

**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) 853-4044  
Joanne Minieri, Commissioner of Economic Development  
Sarah Lansdale, Director of Planning

**NOTICE OF MEETING**

July 11, 2012 @ 12:00 noon  
Rose Cacacappa Auditorium  
S.C. Legislature  
725 Veterans Memorial Highway, Hauppauge

**Tentative Agenda Includes:**

1. Adoption of Meeting Summary for April 2012
2. Public Portion
3. Chairman's report
4. Director's report
5. Guest Speakers:
  - Town of Brookhaven (Rep). Rte. 25A Mt. Sinai to Wading River LUP.
6. Section A14-14 thru A14-23 & A14-25 of the Suffolk County Administrative Code
  - Rte. 25A – Mount Sinai to Wading River land Use Plan (Town of Brookhaven)
7. Section A14-24 of the Suffolk County Administrative Code
  - NONE
8. Discussion:
  - Suffolk County Planning Commission Guidelines
9. Other Business:
  - Orientation

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on August 1<sup>st</sup> @ 10:00 am in the Town of Southampton Board Room located at 116 Hampton Road in the Town of Southampton.

# COUNTY OF SUFFOLK



**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:** Route 25A Mount Sinai to Wading River Land Use Plan June 2012  
**Municipality:** Brookhaven  
**Location:** Crystal Brook Hollow Road to Town of Riverhead  
**Received:** 6/12/12  
**File Number:** BR-12-03  
**T.P.I.N.:** N/A  
**Jurisdiction:** Adoption/amendment of Land Use Plan

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### **ANALYSIS**

#### **▪ Basic Summary:**

The Land Use Plan presents existing conditions, land use strategies, zoning recommendations, and Town Code amendments for the 10.5-mile long portion of the Route 25A corridor in the six hamlets of Mount Sinai, Miller Place, Rocky Point, Sound Beach, Shoreham, and Wading River. The Route 25A Corridor Study Area encompasses approximately 1,500 acres and 515 tax parcels and is bounded by Crystal Brook Hollow Road to the west and by the Town of Riverhead municipal boundary on the east.

The Plan also contains an analysis of economic development conditions, including an analysis of current commercial market conditions and a gap analysis for existing commercial centers.

The Route 25A Land Use Plan is a follow up to a community visioning process, which concluded with a Final Visioning Report. The result was community consensus to preserve resources, guide future development, enhance community character and promote standards for a high quality of life. The Rte. 25A LUP responds to the above goals by recommending zoning changes and creating three new Town zoning districts: 1) Hamlet Center Overlay District; 2) Route 25A Overlay District; and the 3) Planned Conservation District.

#### **▪ General statement of goals:**

The plan creates zoning tools in the form of overlays for the Route 25A corridor. The overlay districts will help direct future growth to the five existing centers (Mount Sinai, Miller Place, and Rocky Point Commercial Centers; Rocky Point Main Street District; and Shoreham Rural Center). These districts will also preserve the suburban and rural qualities of the areas between the centers, help improve the appearance of the developed environment through design standards for commercial and mixed use

development, and strive to encourage tax benefits or tax neutrality within the hamlets. The continuation of less intensive uses in transition areas between centers is encouraged, thereby preventing additional commercial sprawl. By absorbing future growth within the corridor's centers, development is anticipated to occur in a controlled manner as the remaining portions of the Route 25A Corridor will retain less intensive, lower density suburban and rural qualities.

- **Consideration of regional needs and the official plans of other government units and agencies within the region:**

The preparation of the Land Use Plan considered the Suffolk County Sanitary Code, Article VI; the Long Island Comprehensive Special Groundwater Protection Area Plan; the Long Island Comprehensive Waste Treatment Management Plan; the Mount Sinai Hamlet Study; the Town of Brookhaven Comprehensive Plan; and the Town of Riverhead Comprehensive Plan. In addition, the Route 25A Land Use Plan is a follow up to a community visioning process, which concluded with a Final Visioning Report.

- **The existing and proposed location and intensity of land uses:**

Draft Plan proposes to concentrate high intensity commercial uses into five (5) existing commercial nodes at the same time encouraging low intensity land uses in transition areas between the nodes.

- **Consideration of agricultural uses, historic and cultural resources, coastal and natural resources and sensitive environmental area:**

Yes, Draft Plan mandates that three (3) agricultural areas in corridor require a 30/70 cluster to preserve agricultural soils, historic/cultural character of farming. Other sensitive and environmental constraint areas in the corridor are expected to be protected through the land use review process. The corridor is largely developed with both residential and commercial structures. For several miles along the southern side of Rte. 25A, however, there are over 5,000 acres of protected woodlands within the Core Area of the Central Pine Barrens and are known as the NYS Rocky Point DEC Area. Additional protected areas of woodlands include Brookhaven State Park. There are several sod farms and a golf course which are part of the corridor as well. several small pockets of freshwater wetlands exist; however these wetlands are all located on property which has been protected as open space by the Town of Brookhaven, Suffolk County and/or NYS.

- **Consideration of population, demographic and socio-economic trends and future projection:**

Yes, changing demographics of the Town was reviewed in the LUP. Existing housing resources and future housing needs, including affordable housing was reviewed. Attached housing options explored to provide affordability to attract workforce. High density growth is channeled and directed to nodes via zoning overlays.

- **The location and types of transportation facilities:**

One goal of the Draft Land Use Plan is to reduce motor vehicle trips by providing mixed uses in existing commercial nodes. High motor vehicle crash locations receive recommendations for mitigation. Recommendations for congestion management are also included in the plan. There are multiple Suffolk County bus routes along the Rte. 25A corridor. None of the nodes have rail service.

- **Existing and proposed general location of public and private utilities and infrastructure:**

The present and future general location of educational and cultural facilities, historic sites, health facilities and facilities for emergency services was reviewed in the Draft Land Use Plan. The Draft Plan identifies opportunities to strengthen connections between the infrastructure and facilities by directing growth and infrastructure to Central Business District nodes. The recommendations contained in the plan may

identify the need for various infrastructure improvements in the future to address wastewater treatment and storm water improvement issues.

- **Specific policies and strategies for improving the local economy in coordination with other plan topics:**

Draft Plan proposes the reduction in the redundancy of retail and commercial throughout the corridor by channeling growth to central business nodes. The proposal is to enhance property values in transition areas and on the remaining retail/commercial properties.

- **Proposed measures, programs, devices, and instruments to implement the goals and objectives of the various topics within the comprehensive plan:**

Plan results in the recommendation of three (3) new local laws: Rte. 25A Hamlet Center Overlay District; Rte. 25A Transition Area Overlay District; and the Planned Conservation Overlay District. Plan also recommends the amendment to the J-Business-2 zoning district. In addition, on the Town Boards own motion, 79 parcels totaling 14.68 acres are proposed for rezoning in accordance with the plan.

## **STAFF RECOMMENDATION**

**Approval** of the Draft Rte. 25A Mount Sinai to Wading River Land Use Plan.





# ROUTE 25A CORRIDOR STUDY – DRAFT LAND USE PLAN

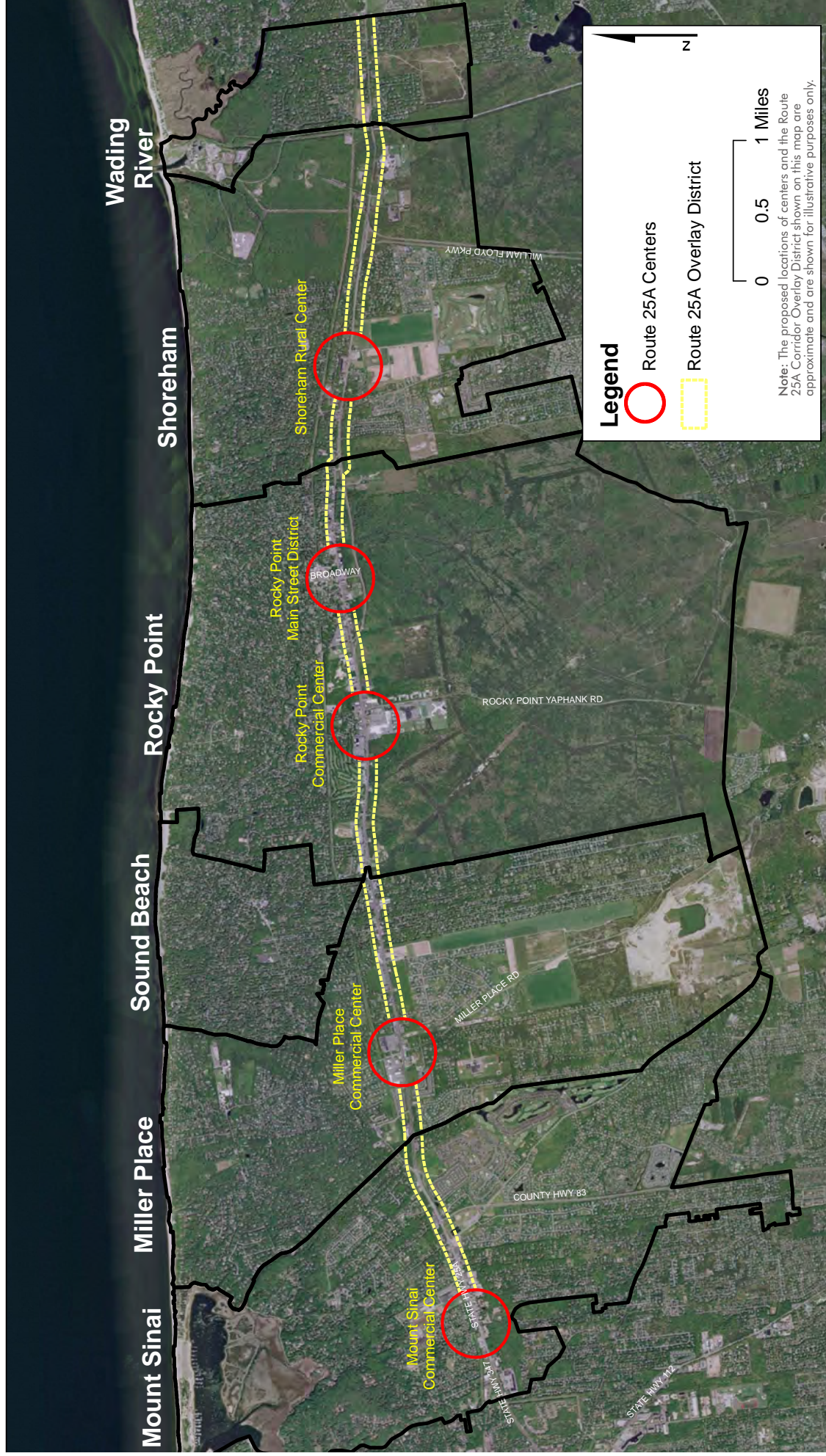
## FIGURE 1-2: ROUTE 25A CORRIDOR STUDY AREA





ROUTE 25A CORRIDOR STUDY – DRAFT LAND USE PLAN

FIGURE 1-3: ROUTE 25A CORRIDOR ZONING



ROUTE 25A CORRIDOR STUDY – DRAFT LAND USE PLAN

FIGURE 6-1 : PROPOSED CENTERS AND ROUTE 25A OVERLAY DISTRICT

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## **AGENDA**

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Rose Caracappa Auditorium

S.C. Legislature

725 Veterans Memorial Highway, Hauppauge

1. Adoption of Meeting Summary for April 2012
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3. Chairman's report
4. Director's report
5. Guest Speakers:
  - Tullio Bertoli, Commissioner, Town of Brookhaven - ( Rte. 25A Mt. Sinai to Wading River LUP)
  - Diane Mazarakis, AICP, Principal Planner, Town of Brookhaven
6. Section A14-14 thru A14-23 & A14-25 of the Suffolk County Administrative Code
  - Rte. 25A Mount Sinai to Wading River land Use Plan (Town of Brookhaven)
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# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

## SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

David L. Calone  
Chairman

Sarah Lansdale, AICP  
Director of Planning

Date: July 11, 2012  
Time: 12:00 Noon  
Location: Rose Caracappa Auditorium  
Suffolk County Legislature  
725 Veterans Memorial Highway  
Hauppauge, New York 11788

### Members Present (13)

David L. Calone – Babylon  
Michael Kelly – Brookhaven  
John Whelan – East Hampton  
Jennifer Casey – Huntington  
Carl Gabrielsen – Riverhead  
Linda Holmes – Shelter Island  
John J. Finn – Smithtown  
Barbara Roberts – Southampton  
Tom McAdams - Southold  
Adrienne Esposito – Village Over 5,000 Population  
William E. Schoolman – At Large  
Glynis Margaret Berry – At Large  
Kevin Gershowitz – At Large

### Staff Present (6)

Sarah Lansdale – Director of Planning  
Thomas Young – Assistant County Attorney (Counsel to the Commission)  
Andrew Freleng – Chief Planner  
Theodore Klein – Senior Planner  
Dotty Sonnichsen – Account Clerk Typist

### Call to Order

- The meeting of July 11, 2012 was called to order by David Calone, Chairman, at 12:10 p.m.

## **The Pledge of Allegiance**

**Swearing in of new Commission member from the Town of East Hampton, John Whelan**

## **Adoption of Minutes**

- The adoption of the April 4<sup>th</sup> and May 2<sup>nd</sup> 2012 Meeting Minutes were tabled.

## **Public Portion**

- Mark Seratoff, as an executive board member of the Townline Civic Association spoke in opposition of the application entitled "Carlson et al" considered by the Commission at its April 4<sup>th</sup> 2012 meeting.

## **Chairman's Report**

- THE COMMISSION'S PRIORITIES FOR 2012:
  - Overseeing the development of Suffolk's first true Comprehensive Plan;
  - Encouraging Economic Development;
  - Protecting Natural Resources;
  - Supporting Renewable Energy and Energy Efficiency;
  - Promoting Housing Options for all Suffolk residence;
  - And continuing to improve the way that the Planning Commission functions.
- CHAIRMAN UPDATES THE COMMISSION ON THE FOLLOWING:
  - Comprehensive Plan work continuing on Volume 1B;
  - Last month's T.I.F. (Tax Increment Financing) Event and need to follow-up with school districts;
  - The recent Parking Symposium in Port Jefferson which was held to bring towns and villages together to discuss ideas on how to make parking work in our downtowns and near transit to help spur economic development; acknowledging Andy Freleng and Commissioner Schoolman for contributions to its success;
  - Renewable Energy initiatives are moving forward, noting that all ten Towns have adopted the Commission's plan for streamlining solar permitting, and that Suffolk County recently received an award from the National Association of Counties for its solar efforts (one of only for given out in New York State), and that the Chair has been invited to speak in Chicago to Illinois counties about the solar initiative
  - Putting the final touches on the East End Wind Code;
  - Next initiative will be to prepare a Geothermal Model Code;
  - New optional Commercial Green Building Code in NY and NYS Division of Codes interest in working with the SCPC to educate Suffolk towns and villages on the new code
  - Will be finalizing the Commission Guidelines after the regulatory portion of this meeting;
  - Upcoming Commission meeting schedule.

**Director's Report** – Planning Director Sarah Lansdale informed the Commission about developments in the Division.

- Division of Planning and Environment has been coordinating efforts with the Departments of Health, and also Public Works to complete mapping all the sewage treatment plants within the County, both municipal and private. The resulting comprehensive sewer district(s) map and infrastructure inventory should help guide development into the future;

**Director's Report (Continued)**

- The County Executive recently unveiled "Connect Long Island", his plan to link land use and transportation, and to help kick off this initiative staff will begin work on the Sagtikos Parkway and Commack Road By-Pass Study;
- Also part of a H.U.D. Grant, staff has been working on a Transfer of Development Rights (TDR) Study. In part, staff will be inventorying all the TDR programs within Suffolk;
- County is Updating Chapter 8, the law governing the Counties acquisition of farmland development rights;
- A Sewer Infrastructure Fund Feasibility Study Report is underway via a directive given by the Suffolk County Legislature with an August 1<sup>st</sup> deadline;
- The County is beginning to reprioritizing open space acquisitions
- Staff notes, Andrew Amakawa has returned to work for the County in the Division of Economic Development, and Dotty Sonnichsen will be moving to the Budgeting unit and no longer be working within the Regulatory Review Unit and/or the Commission.

**Guest Speakers**

- **Tullio Bertoli, Commissioner of Planning for the Town of Brookhaven**

The Town of Brookhaven's general philosophy regarding the "Route 25A Mount Sinai to Wading River Land Use Plan".

- **Diane Mazarakis, AICP, Principal Planner, Department of Planning, Town of Brookhaven**

Presented the details of the "Route 25A Mount Sinai to Wading River Land Use Plan".

- **Several Commissioners asked questions regarding the Plan.**



**Section A14-14 thru A14-25 of the Suffolk County Administrative Code**

- **Amendment to the Town Zoning Code via the adoption of the "Route 25A Mount Sinai to Wading River Land Use Plan"**, referred by the Town of Brookhaven, received on June 12<sup>th</sup> 2012 – the Commission considered the Land Use Plan presenting existence conditions, land use strategies, zoning recommendations, and Town Code amendments for the 10.5 mile long portion of the Route 25A corridor in the six hamlets of Mount Sinai, Miller Place, Rocky Point, Sound Beach, Shoreham, and Wading River.

The Commission resolved to approve the Draft Route 25A Mount Sinai to Wading River Land use Plan.

The motion to approve was made by Commissioner (2<sup>nd</sup> Vice Chair) Kelly and seconded by Commissioner Holmes, vote Approved; 13 ayes, 0 nays.

**Amendments to the Suffolk County Planning Commission Guidebook**

- **Presented by Director Lansdale, moderated by Chairman Calone, with input from the Commission members, staff and consul.**

The Commission resolved to approve the adoption of the agreed upon amended Planning Commission Guidebook.

The motion to approve the amended guidebook was made by Commissioner Roberts and seconded by Commissioner McAdams, vote Approved; 13 ayes, 0 nays.

**Meeting Adjourned (2:25 p.m.)**

- Commissioner Whelan motioned to adjourn
- Commissioner Casey seconded
- All in favor