

# 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, Deputy County Executive and Commissioner, Department of Economic  
Development and Planning

Sarah Lansdale, Director of Planning

## **NOTICE OF MEETING**

November 7, 2012 at 2:00 p.m.

4<sup>th</sup> Floor Conference Room, Department of Economic Development and Planning,  
H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge

### **Tentative Agenda Includes:**

1. Adoption of Meeting Summary for June, July and August 2012
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guest Speaker – Joanne Minieri, Deputy County Executive and Commissioner,  
Department of Economic Development and Planning
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
  - Shops @ Riverhead 0600 10100 0100 003000 (Riverhead)
7. Section A-14-24 of the Suffolk County Administrative Code  
None
8. Discussion:
9. Other Business:

**NOTE:** The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on December 5, 2012 at 2:00 p.m., in the 4<sup>th</sup> floor conference room, Department of Economic Development and Planning, H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge.

# 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:** The Shops @ Riverhead  
**Municipality:** Riverhead  
**Location:** N/S/O Old Country Road (CR 58) ~ 1,400' W/O Mill Road

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**Received:** 10/3/2012  
**File Number:** RH-12-07  
**T.P.I.N.:** 0600 10100 0100 003000  
**Jurisdiction:** Adjacent to County Road 58

#### ZONING DATA

- Zoning Classification: Destination Retail Center
- Minimum Lot Area: 40,000 Sq. Ft.
- Section 278: No
- 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: N/A
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: No
  - File:
  - Date:
  - Map of:
- SEQRA Information: Yes
- SEQRA Type: Findings Statement
- Minority or Economic Distressed: No

#### SITE DESCRIPTION

- Present Land Use: Vacant
- Existing Structures: yes, vacant industrial bldg.

- General Character of Site: Rolling
- Range of Elevation within Site: 25.9'-54.4' amsl
- Cover: Wooded
- Soil Types: carver and plymouth associations
- Range of Slopes: 0-15%
- Waterbodies or Wetlands: none on site or adjacent

**NATURE OF MUNICIPAL ZONING REQUEST**

- Type: commercial site plan
- Layout: "Campus"
- Area of Tract: 41.55Acres
- Open Space: N/A

**ACCESS**

- Roads: Existing-public- CR 58
- Driveways: Private

**ENVIRONMENTAL INFORMATION**

- Stormwater Drainage
  - Design of System: CB & LP - on site pursuant to SWPPP
  - Recharge Basins No
- Groundwater Management Zone: III
- Water Supply: public- Riverhead Water District
- Sanitary Sewers: public- Riverhead Sewer District

**PROPOSAL DETAILS**

**OVERVIEW** – Applicants request Site Plan approval from the Riverhead Town Planning Board for the construction of approximately 270,787 square feet retail space and associated improvements on 41.55 acres of land in the hamlet of Calverton. The proposed development consists of eight buildings in a campus arrangement, the most notable being a wholesale club (Costco) totaling 150,337 square feet together with a proposed gasoline fueling kiosk.

This application appears to be Phase I of a multi-phased development; apparent in that the entire site is to be deforested to mitigate the "impacts of traffic, air quality and noise that the project (expansion thereof) would have during later phases of construction. The applicant has proposed landscaping and buffering of these areas to be developed in later phases to further minimize the impacts of clearing and grading of the entire site prior to construction." Moreover, it is noted by Suffolk County Planning Commission staff that sanitary waste lines extend into the unimproved landscaped areas on the subject site to the north. There is no information at this time if the applicant has any immediate plans to develop the remaining acres of the existing project site.

All parking (1,418 stalls) and dimensional requirements are in conformance with the Riverhead zoning law (Destination Retail Center zoning use district) and no relief from the Town Zoning Board of Appeals is anticipated.

The proposed action is estimated to use approximately 9,089 gallons per day of potable and irrigation water to be supplied by the Riverhead Water District.

Sanitary waste water is to be collected on site and connected to the Riverhead Commercial Sewer District via a proposed force main.

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.

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 groundwater underlying the site has been previously impacted due to operations conducted at the former Hazeltine facility. These conditions have been monitored and remediated. Installation and operation of an on-site remedial system resulted in the removal of approximately 1,000 pounds of Freon and 200 pounds of volatile organic contaminants resulting in significant reduction in the contaminate plume. Subsequent to a two year monitoring program a closure letter from the Suffolk County Department of Health Services was requested and presumably issued.

The subject property is located in an area mixed with Agricultural uses, attached housing and Commercial properties. Notable is the Riverhead Raceway property to the south.

Access to the proposed development is to be from a one controlled ingress/egress to Old Country Road (CR 58). According to submitted referral materials, the applicants have completed a traffic impact study for the proposed project for the purposes of the Town of Riverhead Planning Board, as well as the Suffolk County Department of Public Works. The study concluded that full build out of the site would require mitigations to existing traffic signal operations along CR 58. In addition a new traffic signal at the development entrance and road painting along CR 58 would be required.

## **STAFF ANALYSIS**

**GENERAL MUNICIPAL LAW CONSIDERATIONS:** New York State General Municipal Law, Section 239-I provides for the Suffolk County Planning Commission to consider inter-community issues. Included in such issues are compatibility of land uses, community character, public convenience and maintaining of a satisfactory community environment.

The proposal intends to provide for a Destination Retail Center in accordance with local zoning. The proposal appears to be compatible with the variety of land uses in the area. Several mitigations offered by the applicant assist to blend the development with the community character and enhance public convenience.

### **LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS:**

The Town of Riverhead 2003 Comprehensive Land Use Plan designates the subject property as "Destination Retail Center." The Riverhead Zoning Law, Section 108-257, indicates that the purpose and intent of the Destination Retail Center (DRC) Zoning Use District is to provide a location for large retail centers along Route 58 that attract customers from the East End of Long Island and beyond, while linking development along the Route 58 corridor to open space protected in the Agricultural Protection (APZ) Zoning Use District. It is the further intent to allow increased floor area in the DRC Zoning Use District with the use of transferred development rights where appropriate. Development is intended to have a campus-style layout, with no strip or freestanding businesses permitted."

It is important to note that the proposed Retail Center is “as-of-right” in terms of the use and total square footage. The applicant is not seeking “increased floor area” pursuant to the Town zoning Law and in accordance with the referred SEQRA Findings Statement “the proposed development conforms to all of the dimensional requirements of the Destination Retail Center (DRC) Zoning Use District. Should the applicant request additional building square footage to expand the retail center northward the consideration of the use of development right transfers, pursuant to the DRC Code, would be warranted.

#### 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:

With respect to environmental protection, it is noted that the entire subject property is to be cleared of vegetation and graded though only a portion of the site is to be developed at this time. The applicants have not submitted immediate plans to develop the remainder of the property. The SEQRA Findings Statement indicates that the proposed clearing and grading of the entire site prior to construction will not pose significant adverse environmental impacts as the ecological communities found on site are secure on Long Island. The applicant has proposed landscaping (wildflowers) and buffering (approximately 50’ width of planted trees 3’-10’ high along the north property line) of the areas to be developed in later phases to minimize the impact of clearing and grading of the remainder of the site on the first phase retail during additional construction phases. It is the belief of the staff that to further mitigate such vegetation loss, areas of retained natural vegetation should be considered, in order to maximize the buffer to residential development to the north and to ensure less fragmentation of open space with the lands to the east. Moreover, the applicant should review the Suffolk County Planning Commission publication entitled Managing Stormwater-Natural Vegetation and Green Methodologies.

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/or 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 “Destination Retail” 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

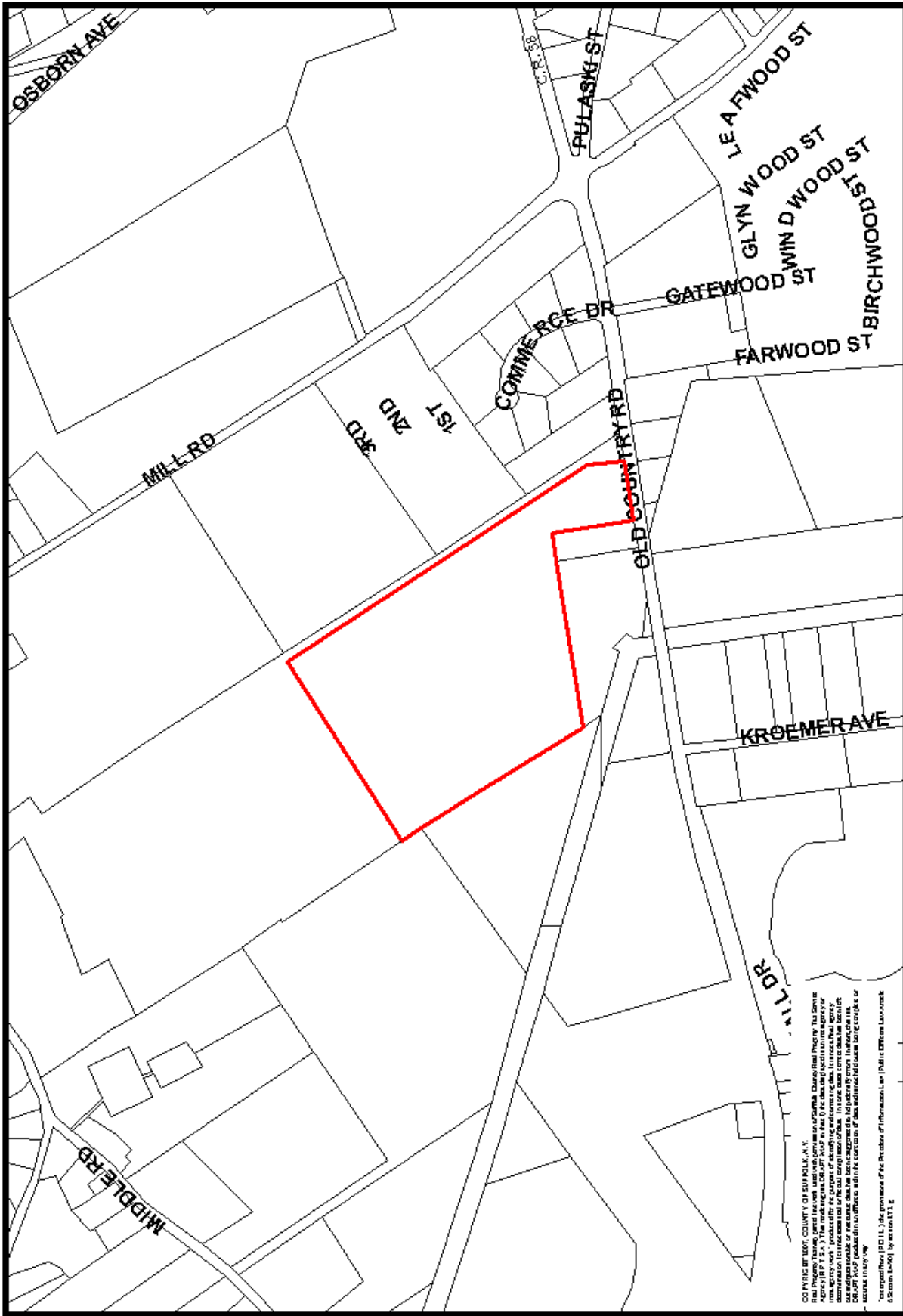
safety. Moreover, internal access/circulation aisles, particularly to building cluster A and the Costco building, appear to be unsafe for pedestrians traversing from parking lots to the entrance of the buildings. If possible, the access aisles should be similarly designed per the building clusters D, E and F.

It is the opinion of staff that an area land use (Riverhead Raceway) may generate occasional noise that may impact upon the Destination Retail Center. The Raceway is the last of this type of land use in Suffolk County. Steps should be taken to assure that the presence of the retail center will not adversely affect the operation of the raceway. All prospective lease holders/owners of retail establishments should be advised that this DRC is located within one mile of the Riverhead Raceway and therefore, may be subjected to noise from racing activities nearby.

## **STAFF RECOMMENDATION**

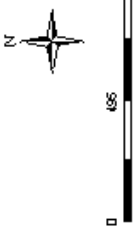
Approval with the following comments:

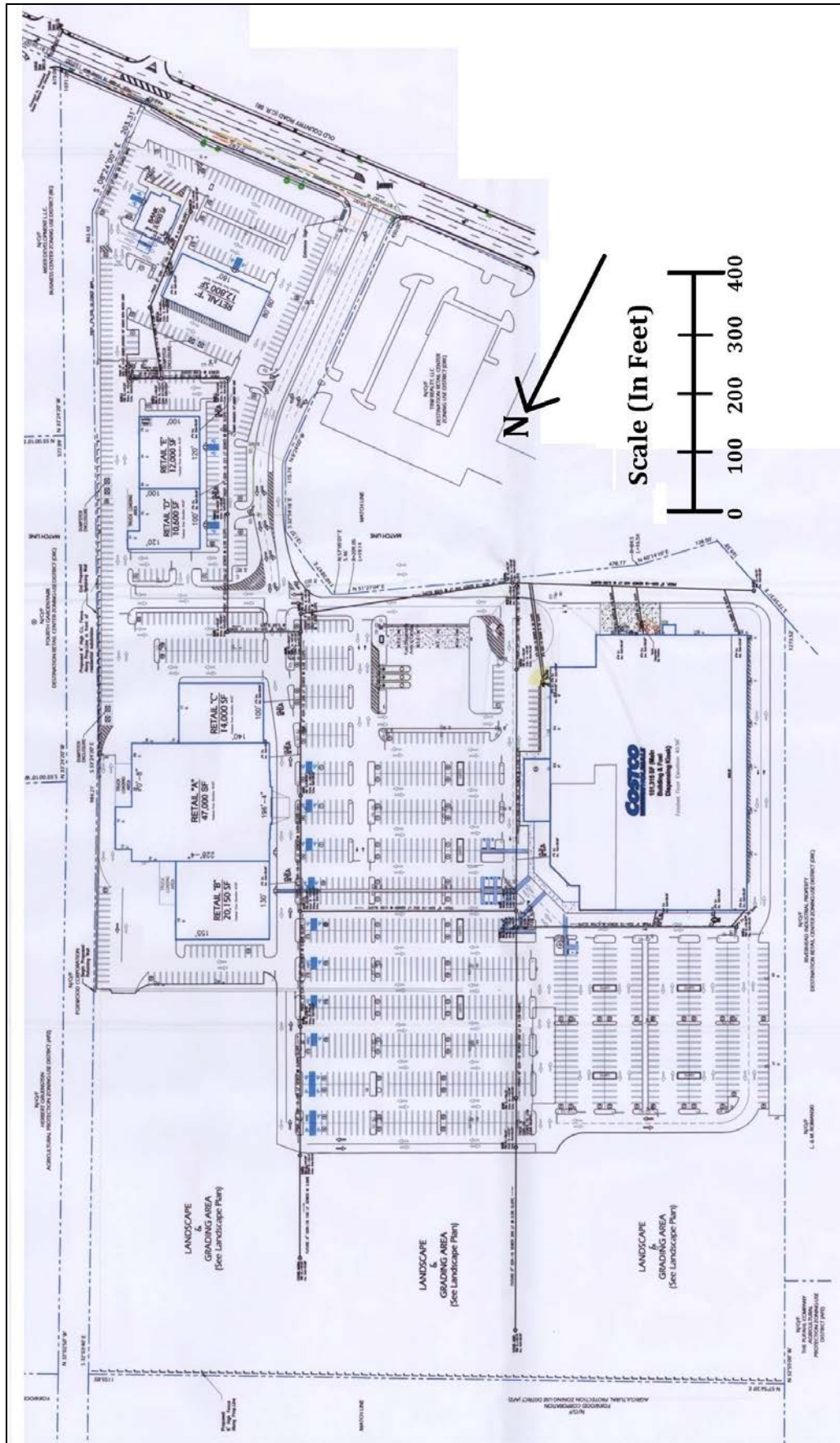
1. The groundwater underlying the site has been previously impacted due to operations conducted at the former Hazeltine facility. These conditions have been monitored and remediated. The closure letter from the Suffolk County Department of Health Services that was requested and presumably issued should be confirmed prior to final site plan approval.
2. Areas of retained natural vegetation should be considered in order to maximize the buffer to residential development to the north and to ensure less fragmentation of open space with the lands to the east.
3. The applicant should review the Suffolk County Planning Commission publication entitled Managing Stormwater-Natural Vegetation and Green Methodologies.
4. 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.
5. The applicant should review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency.
6. The applicant should contact the Suffolk County DPW Transit Division, and investigate possible accommodations for bus riders.
7. The applicant should review the Suffolk County Planning Commission Guidebook particularly with respect to public safety.
8. Internal access/circulation aisles, particularly to building cluster A and the Costco building, appear to be unsafe for pedestrians traversing from parking lots to the entrance of the buildings. If possible, the access aisles should be similarly designed per the building clusters D, E and F.
9. An area land use (Riverhead Raceway) may generate occasional noise that may impact upon the Destination Retail Center. The Raceway is the last of this type of land use in Suffolk County. Steps should be taken to assure that the presence of the retail center will not adversely affect the operation of the raceway. All prospective lease holders/owners of retail establishments should be advised that this DRC is located within one mile of the Riverhead Raceway and therefore, may be subjected to noise from occasional racing activities nearby.



Z-1: The Shops @ Riverhead  
 SCPD No.: RH-12-07  
 SCTM No.: 0600-101.00-01.00-003.000

Town of Riverhead  
 Suffolk County, New York  
 Date: 11/07/2012





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## **AGENDA**

November 7, 2012 at 2:00 p.m.

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