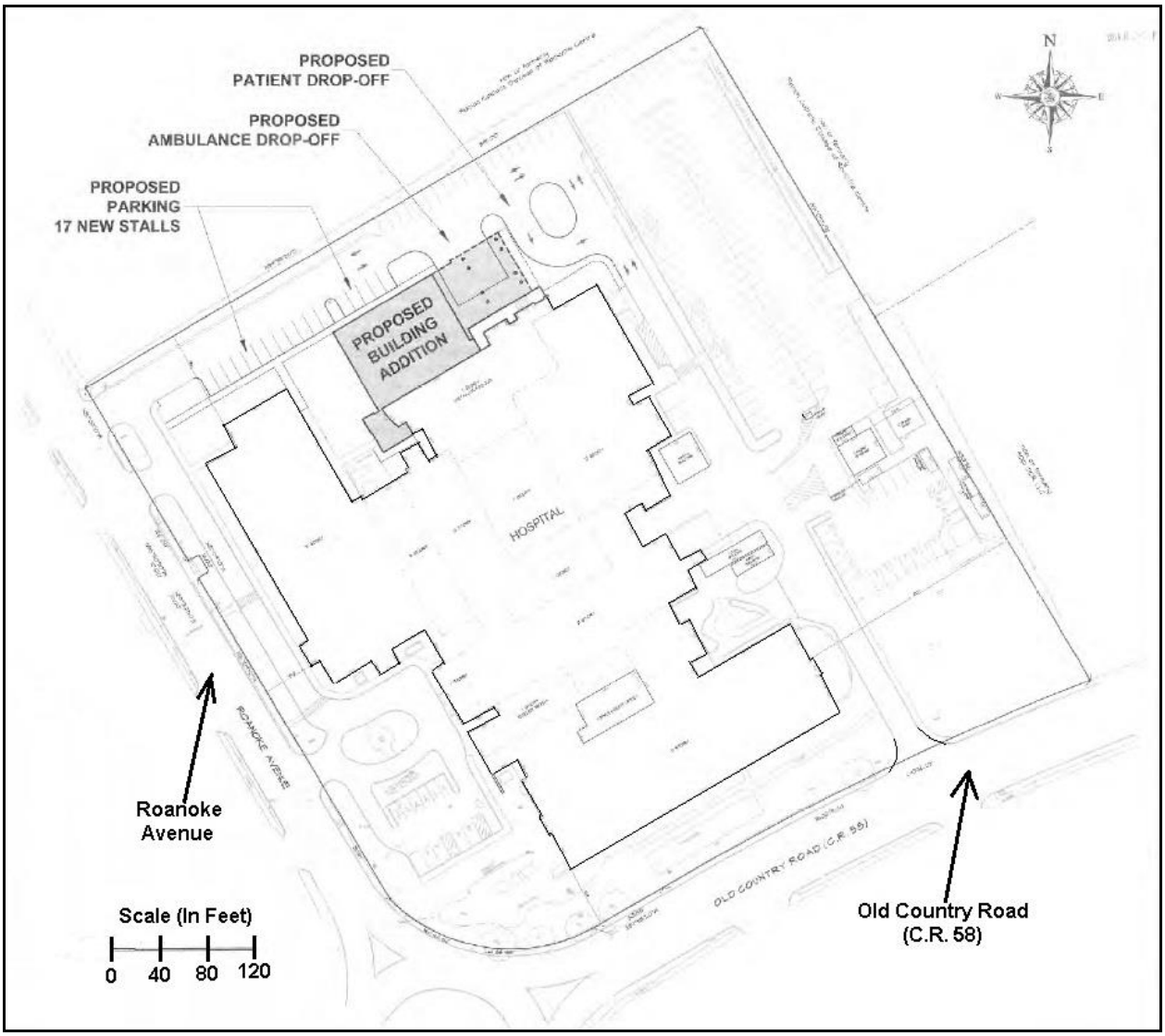
2. The applicant should review the Suffolk County Planning Commission publication entitled Managing Stormwater-Natural Vegetation and Green Methodologies.

3. The applicant should review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency.

4. The applicant should contact the Suffolk County DPW Transit Division, and investigate possible accommodations for bus riders.

5. The applicant should review the Suffolk County Planning Commission Guidebook particularly with respect to public safety.

OSTRANDER AVE
ROANOKE AVE
22.1
8.2 ac
17.1
2.81 ac
OLD COUNTRY RD
58
73
ACKERLY ST
COPYRIGHT 2012, COUNTY OF SUFFOLK, N.Y.
Real Property Tax map parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.
*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article II Section 84-90] by section 87.2.g
CD-16-002...10/18/2016
1 inch = 200 feet
N
Feet
0
200
400
SUFFOLK COUNTY
SCRP TAXMAP BASE, 2012
Application: Peconic Bay Hospital
SCPD No.: RH-16-04
SCTM No.: 0600 10800 0300 017001 & 022001
Date: 10/21/2016



Z-1: Peconic Bay Hospital
SCPD: RH-16-04
SCTM No: 0600-108.00-03.00-017.001, -022.001

Office of the Town Clerk

Diane M. Wilhelm, Town Clerk

Registrar of Vital Statistics **Records Management Officer** **Marriage Officer**

October 7, 2016

Suffolk County Planning Department
L.I. State Park Commission
Town of Southold
Town of Southampton
Town of Brookhaven

ENCLOSED HEREWITH please find the following resolution which was adopted by the Riverhead Town Board at a Regular Town Board meeting on October 4, 2016

Resolution# 769-AUTHORIZES TOWN CLERK TO PUBLISH AND POST NOTICE FOR A LOCAL LAW TO AMEND CHAPTER 301 ENTITLED "ZONING AND LAND DEVELOPMENT" OF THE RIVERHEAD TOWN CODE

If you have any questions, please call Carol Del Vecchio at 631-727-3200, Ext 262, or Diane Wilhelm at Ext. 260

Sincerely,

Diane M. Wilhelm

Diane M. Wilhelm
DMW:cd

200 Howell Avenue ~ Riverhead, New York 11901~ (631)727-3200 Ext. 260 ~ Fax (631)208-4034

10.04.2016
160769

ADOPTED

TOWN OF RIVERHEAD

Resolution # 769

AUTHORIZES TOWN CLERK TO PUBLISH AND POST PUBLIC NOTICE TO CONSIDER A LOCAL LAW TO AMEND CHAPTER 301 ENTITLED "ZONING AND LAND DEVELOPMENT" OF THE RIVERHEAD TOWN CODE

Councilwoman Giglio offered the following resolution,

which was seconded by Councilman Hubbard

RESOLVED, the Town Clerk is hereby authorized to publish the attached public notice to consider a local law to amend Chapter 301 entitled, "Zoning and Land Development" of the Riverhead Town Code once in the October 6, 2016 issue of the News-Review Newspaper, the newspaper hereby designated as the official newspaper for this purpose, and also to cause a copy of the proposed amendment to be posted on the sign board of the Town; and be it further

RESOLVED, all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

THE VOTE

Hubbard ☒Yes ☐No Giglio ☒Yes ☐No
Wooten ☒Yes ☐No Dunleavy ABSENT
Walter ☒Yes ☐No

The Resolution Was ☒ Thereupon Duly Declared Adopted

State of New York
County of Suffolk } ss.:
Town of Riverhead

This is to certify that I, the undersigned, Town Clerk of the Town of Riverhead, County of Suffolk, State of New York, have compared the foregoing copy of a Resolution with the original now on file in this office and which was duly adopted on October 4, 2016 and that the same is a true and correct transcript of said Resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the Town of Riverhead, on October 5, 2016

Diane M. Wilhelm

_____, Town Clerk

TOWN OF RIVERHEAD
NOTICE OF PUBLIC
HEARING

PLEASE TAKE NOTICE that a public hearing will be held before the Town Board of the Town at Riverhead at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, on the 18th day of October, 2016 at 7:15 o'clock p.m. to amend Chapter 301, entitled "Zoning and Land Development" of the Riverhead Town Code.

Be it enacted by the Town Board of the Town of Riverhead as follows:

CHAPTER 301
Zoning and Land Development

Article I: Title, Purpose, Definitions and Interpretation

§301-3 Definitions; word usage.

HOSPITAL

~~A building or buildings used for the diagnosis, treatment or other care of human ailments, other than primarily for specialized care of mental illness, contagious or infectious disease or liquor or drug addicts, except that facilities for a limited number of such patients may be provided in accordance with the regulations of the State Health Department. A hospital may include auxiliary services and functions and hospital staff residential quarters. No building shall be recognized as a hospital unless it has provision for the accommodation of 20 beds~~.

A facility licensed in accordance with Article 28 of the New York State Public Health Law and 10 N.Y.C.R.R. §700.2 (a) (1), (2), (3) and (5) of the New York State Hospital Code. A "Hospital" shall, at a minimum, include an emergency department, operating room, laboratory, radiology, inpatient beds and an organized department of medicine and department of surgery. No other facility as defined in any other section of 10 N.Y.C.R.R. §700.2 (a) of the New York State Hospital Code shall constitute a "Hospital."

Article XLV: Supplementary Use Regulations.

§301-225 Municipal buildings, ~~hospitals~~, public utility buildings and structures.

A. Municipal buildings ~~and hospitals~~ shall be permitted in all districts, provided that such buildings shall conform to all other provisions of this chapter for the district in which located.

B. Public utility buildings and structures shall be permitted in all districts when approved by special permit of the Town Board upon a finding by the Board that adequate buffers exist to minimize impacts upon adjacent parcels and taking into account, among other things, the existing and permitted uses in the surrounding community. Commercial solar energy production systems shall not be permitted in any district except those districts as provided in Article LII of this chapter.

Article LVI: Site Plan Review

§301-303 General requirements.

A. Authorization. The Town Board hereby authorizes the Planning Board pursuant to §274-a of the Town Law, to review and approve, approve with modifications, or disapprove site plans for the activities and land uses listed herein except for ~~site plan petitions upon real property within urban renewal designated areas pursuant to Article 15 of the General Municipal Law and further excepting site plans that have already been referred to the Suffolk County Planning Commission pursuant to General Municipal Law §239-m as of the date of adoption of this subsection.~~ site plans for the following which shall be reviewed by the Town Board:

(1) site plan petitions upon real property within urban renewal designated areas pursuant to Article 15 of the General Municipal Law;

(2) site plans that have already been referred to the Suffolk County Planning Commission pursuant to General Municipal Law §239-m as of the date of adoption of this subsection;

(3) site plan applications for properties located within the Hospital (H) Zoning Use District.

To the extent the Town Board continues as the agency reviewing site plans pursuant to this article, references to the "Planning Board" in connection with site plan reviews shall be interpreted to mean the "Town Board".

- Overstrike represents deletion(s)
- Underscore represents addition(s)

Dated: Riverhead, New York
October 4, 2016

BY THE ORDER OF THE TOWN BOARD
OF THE TOWN OF RIVERHEAD

DIANE M. WILHELM, Town Clerk

RECEIVED
SC ECO DEV & PLANNING
2016 OCT 17 AM 10: 10

Office of the Town Clerk

Diane M. Wilhelm, Town Clerk

Registrar of Vital Statistics **Records Management Officer** **Marriage Officer**

October 7, 2016

Suffolk County Planning Department
L.I. State Park Commission
Town of Southold
Town of Southampton
Town of Brookhaven

ENCLOSED HEREWITH please find the following resolution which was adopted by the Riverhead Town Board at a Regular Town Board meeting on October 4, 2016

Resolution# 770-AUTHORIZES TOWN CLERK TO PUBLISH AND POST NOTICE TO CONSIDER A LOCAL LAW TO AMEND CHAPTER 301 ENTITLED "ZONING AND LAND DEVELOPMENT" OF THE RIVERHEAD TOWN CODE

If you have any questions, please call Carol Del Vecchio at 631-727-3200, Ext 262, or Diane Wilhelm at Ext. 260

Sincerely,

Diane M. Wilhelm

Diane M. Wilhelm
DMW:cd

200 Howell Avenue ~ Riverhead, New York 11901~ (631)727-3200 Ext. 260 ~ Fax (631)208-4034

10.04.2016
160770

ADOPTED

TOWN OF RIVERHEAD

Resolution # 770

AUTHORIZES TOWN CLERK TO PUBLISH AND POST PUBLIC NOTICE TO CONSIDER A LOCAL LAW TO AMEND CHAPTER 301 ENTITLED "ZONING AND LAND DEVELOPMENT" OF THE RIVERHEAD TOWN CODE

Councilman Hubbard offered the following resolution,

which was seconded by Councilman Wooten

RESOLVED, the Town Clerk is hereby authorized to publish the attached public notice to consider a local law to amend Chapter 301 entitled, "Zoning and Land Development" of the Riverhead Town Code once in the October 6, 2016 issue of the News-Review Newspaper, the newspaper hereby designated as the official newspaper for this purpose, and also to cause a copy of the proposed amendment to be posted on the sign board of the Town; and be it further

RESOLVED, all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

THE VOTE

Hubbard ☒Yes ☐No Giglio ☒Yes ☐No
Wooten ☒Yes ☐No Dunleavy ABSENT
Walter ☒Yes ☐No

The Resolution Was ☒ Thereupon Duly Declared Adopted

State of New York
County of Suffolk } ss.:
Town of Riverhead

This is to certify that I, the undersigned, Town Clerk of the Town of Riverhead, County of Suffolk, State of New York, have compared the foregoing copy of a Resolution with the original now on file in this office and which was duly adopted on October 4, 2016 and that the same is a true and correct transcript of said Resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the Town of Riverhead, on October 5, 2016

Claire M. Wilhelm
_____, Town Clerk

TOWN OF RIVERHEAD
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing will be held before the Town Board of the Town at Riverhead at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, on the 18th day of October, 2016 at 7:15 o'clock p.m. to amend Chapter 301, entitled "Zoning and Land Development" of the Riverhead Town Code.

Be it enacted by the Town Board of the Town of Riverhead as follows:

CHAPTER 301

Zoning and Land Development

Article XXIIA Hospital (H) Zoning Use District

§301- 112.1 Legislative Intent.

It is the purpose of the Hospital (H) Zoning Use District to implement the recommendations of the Town of Riverhead Comprehensive Plan (2003), improving the ability to address health and human service needs throughout the community and permitting the continued existence of a community based hospital within the Town of Riverhead. The Hospital (H) Zoning Use District will serve to optimize the hospital's services and meet the growing needs of the Riverhead community, its infrastructure improvements and enhance its services to better align the hospital's services with the Town's growing needs.

§301- 112.2 Authorization.

The Town Board of the Town of Riverhead shall be the designated agency to review, approve, amend, modify or disapprove site plans for all structures and uses in the Hospital (H) Zoning Use District.

§301- 112.3 Permitted Uses.

In the Hospital (H) Zoning Use District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for herein:

A. Public or private hospital, whether for profit or not for profit;

§301- 112.4 Accessory Uses.

In the Hospital (H) Zoning Use District, the following uses are permitted as accessory or ancillary to that of a Hospital use:

A. Offices for hospital staff;
B. Medical office space;
C. Extended Care Facility;
D. Bus passenger shelter;
E. Public utility structure, right-of-way, sewage treatment plant or water supply facility;
F. Emergency or supporting power generating equipment;
G. Wireless and satellite antennas;
H. Physical therapy;
I. Pharmaceutical facilities;
J. Storage facilities for medical equipment, supplies and records;
K. Food service facilities and cafeterias;
L. Laundry facilities;
M. Housekeeping and maintenance storage areas;
N. Medical library, research and educational facilities;
O. Diagnostic clinic and clinical laboratories which provide support to hospital medical functions;
P. Imaging services, including but not limited to magnetic resonance imaging, cat scan and linear accelerator;
Q. Diagnostic and therapeutic radiation, laser, cryotherapy equipment, including portable and accessory buildings to house same;
R. Gift stores;
S. Chapels or places of worship;
T. Off-street parking facilities;
U. Helicopter landing site for the reception and transport of emergency and trauma patients;
V. Garages for parking and storing of emergency and maintenance vehicles subject to the following conditions:

(1) Garages must be designed to be architecturally compatible with the primary hospital building;
(2) Garages shall have a ten (10) foot lot line setback from the property line;
(3) No parking level shall exceed fifty (50) feet above grade, exclusive of mechanical installations, stair bulkheads and elevator bulkheads;
(4) Parking garages and dedicated mechanical equipment space shall be excluded from all calculations for parking requirements;
(5) Parking garage shall be provided upon the same premises they serve, or elsewhere provided that all spaces are on a parcel having a property line located within 200 feet walking distance of the premises served.
(6) Aisle widths as set forth in Section 301-112.6 below.

W. Such other accessory uses customary and ancillary to a Hospital facility.

§301-112.5 Dimensional Regulations.

A. Minimum lot area: 40,000 feet;
B. Minimum yard dimensions for principal buildings:
    (1) Front yard: 40 feet;
    (2) Rear yard: 25 feet;
    (3) Side yard: 25 feet;
    (4) Total side yards: 50 feet.

C. Maximum height: 70 feet. The height limitation shall not apply to exposed rooftop bulkheads, elevator bulkheads, stair bulkheads, water towers, fire towers, hose towers, cooling towers, mechanical equipment, helipad, chimneys, parapet walls/cornices or solar energy systems. However, any structure(s) described above that exceed(s) 80 feet in height shall require a Special Permit from the Town Board. Height shall be measured from the average elevation of the finished grade of the building.

D. Maximum lot coverage: 90 percent. The lot areas of all properties owned by the Hospital shall be computed into lot coverage calculations;

E. Maximum impervious surface: 90 percent. Applicable to main hospital campus only and not to lots devoted to parking uses.

F. Maximum floor area ratio: 1.50.

G. Any hospital use shall be developed only on properties that are connected or capable of connection to a sewer district.

§301-112.6 Parking Spaces.

A. Parking spaces for properties within the Hospital Zoning Use District shall be calculated as follows: One parking space per 1.5 beds.

B. Parking to satisfy the requirements of the Hospital District may be provided on land that is contiguous with the Hospital building and not owned by the Hospital.

C. Minimum parking aisle width for ninety (90) degree and seventy (70) degree angle: eighteen point 7 (18.7) feet;

D. Minimum parking aisle width for sixty (60) degree angle: fifteen (15) feet;

E. Minimum parking aisle width for forty-five (45) degree angle: twelve (12) feet;

F. Each parking space required by this section shall be directly accessible from an access aisle without having to pass over any other parking space.

§301-112.7 Off-Street Loading.

A. One (1) loading berth per every 150,000 square feet of floor area;

B. Each required loading berth shall be at least 12 feet long and 14 feet wide and in no event smaller than required to accommodate the vehicles normally using such berth;

C. No parking shall be permitted, nor shall any area be counted, in the parking area within the loading berth area;

D. Loading berths may be provided in spaces designed to serve jointly two or more adjacent establishments.

- Overstrike represents deletion(s)
- Underscore represents addition(s)

Dated: Riverhead, New York
October 4, 2016

BY THE ORDER OF THE TOWN BOARD OF THE TOWN OF RIVERHEAD

DIANE M. WILHELM, Town Clerk