SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Department of Economic Development & Planning
100 Veterans Memorial Highway, PO Box 6100, Hauppauge, NY 11788-0099
T: (631) 853-5192 F: (631) 853-4767
Joanne Minieri, Deputy County Executive and Commissioner, Department of Economic Development and Planning
Sarah Lansdale, Director of Planning

Notice of Meeting

June 1, 2016 at 2:00 p.m.
Maxine S. Postal Auditorium
Riverhead County Center
300 Center Drive
Riverhead, New York 11901

Tentative Agenda Includes:

1. Meeting Summary for May 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

   - Draft Comprehensive Zoning Re-Evaluation of the Montauk Highway Corridor for Moriches, Center Moriches, East Moriches and Eastport and DGEIS and FGEIS

   - Riverhead Plaza Multiplex Cinema, Town of Riverhead
     0600 10400 0200 004000 et al

   - Canoe Place Inn, Town of Southampton
     0900 20700 0500 003000, 004000

   - Sports East Fitness Club, Town of Southold
     1000 12200 0700 009000

7. Section A-14-24 of the Suffolk County Administrative Code
   - None

8. Other Business:
   - 2016 Rules of Proceedings

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on July 6, 2016 2 p.m. H. Lee Dennison Building 2nd Floor, 100 Veterans Memorial Highway, Hauppauge, NY 11788

COUNTY OF SUFFOLK

Z-1

Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Joanne Minieri
Deputy County Executive and Commissioner

Division of Planning
and Environment

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

Applicant: Montauk Highway Corridor Re-Evaluation Moriches, Center Moriches, East Moriches and Eastport
Municipality: Town of Brookhaven
Location: Town of Brookhaven, South Shore, Southeastern quarter of town.

Received: 5/16/16

File Number: BR-16-04

Jurisdiction: Adoption of Comprehensive Plan Amendment

ZONING DATA: most zoning districts, particularly J-2, A-1 split zoned

SUPPLEMENTARY INFORMATION

- Within Agricultural District: Yes
- Shoreline Resource/Hazard Consideration: Yes
- Received Health Services Approval: NA
- Property Considered for Affordable Housing Criteria: Yes
- Property has Historical/Archaeological Significance: Yes
- Property Previously Subdivided: Yes
- SEQRA Information: FEAF
- SEQRA Type Type I
- Minority or Economic Distressed Yes

PROPOSAL DETAILS

OVERVIEW – The Town of Brookhaven plans to adopt the Draft Comprehensive Zoning Re-Evaluation of the Montauk Highway Corridor for Moriches, Center Moriches, East Moriches and Eastport. Below is a link to the Town's Zoning Re-Evaluation:

http://www.brookhaven.org/DesktopModules/Bring2mind/DMX/Download.aspx?Command=Core_Download&EntryId=9370&language=en-US&PortalId=0&TabId=134

The Brookhaven Town Board has previously adopted a SEQRA Positive Declaration on December 17, 2015, accepted the draft Study and Draft Generic Environmental Impact Statement (DGEIS) at its February 25, 2016 meeting. A combined SEQR and public hearing for the draft Study and DGEIS was held on March 22, 2016. The Final Generic Environmental Impact Statement (FGEIS) was accepted by the Town Board at their May 12, 2016 meeting. Below is a link to the Town's FGEIS:

http://www.brookhaven.org/DesktopModules/Bring2mind/DMX/Download.aspx?Command=Core_Download&EntryId=9610&language=en-US&PortalId=0&TabId=134

The Study covers approximately seven miles of Montauk Highway, from the Forge River to the Southampton Town line, along with Frowein Road and the coastal areas of the Moriches communities. The study area includes the historic districts of Moriches, Center Moriches East Moriches and Eastport.

The primary focus of the study was to identify and rezone vacant, split zoned, non-conforming and excess commercial zoning. Excess commercial zoning has lead (in the opinion of the study) to commercial sprawl in other areas of the town of Brookhaven "having the consequences of increased traffic and other significant environmental impacts."

The study has utilized some of the recommendations contained in prior planning initiatives in order to formulate the basis for this comprehensive zoning re-evaluation. These studies include but are not limited to:

1937 Town adopted zoning
1975 Brookhaven Master Plan
1987 Town of Brookhaven Land Use Plan
1995 Moriches Four-Hamlet Community Hamlet Plan
1996 Comprehensive Land Use Plan
2007 County Road 51 Corridor Based Land Use Study
2012 Forge River Watershed Management Plan

Working with the community to implement pertinent recommendations from the prior plans above, the Town developed a broad catalog of potential parcels of land that should be considered for rezoning. The catalog of parcels includes those types noted above. The thrust of recommendations for the four hamlet area is to reduce the amount of commercial development along the corridor and rezone in accordance with existing land use.

STAFF ANALYSIS

Analysis reveals that the majority of the lands proposed for rezoning are either vacant or used for land uses other than retail commercial and not consistent with the existing J-2 Business Zoning District pattern found through the corridor. The analysis shows that the majority of the existing land uses found along the corridor could be sustained under a residential zoning district or a J Business Transitional zoning district. The analysis also shows that the parcels of land selected are proposed to be rezoned in accordance with their existing land uses.

The study area, parts of which remain semi-rural, has an over-abundance of J2 commercial zoning. If all this property were to be developed under present zoning, there could be a tremendous glut of retail commercial sprawl. These proposed re-zonings will reduce the amount of future retail commercial development in the corridor. In addition, the proposed rezoning's also support and

strengthen the existing commercial enterprises by focusing future development and redevelopment projects into the existing hamlet centers.

STAFF RECOMMENDATION

Approval of the Comprehensive Zoning Re-Evaluation of the Montauk Highway Corridor for Moriches, Center Moriches, East Moriches and Eastport:

The Town of Brookhaven 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 Eastport and the Moriches's adheres to goals of the community as reflected in numerous plans and studies for the region.

COUNTY OF SUFFOLK

Z-2

Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Joanne Minieri
Deputy County Executive and Commissioner

Division of Planning
and Environment

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

Applicant: Riverhead Plaza Multiplex Cinemas
Municipality: Riverhead
Location: s/w corner of Old Country Road (CR 58) and Oliver Street (unopened)

Received: 4/20/2016
File Number: RH-16-01
T.P.I.N.: 0600 10400 0200 019000
Jurisdiction: within 500 feet of CR 58

ZONING DATA

- Zoning Classification: SC (shopping Center)
- Minimum Lot Area: 40,000. 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: No
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: Yes
- Property Previously Reviewed by Planning Commission: No
- SEQRA Information: Yes
- SEQRA Type Pending
- Minority or Economic Distressed Yes

SITE DESCRIPTION

- Present Land Use: retail stores/shopping center
- Existing Structures: yes strip retail conc. Block bldg.
- General Character of Site: level
- Range of Elevation within Site: 25-30' amsl
- Cover: asphalt and buildings
- Soil Types: Urban land (Ur) and Cut and Fill (Cu)

- Range of Slopes (Soils Map): 3-8%
- Waterbodies or Wetlands: none on-site

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: commercial site plan
- Layout: standard
- Area of Tract: 21.91Acres
- Yield Map:
  - No. of Lots: 5
  - Lot Area Range: N/A Sq. Ft.
- Open Space: N/A

ACCESS

- Roads: CR 58
- Driveways: private on-site

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 request Site Plan approval from the Riverhead Town Planning Board for demolition of existing retail building space and the development of two restaurants and a movie theater on a 21.91 acre subject property, which contains an existing shopping center in the hamlet of Riverhead.

Specifically, the proposal includes the demolition of a 71,343 SF portion of the existing retail shopping center building and overhang, development of a 6,300 SF, 250 seat restaurant and a 2,600 SF, 125 seat restaurant with a drive-through on two pad sites, a 1,246 seat, 50,340 SF movie theater and the installation of associated site appurtenances. Total site disturbance is 6.11 acres.

The subject property is currently improved with 211,190 SF of building area among 19 restaurants, retail and office uses, paved parking and landscaping.

Variances would be required for the proposed drive through associated with one of the restaurants, building height, building and impervious coverage, floor area ratio, front, rear and parking setbacks, number of loading bays and landscape area. It should be noted that the existing parking, building and impervious coverage, floor area ratio, and front, rear, and parking setbacks provided represent pre-existing, non-conforming conditions at the subject property. The proposed action would result in a net increase of 93 parking spaces at the subject property such that a total of 1,039 spaces would be provided. The project would also involve the land banking of 88 parking spaces.

The proposed redevelopment will be supplied potable water by the Riverhead Water District.

Sanitary waste water is to be collected on site and connected to the Riverhead Commercial Sewer District.

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 signalized access driveway along Old Country Road (CR 58), the two unsignalized access driveways along Old Country Road, and at unsignalized access drives at Ostrander Avenue and Oliver Street. No changes to site access are proposed.

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 IV.

The subject property is located in an area mixed with Residential, commercial and open space 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 a uses permitted in accordance with local zoning. The proposal appears to be 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 "Shopping Center." The Plan also included a "vision" for CR 58 that reads "Route 58 should remain Riverhead's principal destination for convenience and comparison shopping, but with improved design, traffic circulation, and landscaping requirements. The Comprehensive Plans "goals and Policies for Route 58" include:

- Requiring developers to meet high design and landscaping standards for new commercial sites, buildings, and signs
- Plant trees and flowering shrubs alongside the arterial
- Work with property owners to align site entrances at traffic lights
- Encourage the County to implement roadway and signal improvements that ameliorate the follow of through-traffic
- Encourage the County to include a planted median and left turn pockets in any future road widening projects along route 58

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 existing square footage of building area on site, according to submitted materials to the Suffolk County Planning Commission by the Town of Riverhead Planning Board is approximately 211,190 square feet. Approximately 71,343 SF of existing building is to be removed and approximately 59,240 SF is to be constructed. Add to that all other altered areas (clearing, grading, disturbance, landscaping etc.) and the total square footage of altered area is 203,400 SF. The proposed development has less square footage in use than the prior Shopping Center at full occupation.

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.

The "Shopping Center" nature of this proposal warrants that the applicants contact the Suffolk County DPW Transit Division, and investigate possible accommodations for bus riders.

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.

STAFF RECOMMENDATION

Approval of the Riverhead Plaza (PGC) Multiplex Cinema site plan 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.

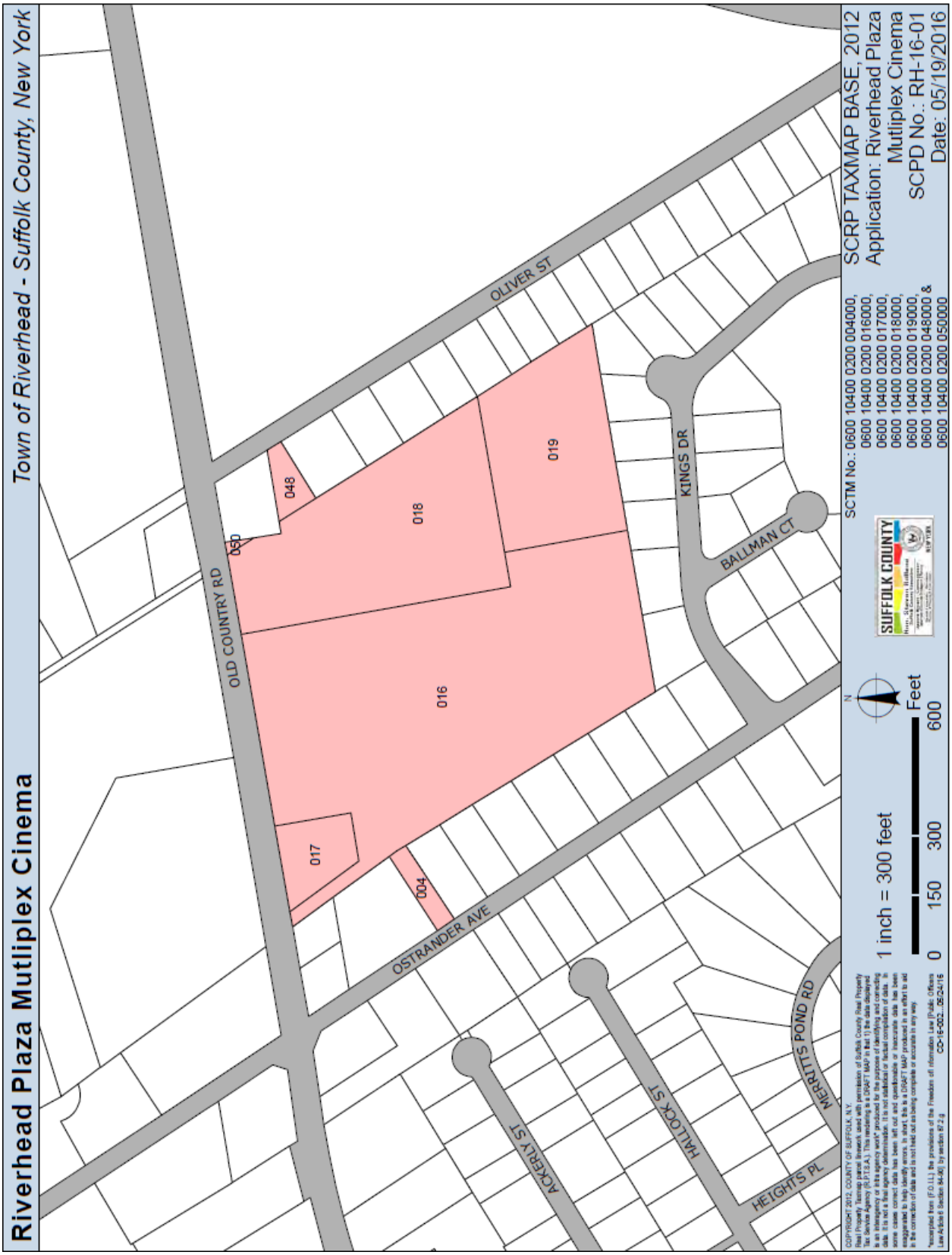
3. The applicant should review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency.

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.

6. 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.


Riverhead Plaza Mutliplex Cinema
Town of Riverhead - Suffolk County, New York
OLIVER ST
OLD COUNTRY RD
OSTRANDER AVE
KINGS DR
BALLMAN CT
ACKERLY ST
HALLOCK ST
MERRITTS POND RD
HEIGHTS PL
016
017
018
019
004
048
050
SCTM No.: 0600 10400 0200 004000,
0600 10400 0200 016000,
0600 10400 0200 017000,
0600 10400 0200 018000,
0600 10400 0200 019000,
0600 10400 0200 048000 &
0600 10400 0200 050000
SCRP TAXMAP BASE, 2012
Application: Riverhead Plaza
Mutliplex Cinema
SCPD No.: RH-16-01
Date: 05/19/2016
SUFFOLK COUNTY
N
1 inch = 300 feet
0 150 300 600
Feet
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 intermediary of the agency work product for the purpose of identifying and correcting data inaccuracies and omissions. 2) the data displayed is not to scale. 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
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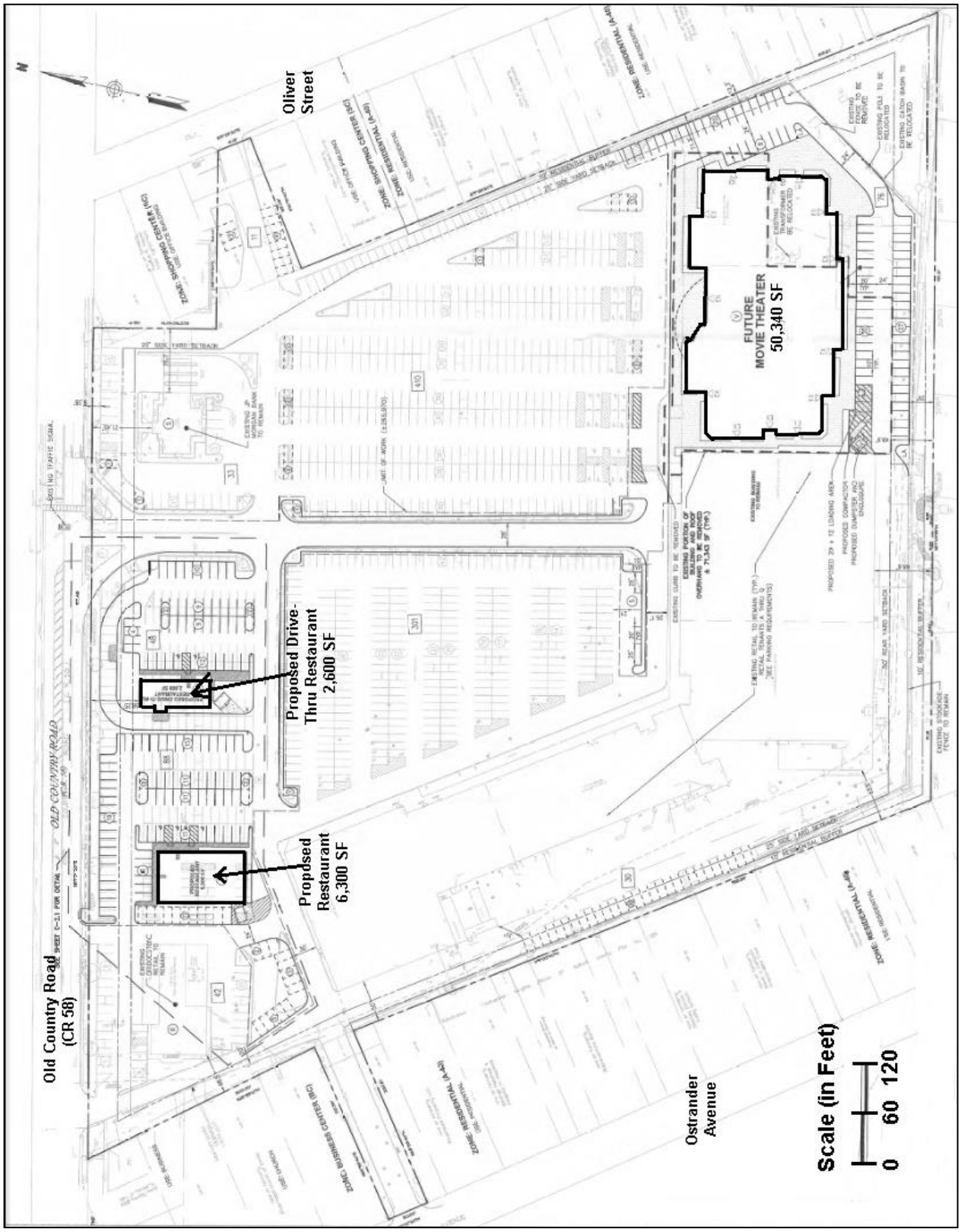

Oliver Street
FUTURE MOVIE THEATER 50,340 SF
Proposed Drive-Thru Restaurant 2,600 SF
Proposed Restaurant 6,300 SF
Old Country Road (CR 58)
Ostrander Avenue
Scale (in Feet)
0 60 120

COUNTY OF SUFFOLK

Z-3

Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Joanne Minieri
Deputy County Executive and Commissioner

Division of Planning
and Environment

Canoe Place Inn Site Plan - Addendum - June 1, 2016

PROPOSAL DETAILS

OVERVIEW: Application to the Southampton Town Planning Board for the rehabilitation of the existing Canoe Place Inn building as a 20 unit Inn with a 350 person catering facility, a restaurant (70 indoor/120 outdoor seats) and in-kind rehabilitation of 5 existing cottages on site for use as guest units. Subject site plan includes the installation of permeable reactive barrier for waste/ground water treatment. The subject site plan is on 5.97 acres in the Canoe Place Inn, Canal Eastern Maritime Planned Development District (CPICEMPDD)

The Suffolk County Planning Commission may recall that on 12/3/14 the Suffolk County Planning Commission approved with comments a **Change Of Zone** to Recreational Waterfront Business (SH-14-03) for a request that included seven parcels for a total of approximately 14.4 acres in the Shinnecock Canal area (see attached staff report). The area of the property triggered an East End Regional Significance Criteria and hence was deliberated by the Commission. The proposal included:

> "…seven properties; two west of the Shinnecock Canal and five to the east. On the two western properties, or the Canoe Place Inn Properties (CPI Properties) the petitioner seeks to change the zone on approximately six acres (6 ac.) from RWB to allow renovation the historic Canoe Place Inn building (4 ac.) for use as an inn with 20 guest units, a catering facility (with a 350 person maximum room occupancy), a 70 seat restaurant with a 20 seat bar area and a 120 seat outdoor seating area. On an adjacent (2 ac.) parcel the project sponsors propose the renovation of five existing cottages for extended stay non-residential guest units. To handle waste water from these properties a new on-site passive Nitrex denitrification system consisting of a conventional septic tank-leach pool/drain field and a nitrate-nitrogen removing permeable reactive barrier (PRB) will be installed (see below link for the FEIS).
>
> http://ny-southampton.civicplus.com/693/Canoe-Place-Inn-Canal-Property

East of the Shinnecock Canal, four parcels (4.6 ac.) zoned MTL, collectively called the "Canal Property," are also to be rezoned to MPDD to allow the redevelopment of the site (former restaurants) to a 37 unit townhouse complex (~ 8.3 units/ac), a clubhouse (1,900 SF.), pool and private marina.

In addition to the above a fifth (2.7 ac) parcel referred to as the "Eastern Parcel" will contain a community sewage treatment system to handle waste water from the proposed townhouse development along the Canal. The collection system will have septic tanks on site serving the Canal buildings with the effluent then pumped to the Eastern Parcel for purification by a Nitrex treatment system and then final disposal via leaching pools on the Eastern Parcel (see FEIS)."

The current **Site Plan** referral from the Southampton Town Planning Board is for the first part of the development proposal (highlighted yellow). The site plan is for the two properties west of the Canal containing the vacant Canoe Place Inn and cottages. The parcels are approximately six (6) acres and the CPI and cottage structures are approximately 30,000 SF. Parking proposed is less than the 500 off street parking stall criteria for regionally significant.

Of the Commission Comments from the **COZ** approval…

1. The petitioner should continue dialogue with the Suffolk County Department of Health Services, Suffolk County Department of Public Works and the Suffolk County Sewer Agency with regard to the permitting of the Nitrex wastewater treatment systems proposed.

2. The Petitioners should continue dialogue with the NYS DOT and the SCDPW regarding proposed roadway improvements to Montauk Highway (NYS Rte. 27A/CR 80, Newtown Road (CR 62) and North Shore Road (CR 39).

3. It is noted that a drainage reserve area, located at the southern end of the Canal Property, is a large depression set in the grade that will capture and recharge a portion of the storm water runoff into the surrounding soil. Low points situated throughout the site are intended to collect storm water runoff and direct it into the recharge system. The petitioners 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, additional design elements contained therein.

4. The most landward limit of tidal wetlands associated with the shoreline of the Shinnecock canal should be flagged in the field by a qualified expert, verified by the appropriate agencies, and noted as such, shown on all surveys, sketches, map, plans, etc. and all regulatory setbacks for disturbance and construction taken from said most landward limit.

5. There is no mention in the referral materials to the Suffolk County Planning Commission on the petitions compliance with the NYS Long Island Workforce Housing Act. It is noted that the residential component is a voluntary reduction in allowable yield however, it is not apparent that as part of a mixed use development, a lesser percentage than the maximum allowable floor area ratio is being proposed for the entire CPIMPDD and thus would exempt the project from the Act. This should be re-emphasized and further clarified or accommodation to the Housing Act should be made by the project sponsor.

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

7. The petitioners should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.

8. The petitioners should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.

…five would be relevant to this site. It is the belief of the staff that the first two are being conducted by the applicant while it is not clear if comments 6, 7 and 8 have been addressed in the local site planning process.

-STAFF RECOMMENDATION-

Approval of the Canoe Place Inn, Site Plan with the following comments:

Comments:

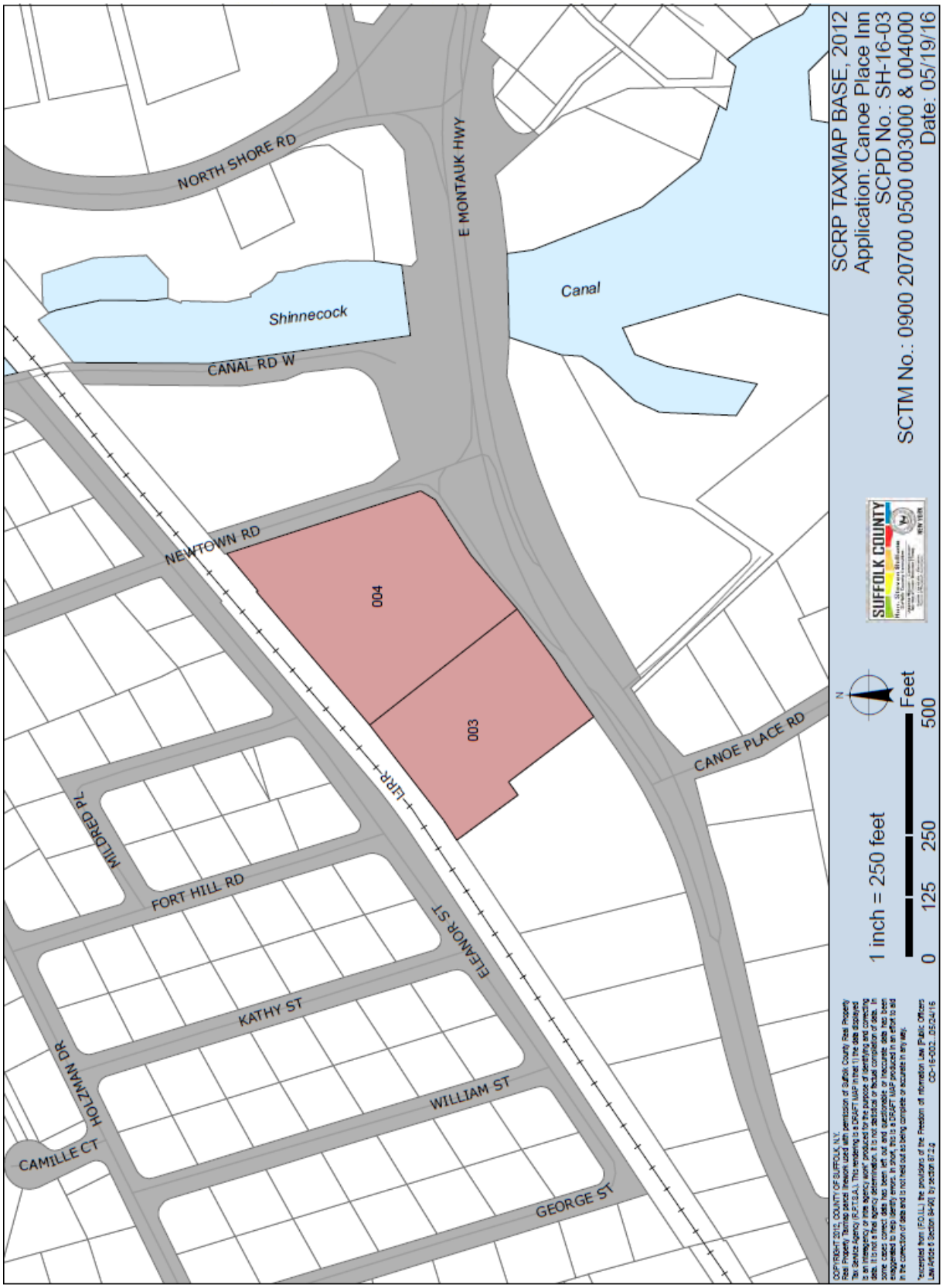
1. The petitioner should continue dialogue with the Suffolk County Department of Health Services, Suffolk County Department of Public Works and the Suffolk County Sewer Agency with regard to the permitting of the Nitrex wastewater treatment systems proposed.

2. The Petitioners should continue dialogue with the NYS DOT and the SCDPW regarding proposed roadway improvements to Montauk Highway (NYS Rte. 27A/CR 80, Newtown Road (CR 62) and North Shore Road (CR 39).

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

4. The petitioners should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.

5. The petitioners should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.


NORTH SHORE RD
E MONTAUK HWY
Shinnecock
Canal
CANAL RD W
NEWTOWN RD
004
003
LIRR
CANOE PLACE RD
MILDRED PL
FORT HILL RD
ELEANOR ST
KATHY ST
HOLZMAN RD
WILLIAM ST
CAMILLE CT
GEORGE ST
SCRP TAXMAP BASE, 2012
Application: Canoe Place Inn
SCPD No.: SH-16-03
SCTM No.: 0900 20700 0500 003000 & 004000
Date: 05/19/16
SUFFOLK COUNTY
1 inch = 250 feet
0 125 250 500
Feet
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COPYRIGHT 2012, COUNTY OF SUFFOLK, N.Y.
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 inter 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 meant out as being complete or accurate in any way.
*excerpted from (FOIL) the provisions of the Freedom of Information Law (Public Officers Law Article 6 Section 84-90) by section 87.2 g
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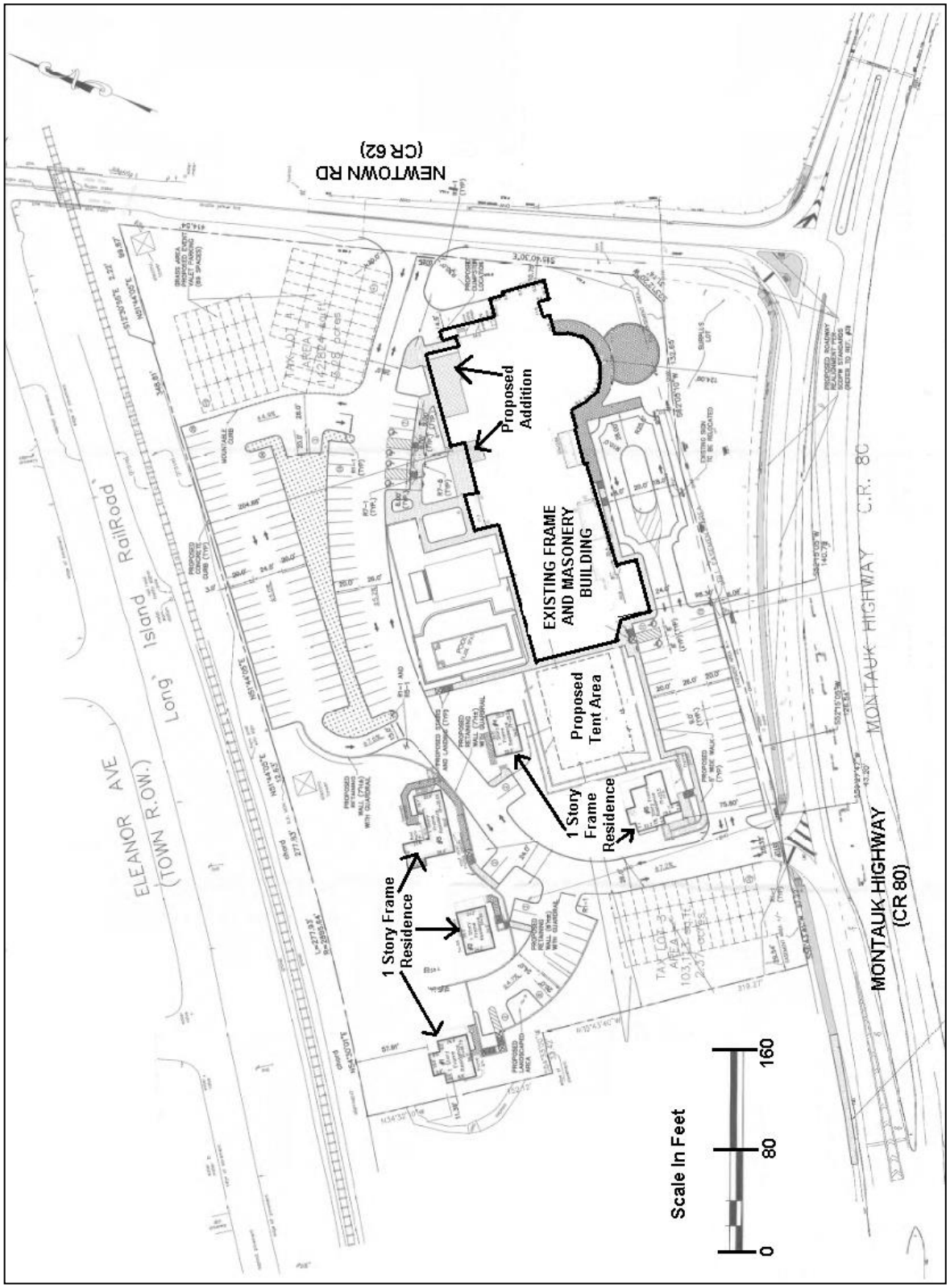

NEWTOWN RD
(CR 62)
Proposed Addition
EXISTING FRAME AND MASONERY BUILDING
Proposed Tent Area
1 Story Frame Residence
1 Story Frame Residence
ELEANOR AVE
(TOWN R.OW.)
Long Island RailRoad
MONTAUK HIGHWAY
(CR 80)
MONTAUK HIGHWAY C.R. 80
Scale In Feet
0
80
160

DECEMBER 3, 2014 - STAFF REPORT

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

Applicant: Canoe Place Inn (R Squared Development, LLC) Planned Development District
Municipality: Southampton
Location: NW/C E. Montauk Hwy (NYS Rte. 27A) & New Town Rd.; NW/C E. Montauk Hwy. (NYS Rte. 27A) & North Shore Rd. (CR. 39); NE/C North Shore Rd. (CR. 39) & Old Canoe Pace Rd.

Received: 10/27/2014
File Number: SH-14-03
T.P.I.N.: 0900 20700 0500 003000
Jurisdiction: Adjacent to NYS 27A; Adjacent to CR 39.; Adjacent to right-of-way of channel line (Shinnecock Canal); Within 500' Shinnecock Locks (NYS/SC).

ZONING DATA

- Zoning Classification: RWB & MTL
- Minimum Lot Area: 40,000. Sq. Ft.
- Section 278: N/A
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

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

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: yes, wood framed bldgs.
- General Character of Site: level
- Range of Elevation within Site: 0 - 50' amsl
- Cover: buildings., asphalt, trees, brush, wetland vegetation
- Soil Types: Carver and fill land (sandy) associations
- Range of Slopes (Soils Map): 0-35%
- Waterbodies or Wetlands: Shinnecock Canal

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Planned Development District (PDD)
- Layout: Curvi-linear
- Area of Tract: 13.3 Acres
- Yield Map: N/A

- Open Space: No

ACCESS

- Roads: Existing: CR 80/NYS 27A; Newtown Rd. CR 62; North Shore Road (CR 39)
- Driveways: private

ENVIRONMENTAL INFORMATION

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

PROPOSAL DETAILS

OVERVIEW: Applicants petition the Southampton Town Board for a change of zone on approximately thirteen (13) acres from Resort Waterfront Business (RWB) and Motel (MTL) to Maritime Planned Development District (MPDD) in the hamlet of Hampton Bays.

The subject application consists of seven properties; two west of the Shinnecock Canal and five to the east. On the two western properties, or the Canoe Place Inn Properties (CPI Properties) the petitioner seeks to change the zone on approximately six acres (6 ac.) from RWB to allow renovation the historic Canoe Place Inn building (4 ac.) for use as an inn with 20 guest units, a catering facility (with a 350 person maximum room occupancy), a 70 seat restaurant with a 20 seat bar area and a 120 seat outdoor seating area. On an adjacent (2 ac.) parcel the project sponsors propose the renovation of five existing cottages for extended stay non-residential guest units. To handle waste water from these properties a new on-site passive Nitrex denitrification system consisting of a conventional septic tank-leach pool/drain field and a nitrate-nitrogen removing permeable reactive barrier (PRB) will be installed (see FEIS).

East of the Shinnecock Canal, four parcels (4.6 ac.) zoned MTL, collectively called the “Canal Property,” are also to be rezoned to MPDD to allow the redevelopment of the site (former restaurants) to a 37 unit townhouse complex (~ 8.3 units/ac), a clubhouse (1,900 SF.), pool and private marina.

In addition to the above a fifth (2.7 ac) parcel referred to as the “Eastern Parcel” will contain a community sewage treatment system to handle waste water from the proposed townhouse development along the Canal. The collection system will have septic tanks on site serving the Canal buildings with the effluent then pumped to the Eastern Parcel for purification by a Nitrex treatment system and then final disposal via leaching pools on the Eastern Parcel (see FEIS).

Referral materials to the SCPC indicate that the storm water runoff generated on the CPI properties will remain on site utilizing leaching pools surrounding the main building. The Canal Property will utilize a recharge system that consists of drywell structures and a drainage reserve area. The Eastern Property will utilize drywells. All storm water runoff treatments are to be in conformance with NYS DEC requirements.

Off street parking provided includes 334 stalls and is in excess with Town of Southampton Code requirements.

The subject site that includes the CPI Property has frontage on Montauk Highway (NYS Rte.

27A/CR 80) and Newtown Road (CR 62). A restricted right turn only ingress/egress is proposed for Montauk Highway at the far western end of the two properties and an unrestricted ingress/egress for Newtown Road at roughly the midpoint along the frontage. The Canal Property has frontage on Montauk Highway (CR 80/NYS Rte 27A) and North Shore Road (CR 39). Three access points to CR 39 are proposed. All three access points appear to be unrestricted ingress/egress.

As indicated in FEIS materials, as part of the referral to the Commission, public road improvement are to be provided as part of the petition. It is not apparent in the referral materials if the petitioners have had conversations with the NYS DOT and the SCDPW regarding the proposed improvements that include but are not limited to: removing the ramp form southbound Newtown Road to westbound Montauk Highway; constructing a southbound to westbound acceleration lane on Montauk Highway; and constructing a westbound deceleration/ acceleration lanes at the new site access on Montauk Highway for the CPI Property; removing the ramp the ramp from the north Shore Road to westbound Montauk Highway; realigning North Shore Road to create a "T" intersection with Montauk Highway and make minor improvements to Montauk Highway and remove the westbound Montauk Highway to northbound North Shore Road. The Petitioners should continue dialogue with the NYS DOT and the SCDPW regarding proposed roadway improvements to Montauk Highway (NYS Rte. 27A/CR 80, Newtown Road (CR 62) and North Shore Road (CR 39).

The subject properties abut the ROW of the MTA LIRR to the north, with the exception of the Eastern Property. The Canal Property boarders the shoreline of the Shinnecock Canal to the west and roadways to the south and east. Roadways form the east and south boundaries of the CPI Property while residential land is further to the west and north. The Eastern Property is adjacent to roadways to the west and south and residential land to the north and east. The area is predominantly residential with a mix of highway commercial uses and marinas.

Zoning in the area is a mix of detached single family zoning 15,000 – 60,000 SF minimum lot size, Resort Waterfront Business, and Motel. The Proposed PDD would eliminate most of the RWB and a small part of the MTL zoning between the LIRR ROW and Montauk Highway.

The proposed project is not located in a Suffolk County Pine Barrens Zone. The subject parcel is not located in a Special Groundwater Protection Area (SGPA). The site is situated over Hydro-geologic Management Zone IV. No State or Town regulated freshwater wetlands occur on or near the subject property. The subject parcel (Canal Property) is adjacent to the Shinnecock Canal, a waterway in which the County has established channel lines. The Canal also includes a State/County operating lock system. Shoreline along the subject property includes tidal wetland vegetation and Littoral Zone regulated by the NYS DEC.

The subject property is predominantly disturbed and cleared land with the exception of the Eastern Parcel that is mostly forested with oak and pine trees. Approximately 1.7 acres of open space will remain on the Eastern Parcel which accounts for approximately 40% of that parcel. Several structures, paving, curbs, lighting and other infrastructure can be found on all properties with the exception again of the Eastern Parcel.

An investigation of the potential for pre-historic and historic era cultural resources on the properties comprising the subject site was conducted by the petitioners. It was concluded by the NYS Office of Parks, Recreation and Historic Recourses that the project would have no impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

Additional information on the MPDD and the related Final Environmental Impact Statement (FEIS) can be accessed via the following link: http://ny-southampton.civicplus.com/693/Canoe-Place-Inn-Canal-Property

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.

It is the belief of the staff that the proposed CPI Maritime Planned Development District has been designed to be generally consistent with the prior uses of the CPI site and the existing character of the community. The proposal includes the removal of vacant deteriorating buildings and rehabilitation and adaptive reuse of the principal structure. There is a reduction in density on the residential component and a maintaining of the scale of the MPDD proportionate to the property and in keeping with the character of the area.

For the convenience of the public and for maintaining a satisfactory community environment public access to the water is proposed in the form of walkways, viewing areas and fishing platforms. An easement is proposed on the Eastern Parcel to accommodate the Paumanok Path. In addition, rehabilitation of the Canoe Place Inn property as public use (inn, catering facility, and restaurant) and retaining historic features a fabric is important to community character.

The CPIMPDD as proposed reinforces the year round tourism industry and simultaneously promotes the second home industry. The CPIMPDD creates an attractive public gateway into the Hampton Bays area.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: It is the belief of the staff that the proposed action generally conforms to the recommendations of the Town of Southampton's various plans for the area including the Shinnecock Canal Public Access Sites and Maritime Planned Development District Plan (1997), the Town of Southampton Comprehensive Plan Update (1999) and the Hampton Bays Corridor Strategic Plan (Revised July 2010).

The main thrust of the Hampton Bays Corridor Strategic Plan (2010) is to rehabilitate and put into adaptive reuse, due to its historic significance and meaning to the community, the CPI building and property. For the Canal Property the Plan envisioned a complex of waterside restaurants and shops similar to the Gosman's Dock pierside development in Montauk. The Eastern Property was designated for motel. The 1999 Comprehensive Plan update identified "heritage tourism" as a sector of the economy that was growing. The Plan recognized Southampton as being well suited to maximize this opportunity. By rehabilitating the historic CPI the petitioners attempt to take advantage of the unique character of Southampton and its high quality of historic resources. The Shinnecock Canal Public Access Sites and Maritime Planned Development District Plan (1997) includes a recommendation for an estate conference center on the CPI site, theme development on the Canal Property and rezoning to housing on the Eastern Property.

In the opinion of staff the proposed CPIMPDD is in substantial compliance with local comprehensive plan recommendations. The historic CPI structure is proposed to be rehabilitated as a catering facility, restaurant, inn and cottages available for conferences. The overall development will result in the implementation of many elements of the comprehensive planning process including public access and use (small conference center, restaurants, walkway and viewing/fishing platform) and, creation of water dependent, enhanced and related uses supportive of the tourism and second home industry. The proposed condominium complex "clusters" residential density from the Eastern Property to a water enhanced use along the Canal that incorporates public access easements to the waterfront. While the Canal property is not developed into a mixed use site along the line of the Gosman's Dock, public access is provided and retail and commercial establishments that might

impact the commercial business district of Hampton Bays or Southampton Village is eliminated.

SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:

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

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

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

Submission materials to the Commission indicate that NYS DEC requirements for storm water runoff treatment will be met. The petitioners should also 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. It is noted that a drainage reserve area, located at the southern end of the Canal Property, is a large depression set in the grade that will capture and recharge a portion of the storm water runoff into the surrounding soil. Low points situated throughout the site are intended to collect storm water runoff and direct it into the recharge system.

It should be noted that the proposed development is not located in a floodplain. However, the shoreline of the Canal Property is not entirely bulk-headed along the shore of the Shinnecock Canal. The most landward limit of tidal wetlands associated with the shoreline of the Shinnecock canal should be flagged in the field by a qualified expert, verified by the appropriate agencies, and noted as such shown on all surveys, sketches, map, plans, etc. and all regulatory setbacks for disturbance and construction taken from said most landward limit.

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

There is no mention in the referral materials to the Suffolk County Planning Commission on the petitions compliance with the NYS Long Island Workforce Housing Act. It is noted that the residential component is a voluntary reduction in allowable yield however, it is not apparent that as part of a mixed use development, a lesser percentage than the maximum allowable floor area ratio is being proposed for the entire CPIMPDD and thus would exempt the project from the Act. This should be re-emphasized and further clarified or accommodation to the Housing Act should be made by the project sponsor.

Locational amenities for attached unit complexes are few within a half mile walk from the proposed condominium complex. Groceries, services, and medical facilities located in Hampton Bays and Southampton Village are miles from the subject property. Suffolk County Transit has bus routes that operate along Montauk Highway and Newtown Road (S92 and 10E respectively) that connect to points east, north and west. It is noted that the proposed CPI restaurant will be located within the MPDD and that sidewalks are proposed to connect the various elements of the development

together.

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 Canoe Place Inn Maritime Planned Development District with the following comments:

Comments:

1. The petitioner should continue dialogue with the Suffolk County Department of Health Services, Suffolk County Department of Public Works and the Suffolk County Sewer Agency with regard to the permitting of the Nitrex wastewater treatment systems proposed.

2. The Petitioners should continue dialogue with the NYS DOT and the SCDPW regarding proposed roadway improvements to Montauk Highway (NYS Rte. 27A/CR 80, Newtown Road (CR 62) and North Shore Road (CR 39).

3. It is noted that a drainage reserve area, located at the southern end of the Canal Property, is a large depression set in the grade that will capture and recharge a portion of the storm water runoff into the surrounding soil. Low points situated throughout the site are intended to collect storm water runoff and direct it into the recharge system. The petitioners 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, additional design elements contained therein.

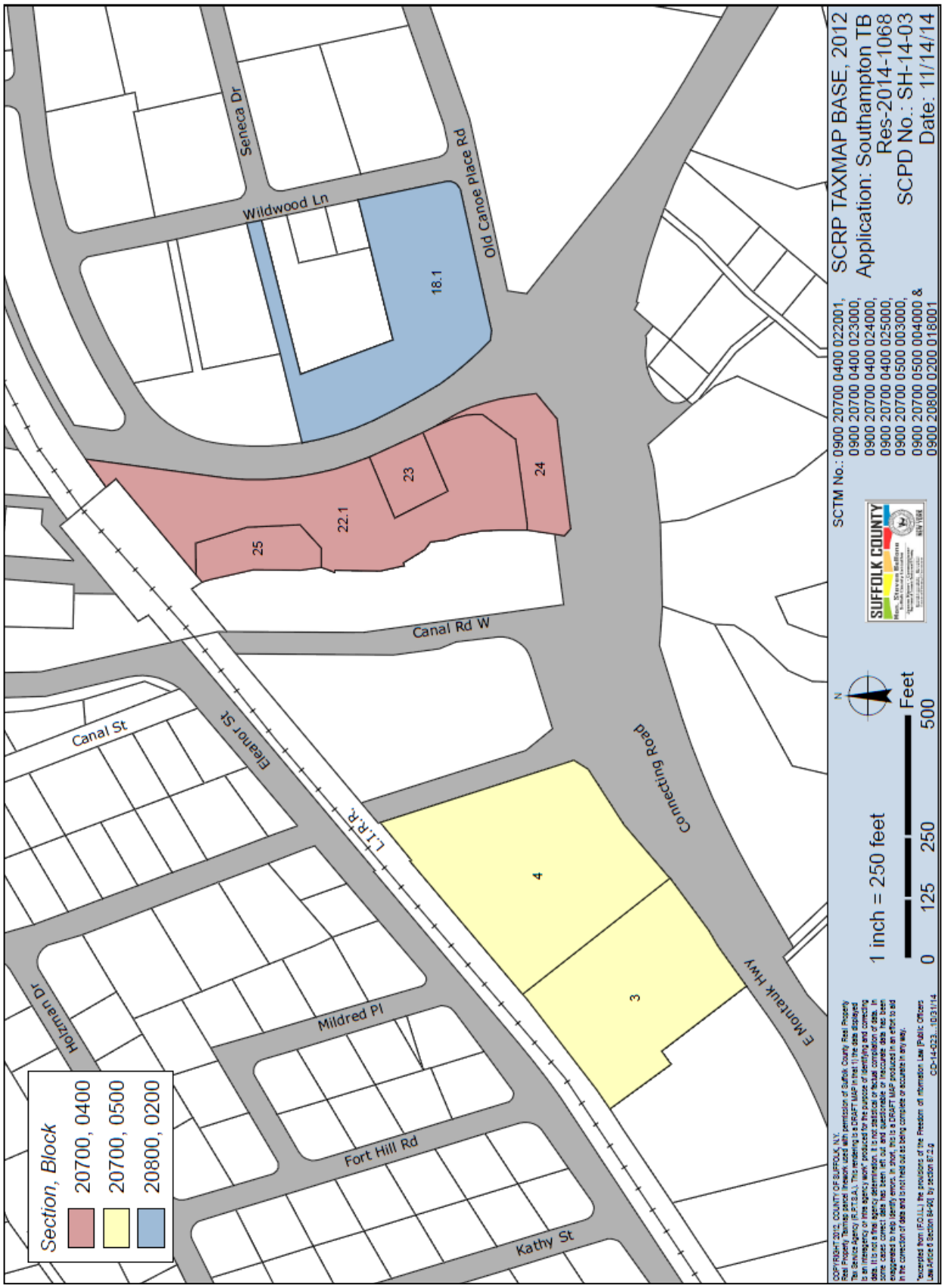
4. The most landward limit of tidal wetlands associated with the shoreline of the Shinnecock canal should be flagged in the field by a qualified expert, verified by the appropriate agencies, and noted as such, shown on all surveys, sketches, map, plans, etc. and all regulatory setbacks for disturbance and construction taken from said most landward limit.

5. There is no mention in the referral materials to the Suffolk County Planning Commission on the petitions compliance with the NYS Long Island Workforce Housing Act. It is noted that the residential component is a voluntary reduction in allowable yield however, it is not apparent that as part of a mixed use development, a lesser percentage than the maximum allowable floor area ratio is being proposed for the entire CPIMPDD and thus would exempt the project from the Act. This should be re-emphasized and further clarified or accommodation to the Housing Act should be made by the project sponsor.

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

7. The petitioners should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.

8. The petitioners should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.


Section, Block
20700, 0400
20700, 0500
20800, 0200
Seneca Dr
Wildwood Ln
Old Canoe Place Rd
18.1
25
22.1
23
24
Canal Rd W
Canal St
Eleanor St
L.I.R.R.
Connecting Road
4
3
E Montauk Hwy
Holzman Dr
Mildred Pl
Fort Hill Rd
Kathy St
SCTM No.: 0900 20700 0400 022001,
0900 20700 0400 023000,
0900 20700 0400 024000,
0900 20700 0400 025000,
0900 20700 0500 003000,
0900 20700 0500 004000 &
0900 20800 0200 018001
SCRP TAXMAP BASE, 2012
Application: Southampton TB
Res-2014-1068
SCPD No.: SH-14-03
Date: 11/14/14
SUFFOLK COUNTY
N
1 inch = 250 feet
0 125 250 500
Feet

NPG&V
NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

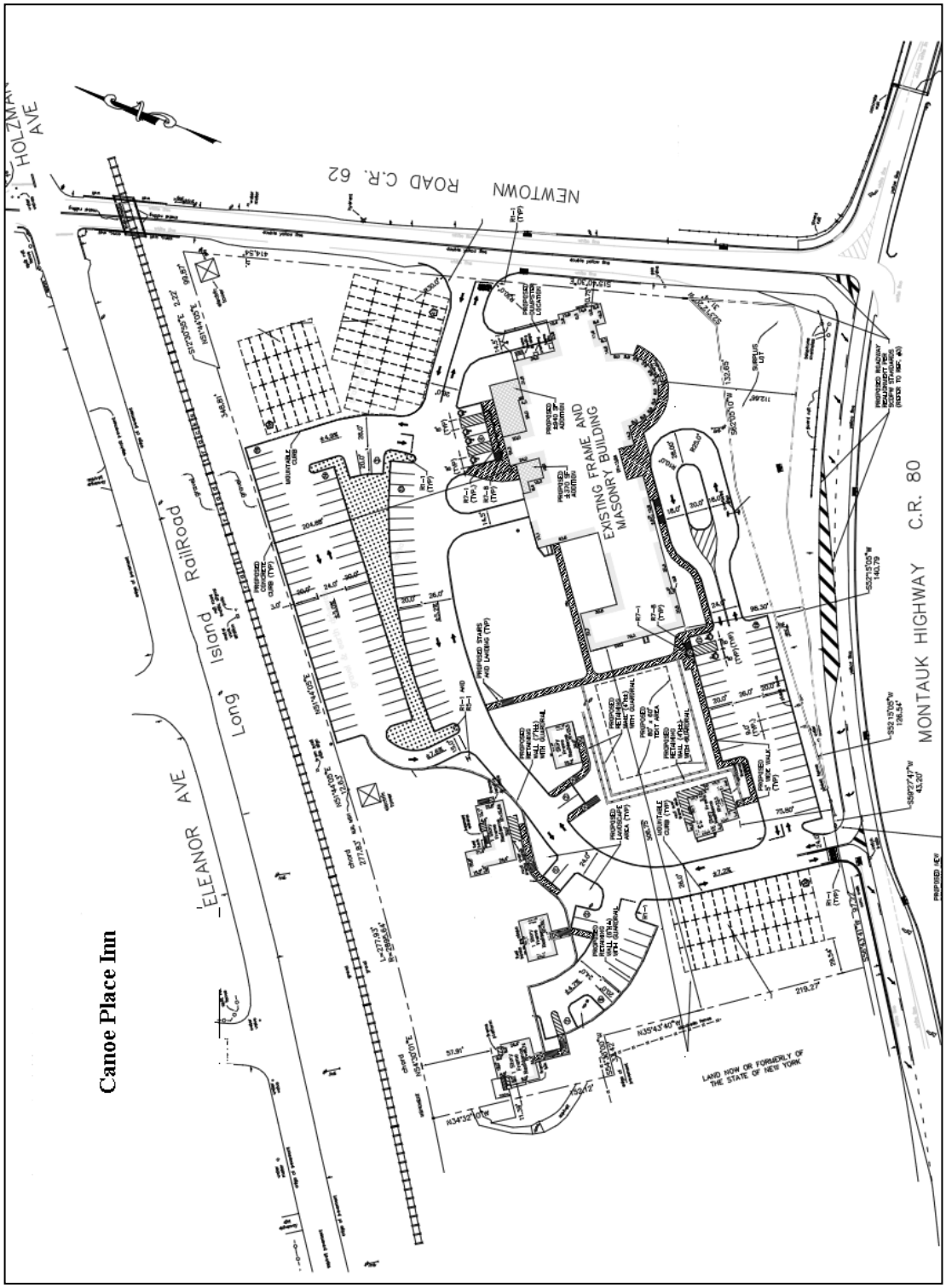
FIGURE 1-1
LOCATION MAP

Source: ESRI Web Mapping Service
Scale: 1 inch = 200 feet

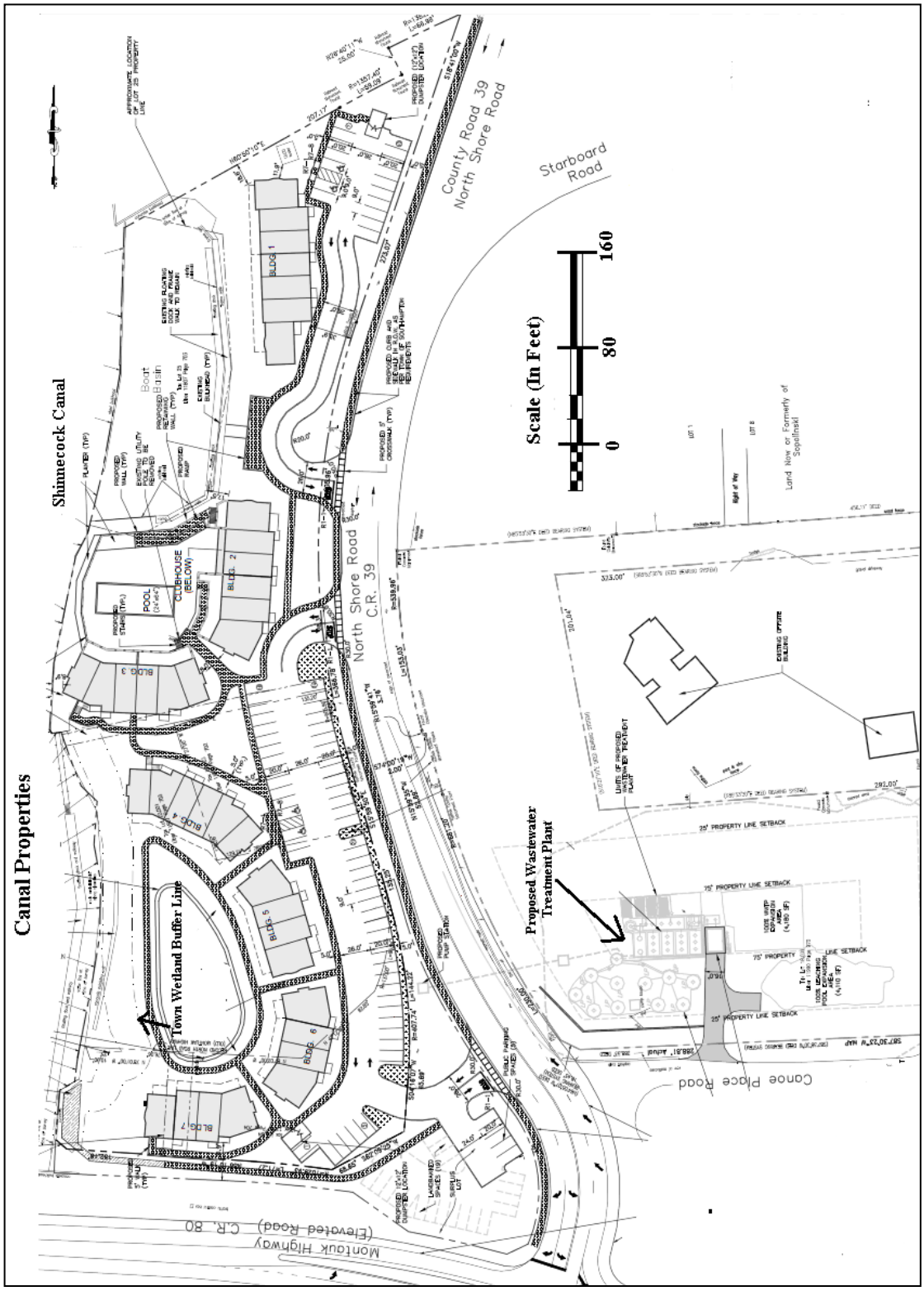
CPI, Canal & Eastern Properties MPDD

Draft EIS

Z-2: Canoe Place Inn
SCPD: SH-14-03
SCTM No: 0900-207.00-05.00-003.004 et al.



Z-2: Canoe Place Inn
SCPD: SH-14-03
SCTM No: 0900-207.00-05.00-003.004 et al.



Z-2: Canoe Place Inn
SCPD: SH-14-03
SCTM No: 0900-207.00-05.00-003.004 et al.

File No. SH-14-03

Resolution No. ZSR-14-27 of the Suffolk County Planning Commission
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on October 27, 2014 at the offices of the Suffolk County Planning Commission with respect to the application of "**Canoe Place Inn (R Squared Development, LLC) Maritime Planned Development District (CPI MPDD)**" located in the Town of Southampton

WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **December 3, 2014**, now therefore, Be it

RESOLVED, that the Suffolk County Planning Commission hereby approves and adopts the report of its staff, as amended, as the report of the Commission, Be it further

RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further

RESOLVED, that the Suffolk County Planning Commission **Approves** the change of zone referral for the CPI MPDD subject to the following comments:

1. The petitioner should continue dialogue with the Suffolk County Department of Health Services, Suffolk County Department of Public Works and the Suffolk County Sewer Agency with regard to the permitting of the Nitrex wastewater treatment systems proposed.

2. The Petitioners should continue dialogue with the NYS DOT and the SCDPW regarding proposed roadway improvements to Montauk Highway (NYS Rte. 27A/CR 80, Newtown Road (CR 62) and North Shore Road (CR 39).

3. It is noted that a drainage reserve area, located at the southern end of the Canal Property, as a large depression is set in the grade that will capture and recharge a portion of the storm water runoff into the surrounding soil. Low points situated throughout the site are intended to collect storm water runoff and direct it into the recharge system. The petitioners should be encouraged to review the Suffolk County Planning Commission publications on the Study of Man Made Ponds in Suffolk County and *Managing Stormwater-Natural Vegetation and Green Methodologies* and incorporate into the proposal, where practical, additional design elements contained therein.

4. The most landward limit of tidal wetlands associated with the shoreline of the Shinnecock Canal should be flagged in the field by a qualified expert, verified by the appropriate agencies, and noted as such, shown on all surveys, sketches, map, plans, etc. and all regulatory setbacks for disturbance and construction taken from said most landward limit.

5. There is no mention in the referral materials to the Suffolk County Planning Commission on the petitions compliance with the NYS Long Island Workforce Housing Act. It is noted that in the residential component there is a voluntary reduction in allowable yield however, it is not apparent that as part of a mixed use development, a lesser percentage than the maximum allowable floor area ratio is being proposed for the entire CPIMPDD and thus would exempt the project from the Act.

This should be re-emphasized and further clarified or accommodation to the Housing Act should be made by the project sponsor.

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

7. The petitioners should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.

8. The petitioners should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.

- The Suffolk County Planning Commission Guidebook for policies and guidelines can be found on the internet at the below website address: http://www.suffolkcountyny.gov/Home/departments/planning/Publications%20and20Information.aspx#SCPC

ZSR-14-27
File No.: SH-14-03

Proposed Canoe Place Inn (R Squared Development, LLC)
Planned Development District
Town of Southampton

COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

	AYE	NAY	RECUSE	ABSENT
ACCETTELLA Jr., RAMON – Town of Babylon	X			
BERRY, GLYNIS – At Large		X		
CALONE, DAVID – Chairman, At Large	X			
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip	X			
ESPOSITO, ADRIENNE - Villages over 5,000	X			
FINN, JOHN - Town of Smithtown	X			
GABRIELSEN, CARL - Town of Riverhead				X
GERSHOWITZ, KEVIN G.- At Large	X			
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven	X			
KRAMER, Samuel – Town of East Hampton			X	
PLANAMENTO, NICHOLAS - Town of Southold	X			
ROBERTS, BARBARA Town of Southampton	X			

Motion: Commissioner Accettella

Seconded: Commissioner Roberts

Voted: 12

Recuse: One

DECISION: Adopted

Present: 11

Absent: 1

COUNTY OF SUFFOLK

Z-4

Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Joanne Minieri
Deputy County Executive and Commissioner

Division of Planning
and Environment

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

Applicant: Sports East Fitness Club
Municipality: Southold
Location: South side of Main Road (NYS Rte. 25) ~ 141 ' west of Sigbee Rd.

Received: 4/28/2016
File Number: SD-16-01
T.P.I.N.: 1000 12200 0700 009000
Jurisdiction: Adjacent to NYS Rte. 25

ZONING DATA

- Zoning Classification: R-80
- Minimum Lot Area: 80,000. 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: No
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: No
- Minority or Economic Distressed No

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: none
- General Character of Site: level
- Range of Elevation within Site: 20-30' amsl
- Cover: wooded, some clearing
- Soil Types: Plymouth series

- Range of Slopes (Soils Map): 0-8%
- Waterbodies or Wetlands: none

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: commmercial recreation site plan
- Layout: standard
- Area of Tract: 20.82Acres
- Yield Map:
  - No. of Lots: 1

ACCESS

- Roads: Main Road (NYS Rte. 25)
- Driveways: private on site

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
  - Design of System: CB/LP
  - Recharge Basins no
- Groundwater Management Zone: IV
- Water Supply: public
- Sanitary Sewers: alternative low profile leaching galleys

PROPOSAL DETAILS

OVERVIEW – Applicants seek site plan approval from the Southold Town Planning Board for a proposed multi-sport membership club consisting of an outdoor soccer field and five (5) tennis courts, an 82,500 SF building to include a pool, basketball court, soccer field and space for physical fitness activities. The proposal also includes approximately 12.86 acres of open space area.

The 20.8 acres subject property is located on the South side of Main Road (NYS Rte. 25) approximately 141 ' west of Sigbee Rd. in the hamlet of Laurel.

The subject property is zoned R-80 (Residential; minimum lot size 80,000SF). The proposal conforms to the Town of Southold's R-80 district's set back requirements, lot coverage, open space, and maximum height requirements. The site plan application also provides 240 parking spaces which is in conformance with the Town of Southold's parking requirements.

The subject property is currently a vacant wooded lot with some clearing to the central-southwest of the property.

The proposed recreation club will be supplied potable water by the Suffolk County Water Authority.

Sanitary waste water is proposed to be collected on site by a subsurface sanitary system using alternative low profile leaching galleys in order to increase the distance between the leaching structure and the effective depth to the ground water table. The subsurface sanitary system is to be designed and built in accordance with SCDHS standards.

All storm water drainage is proposed to be contained on site via a subsurface drainage system comprised of precast concrete catch basins, leaching pools and permeable areas (crushed stone). Prior to final site plan approval, a Storm Water Pollution Prevention Plan (SWPPP) will be approved by the Town.

Vehicular access to the proposed recreation club is to be from one un-signalized ingress/stop controlled egress to NYS Rte. 25 at the far southern end of the subject property and one right turn only (east bound) egress to NYS Rte. 25 at the north end of the subject property.

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 not located in a Special Ground Water Protection Area. The project site is located in Suffolk County Ground Water Management Zone IV.

The subject property is located in an area mixed with residential, commercial, horse farming, and open space 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 are such issues as compatibility of land uses, community character, public convenience and maintaining a satisfactory community environment.

The proposed development appears to be compatible with the existing land uses in the area. Immediately adjacent to the proposed developed is a mix of farmland uses (horses) and single family residential properties. The proposed recreation facility includes wooded buffers between it and neighbors to the east, south and west. Exterior lighting at the recreation facility is intended to be dark sky compliant.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Southold is currently working on its Comprehensive Plan Southold 2020. The Town's 2004 Comprehensive Waterfront Revitalization Plan does indicate "residential" for future use of the subject property. It is noted that tennis clubs, annual membership clubs, swimming pools and recreational buildings are permitted special exception uses in the R-80 zone.

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 Sports East Recreation Club project is to be accommodated by a subsurface sanitary system using alternative low profile leaching galleys in order to increase the distance between the leaching structure and the effective depth to the ground water table. Advanced wastewater treatment including the possibility of innovative/alternative systems is appropriate for this site and continued review and dialogue with the Suffolk County Department of Health Services is warranted.

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. This system will include a subsurface drainage system comprised of precast concrete catch basins, leaching pools and permeable areas (crushed stone). It is the belief of staff that opportunities exist on site to incorporate additional best management practices to the treatment of storm water runoff. The petitioners should be encouraged to review the Suffolk County Planning Commission publication Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.

Proposed clearing of the subject property of native woodland for the recreation facility is limited to approximately 38% of the subject site and is relatively close to the Commission clearing guideline for R-80 residentially zoned land (35%) for sensitive woodland habitat such as Pine Barrens. The subject site is not pine barren or any listed critical environmental habitat. It is the belief of the staff that with native vegetative landscaping the proposal is in accordance with best practices for greenfield development.

There was not information in the referral materials indicating that the project will incorporate energy efficiency into the site design. The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein for the residential and community center components of the development.

The applicant has put forth in submitted materials that the Sports East Recreation Club will not result in a substantial increase to traffic above present levels or generate a substantial new demand for transportation facilities or services. The applicant indicates that a traffic impact study will be prepared to address any increase in traffic or congestion. The study once completed is to be submitted to the NYS DOT for review.

Suffolk County Bus Transit route SC-92 runs along Main Road (NYS Route 25). The applicant should contact Suffolk County Transit to coordinate bus service to the proposed development.

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 for The Sports East Fitness Club with the following comments:

1. Advanced wastewater treatment including the possibility of innovative/alternative nitrogen reducing systems are appropriate for this proposed development and the petitioner should be directed to continue dialogue with the Suffolk County Department of Health Services regarding the use of innovative alternative wastewater treatment for the proposed development.
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.

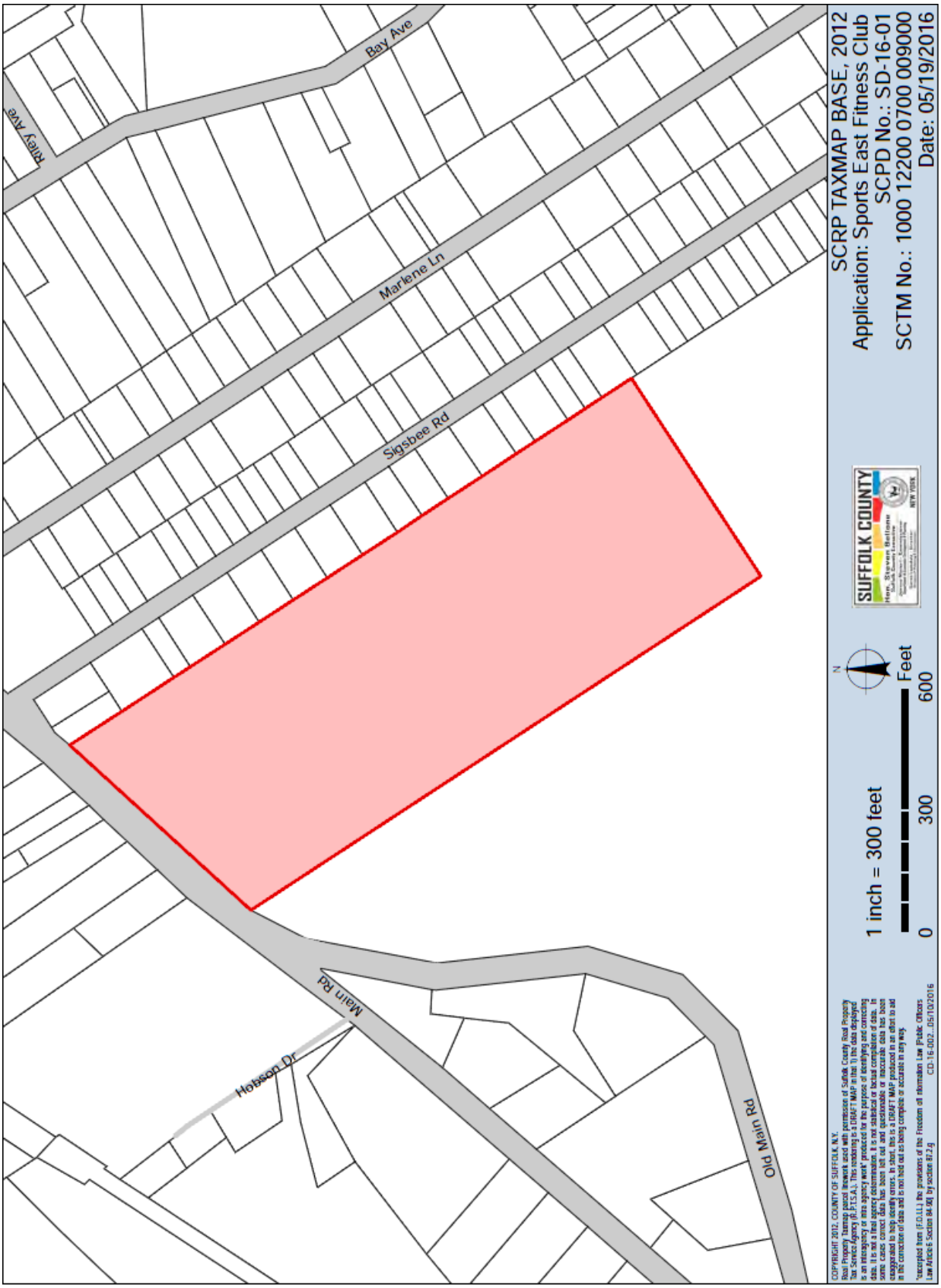
3. The applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, applicable elements contained therein.

4. A traffic impact study should be prepared to address any increase in traffic or congestion to NYS Rte. 25. The study once completed should be submitted to the NYS DOT for review.

5. Suffolk County Bus Transit route SC-92 runs along Main Road (NYS Route 25). The applicant should contact Suffolk County Transit to coordinate bus service to the proposed development.

6. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.

7. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.


Bay Ave
Marlene Ln
Sigsbee Rd
Main Rd
Hobson Dr
Old Main Rd
SCRP TAXMAP BASE, 2012
Application: Sports East Fitness Club
SCPD No.: SD-16-01
SCTM No.: 1000 12200 0700 009000
Date: 05/19/2016
SUFFOLK COUNTY
1 inch = 300 feet
0
300
600
Feet
N
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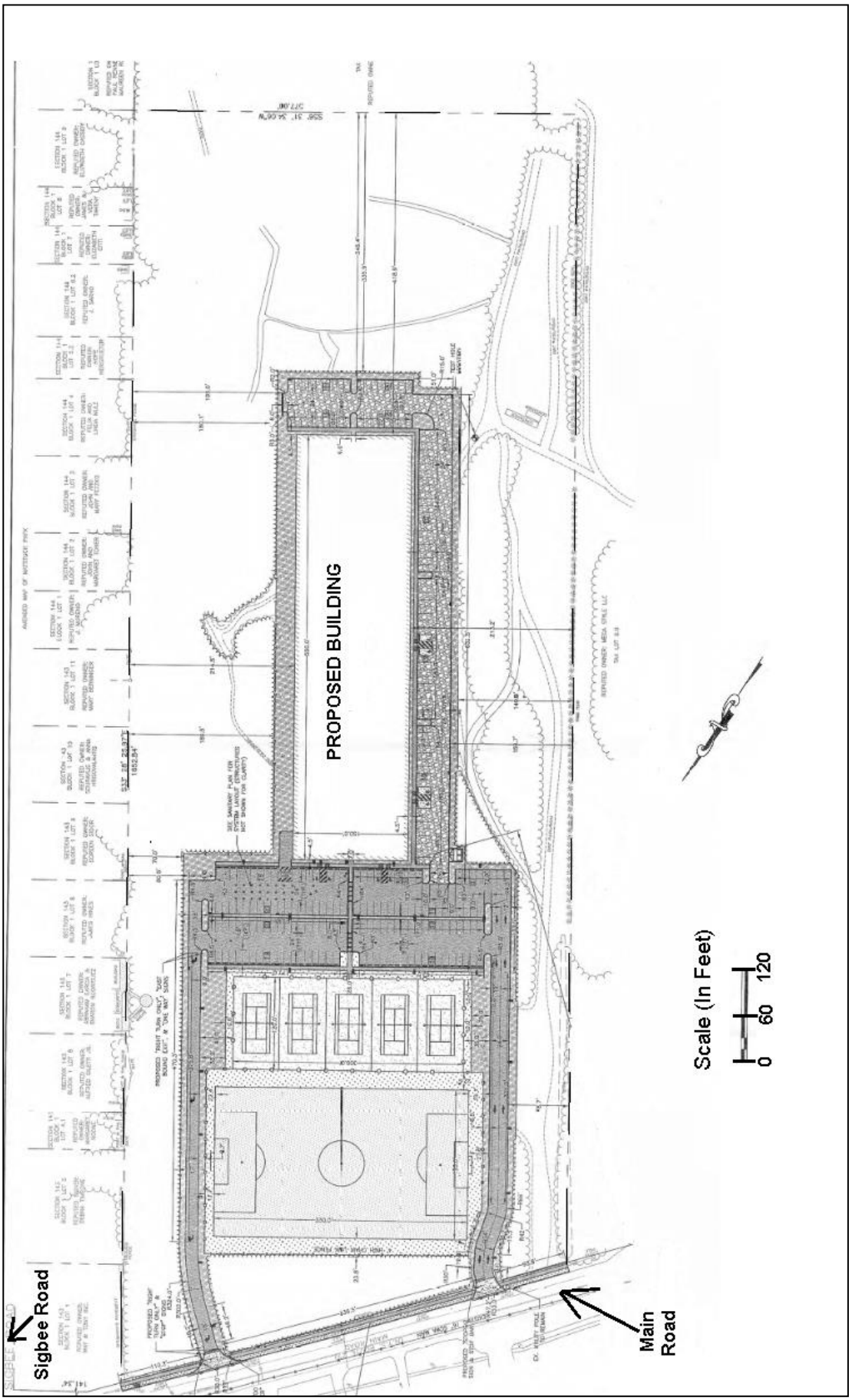
Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an intermediate or mid agency work product for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In 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
CD 16-002 . 05/10/2016


PROPOSED BUILDING
Sigbee Road
Main Road
Scale (In Feet)
0
60
120