

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

September 3, 2014 at 2:00 p.m.

Maxine S. Postal Auditorium
Evans K. Griffing Building, Riverhead County Center
300 Center Drive Riverhead, New York 11901

Tentative Agenda Includes:

1. Meeting Summary for August 2014
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guest Speaker
 - Dr. Marty Cantor, Chief Economist for Destination LI - Destination LI's Survey of Young Adults on Long Island
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - Heatherwood at East Setauket (Brookhaven)
SCTM No: 0200 27900 0300 001000 and
0200 27900 0400 001000
7. Consideration of municipal geothermal model code
8. Other Business:

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on October 1, 2014 at 2:00 p.m. in East Hampton. Location TBD.



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: Heatherwood at East Setauket
Municipality: Brookhaven
Location: s/e corner of NYS Rte. 347 and Arrowhead Lane

Received: 7/1/2014
File Number: BR-14-09
T.P.I.N.: 0200 27900 0300 001000
Jurisdiction: Adjacent to NYS Rte. 347 (Nesconset - Port Jefferson Road)

ZONING DATA

- Zoning Classification: A Residence 5
- Minimum Lot Area: 200,000. Sq. Ft.
- Section 278: N/A
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

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

SITE DESCRIPTION

- Present Land Use: golf course
- Existing Structures: yes, club house, field house
- General Character of Site: rolling
- Range of Elevation within Site: 70' to 110' amsl
- Cover: turf & trees
- Soil Types: Carver and Riverhead series
- Range of Slopes (Soils Map): terraformed 0-15%

- Waterbodies or Wetlands: unnamed man-made ponds

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: change of zone
- Layout: Standard
- Area of Tract: 70.6Acres
- Yield Map:
 - No. of Lots: 200
 - Lot Area Range: Sq. Ft.
- Open Space: N/A

ACCESS

- Roads: Public - Arrowhead Lane
- Driveways: Private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: cb/lp & ponds
 - Recharge Basins: yes - existing
- Groundwater Management Zone: III
- Water Supply: public SCWA
- Sanitary Sewers: public SCSD #11

PROPOSAL DETAILS

OVERVIEW – Applicants seek change of zone approval from the Brookhaven Town Board for a 25.8 acre portion of an existing 70.6 acre golf course, from A Residence 5 (minimum lot size 200,000 SF or 5 acres) to PRC Residence District (Planned Retirement Community) for the construction of 200 senior citizen rental housing units. The balance of the property constituting approximately 44.8 acres is to remain A Residence 5 and the golf course will be redeveloped on this parcel.

The subject property is located at the southeast corner of Nesconset Highway (NYS Rte. 347) and Arrowhead Lane in the hamlet of East Setauket. The development site is situated in both the Comsewogue UFSD and the Three Village CSD.

The proposed 200 age restricted units are to be distributed in twelve (12) buildings (no details as to the internal layout of the proposed buildings are provided). The proposed buildings average approximately 16 units per buildings but vary from as few as 12 units per building to one building which includes 32 units. The submitted material to the SCPC does not indicate building height information but it would appear from the submitted conceptual site plan that the buildings are no more than two stories.

No detailing of affordable units is included in the referral materials to the Suffolk County Planning Commission. However, a minimum of ten percent (10 %) would be required in accordance with the NYS Long Island Workforce Housing Act.

The proposal also includes a community center building and pool, tennis courts, a golf cart building and green space (particularly in the interior areas between the proposed housing buildings). It should be noted that the complex is also to be surrounded by the reconfigured golf course.

All wastewater from the proposed PRC rental complex, approximately 60,000 gpd, is to be treated

via connection to Suffolk County Sewer District No. 11 (Old Town Road – Selden) to the south. A newly constructed on-site sanitary pump station and a 2,000 foot force main are proposed south of the proposed tennis courts. The main is to connect to the existing gravity sewer in Doe Lane. The Suffolk County Sewer agency has granted “Conceptual Certification” to the proposed connection.

Storm water runoff from the contemplated development is to be collected via on-site storm water drainage ponds.

The proposed development would include 403 off street parking stalls, and is in compliance with Town of Brookhaven Zoning Law.

Access for the proposed retirement community is to be from one ingress/egress points to Arrowhead Lane. Emergency access is not proposed.

Potable water is to be supplied to the proposed development by the Suffolk County Water Authority.

The subject site is presently an active 18 hole golf course. The site is to be converted to a nine hole course and a five hole pitch and putt. Some treed and rough vegetation areas (16.4 acres) currently exist on the subject site. Approximately nine (9.1) acres will be removed leaving approximately seven (7.3) acres of natural vegetation on site.

The subject property is situated in a mixed use area. Detached single-family residences occur to the east south and west.

Attached condominium units can be found adjacent to the subject property and to the east. The Jefferson Ferry Retirement Community is located to the west of Arrowhead lane. Large scale commercial centers are located to the north across Nesconset Highway. Zoning in the area includes A-1 to the east and south PRC to the west and east and J2 to the north.

The proposed project is not located in a Suffolk County Pine Barrens Zone. The subject parcel is not located a State Special Groundwater Protection Area (SGPA). The site is situated over Hydro-geologic Management Zone III. The subject property is not in a State designated Critical Environmental Area. No local or State designated wetlands occur on the subject site.

STAFF ANALYSIS

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

Several PRC and MF complexes exist in the area. The proposed PRC would be in character with the surrounding uses. It is the belief of the staff that the proposed Heatherwood at East Setauket project can be designed to be in harmony with the existing character of the area.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Brookhaven Comprehensive Land Use Plan (1996) specifically recommends “Parks and Open Space” for the subject property. The Port Jefferson Station/Terryville New York Comsewogue Hamlet Comprehensive Plan (released 2008; not adopted by Town Board) specifically recommends for the Heatherwood Golf Course “...the overwhelming support for the maintenance of the existing golf course usage.” The Plan continues “If outright preservation is not implemented as the primary choice by the residents, then a limited cluster development for PRC or MF based on A5 density should be followed, thus maintaining the course for protected open space. This course, of

approximately 65 acres, could yield a total of 13 individual homes based on the existing five acre residential zoning. A clustered development could be built on five to ten acres, thus leaving the existing golf course in perpetuity.”

The proposed Heatherwood development is in conformance with Town of Brookhaven PRC code. The site is indicated (by project sponsors) as being in a “Primary Zone,” being located on a major arterial highway within 1,320 feet (actual = less than 500’) from commercial shopping centers. In addition, the proposed density for the subject application is in conformance with the requested zoning district change at no more than eight units per acre (section 85-117.6 of the Brookhaven Zoning Law).

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 senior citizen PRC is intended to be pumped to SCSD No 11. Continued review by the Suffolk County Department of Health Services and the Suffolk County Department of Public Works is warranted.

Storm water runoff from the proposed project will be retained on-site and recharged via a drainage system designed to conform to all applicable Town requirements. This system will include on-site storm water retention areas. Submission materials to the Commission do not indicate that NYS DEC SWPPP requirements will be met. However, that would be a local condition of approval. The petitioners should be encouraged to review the Suffolk County Planning Commission publications Creation of Man-made Ponds in Suffolk County and Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.

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 for the residential and clubhouse components of the proposal.

Suffolk County Bus Transit routes SCT-62 and SCT-69 run along this portion of NYS Rte. 347. These routes provide access to Port Jefferson Train Station to the east and the Smith Haven Mall in Lake Grove to the west. SCT-69 also continues to Port Jefferson Central Business District and Stony Brook University/Hospital while SCT-62 provides connections to Hauppauge and Riverhead. Pedestrian connections should be made from the interior of the site to Arrowhead lane in order to provide a pedestrian route linkage to the State ROW.

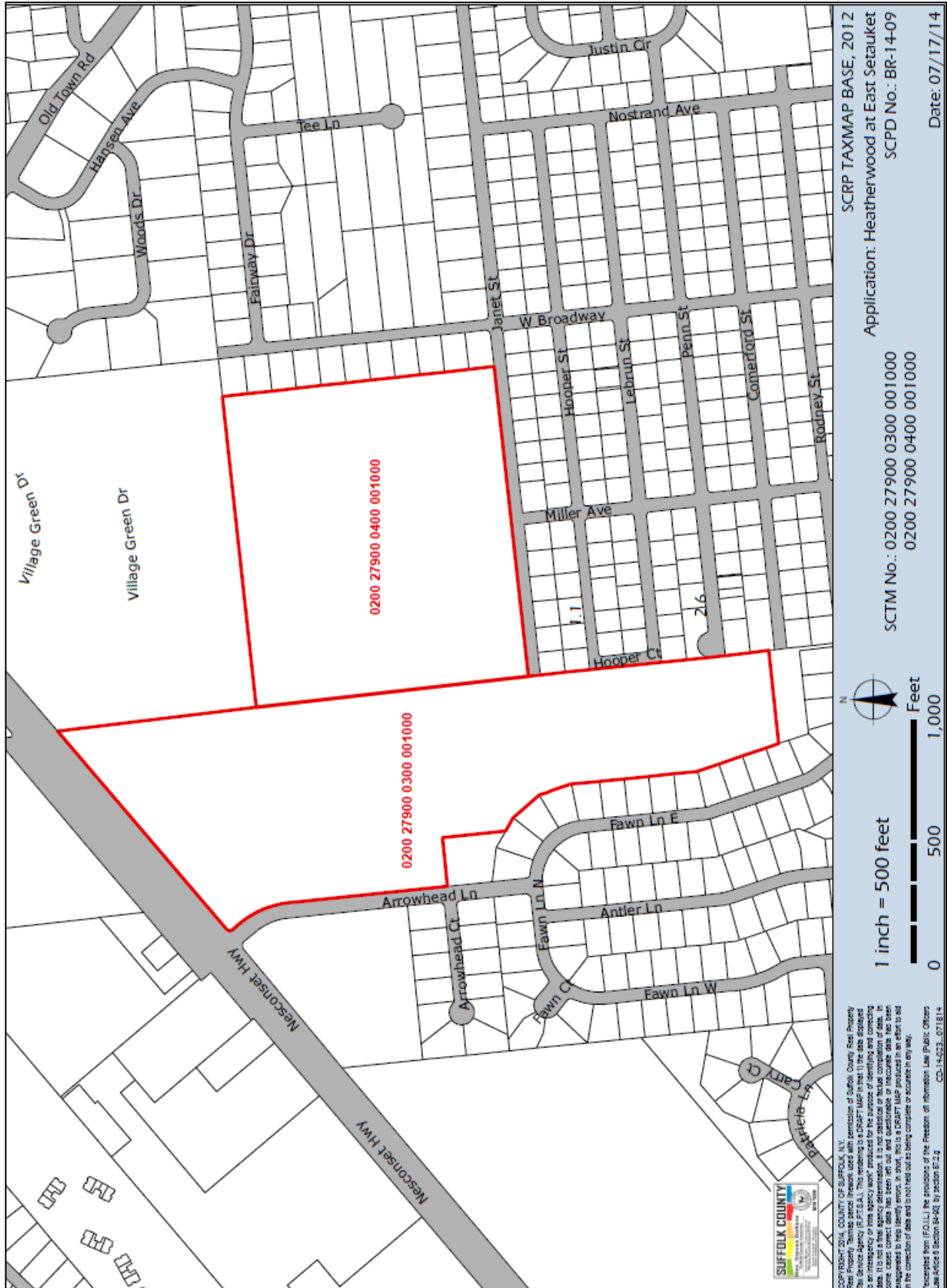
Little discussion is made in the petition to the Town and referred to the Commission on public safety

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 change of zone from A5 Residence to PRC for 25.8 acres of the 70.6 acre Heatherwood at East Setauket for the construction of a 200 unit Senior Citizen rental housing community with the following comments:

1. Continued review by the Suffolk County Department of Health Services and the Suffolk County Department of Public Works is warranted and the petitioner should be directed to continue dialogue with the Suffolk County Department of Health Services and the SCDPW.
2. The petitioner should be encouraged to review the Suffolk County Planning Commission publication on the Creation of Man-Made Ponds in Suffolk County and incorporate into the proposal, where practical, design elements contained therein.
3. The petitioner 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.
4. The petitioner 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.
5. The petitioner should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
6. The petitioner should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
7. A pedestrian connection should be made between the walking path circumnavigating the proposed development and Arrowhead Lane.



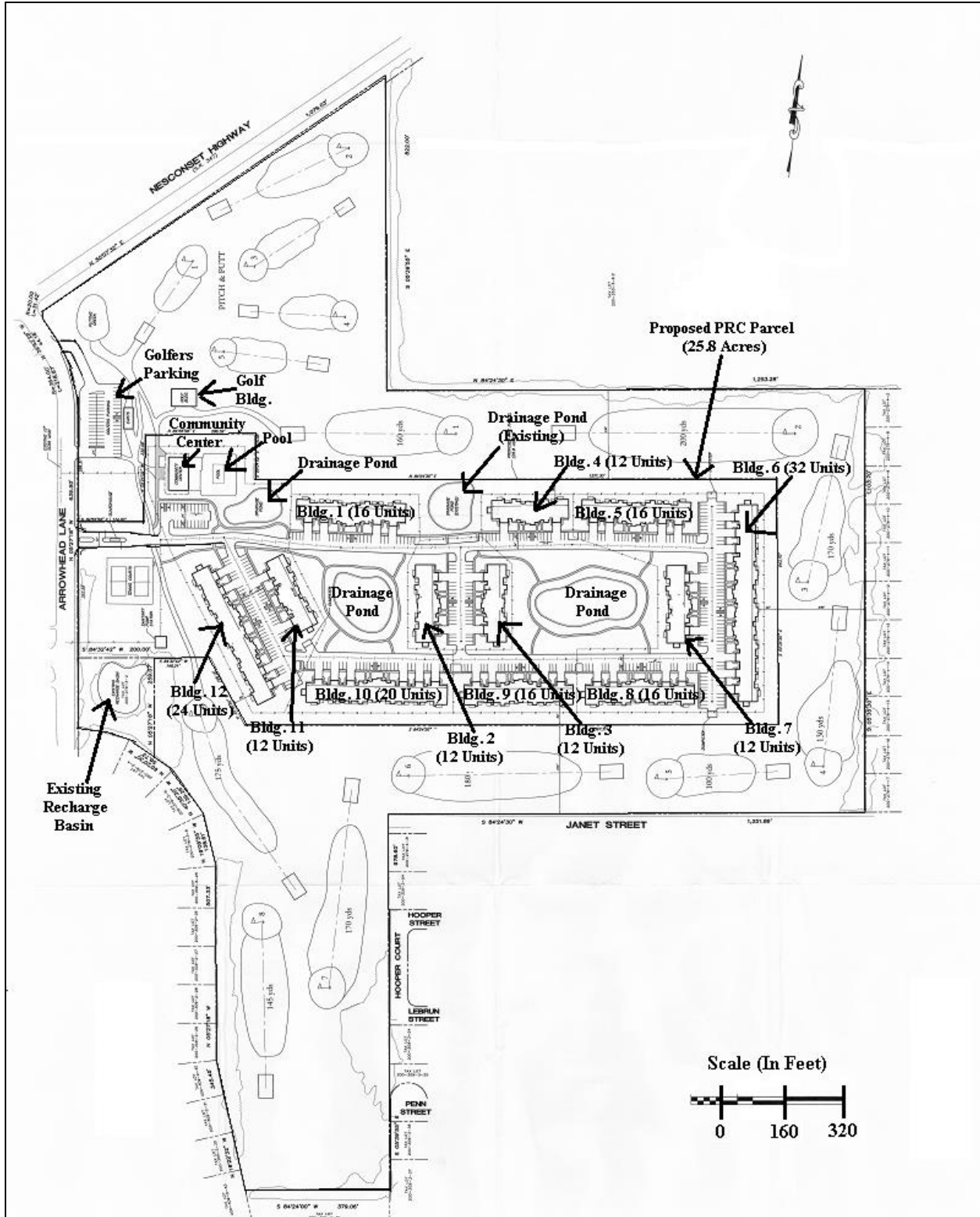
SCRP TAXMAP BASE, 2012
 Application: Heatherwood at East Setauket
 SCPD No.: BR-14-09
 Date: 07/17/14

SCTM No.: 0200 27900 0300 001000
 0200 27900 0400 001000

1 inch = 500 feet
 Feet
 0 500 1,000

SUFFOLK COUNTY
 Planning & Zoning Department
 100 West Main Street, Room 201
 Suffolk County, New York 11969
 (631) 534-2200
 www.suffolkcountyny.gov

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AGENDA

September 3, 2014 at 2:00 p.m.

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300 Center Drive Riverhead, New York 11901

1. Meeting Summary for August 2014
2. Public Portion
3. Chairman's Report
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8. Other Business:

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on October 1, 2014 at 2:00 p.m. in East Hampton. Location TBD.

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: September 3, 2014
Time: 2:00 p.m.
Location: Maxine S. Postal Auditorium
Evans K. Griffing Building, Riverhead County Center
300 Center Drive, Riverhead, New York 11901

Members Present (11)

Michael Kelly – Town of Brookhaven
Jennifer Casey – Town of Huntington
Carl Gabrielsen – Town of Riverhead
John Finn – Town of Smithtown
Barbara Roberts – Town of Southampton
Nicholas Planamento – Town of Southold
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – At Large
Glynis Margaret Berry – At Large
David Calone – At Large

Staff Present (5)

Sarah Lansdale – Director of Planning
Andrew Freleng – Chief Planner
John Corral – Planner
Ted Klein – Senior Planner
Christine DeSalvo – Senior Clerk Typist
Mary Porter – Assistant County Attorney (Counsel to the Commission)

Call to Order

- The Suffolk County Planning Commission meeting of September 3, 2014 was called to order by Chairman David Calone at 2:05 p.m.

The Pledge of Allegiance

Presentation of Proclamation of Appreciation

Chairman Calone and the Suffolk County Planning Commission thanked and honored

Thomas Young, the former counsel to the Commission, for his years of service.

Adoption of Minutes - Tabled

Public Portion – No one from the public asked to address the Commission.

Chairman's Report – Chairman Calone updated the Commission as follows:

- On Agriculture; The Chair mentioned that the Planning Commission has two initiatives in the works 1) help new farmers finance the capital equipment they need to get started; and this past month we found out that this proposal we initiated to provide financial assistance for new farmers purchasing equipment like tractors, greenhouses, etc. has been earmarked by the State's Long Island Regional Economic Development Council to receive at least \$500,000 possibly up to \$1 million. Along with our partners in the county Executive's office, the State, the L.I. Farm Bureau, and the Peconic Land Trust we will be working on finalizing the program once the final amount is set in October. 2) An effort has been launched by the County Executive's office to improve education opportunities to get more people interested and prepared to farm The Chair stated that The Chair recognized and thanked Commission members Carl Gabrielsen who has been attending those meetings on behalf of the County Planning Commission.
 - o Commission member Gabrielsen informed the Commission that he has been in talks with Suffolk BO.C.E.S., as well as the local school districts and colleges to look into offering a curriculum that included agricultural education including farm field trips, internships and other ways to generate interest in farming in Suffolk County.
- On 'Housing', the Chair stated that there is a lack of good housing data in Suffolk County, and there is a plan in the works for the County Planning Commission to start collecting that data on an annual basis so that the County can better establish regional housing strategies and goals. The Chair noted that work has begun on the 'form' that will be used to collect the data from the towns and villages on an annual basis. This will build on the data that the County Planning Department staff is already collecting, and the Chair asked each of the Commission members to personally ask their Towns to help with this effort
- On the "Public Safety" initiative the Chair restated the Commission has been working on a public safety design code and its objective of providing guidelines for town and village planning boards to keep public safety principles in mind when evaluating site plans. The Chair also stated that he has had conversations with New York State Attorney General Eric Schneiderman and his office regarding these public safety guidelines, and strong interest was expressed with the ideas the Commission is working on. The Chair also said that there are already several towns where the supervisors have expressed an interest as well. The draft code is now being reviewed by the attorney's offices in the Town of Babylon and hopefully we will have it ready for approval by the County Planning Commission at our October meeting.

Chairman's Report (Continued)

- Regarding the 'Economic Development Conference', after taking a month or so off the Chair indicated that efforts have resumed and that the agenda for this event, which is a joint effort of the Suffolk Planning Commission and the Suffolk County IDA, has been further refined. It looks like the event will go on later this year and that Canon is willing to host this event at its U.S. headquarters in Melville.
- On the 'Geothermal Model Code'; Chairman Calone stated that a revised draft code had been sent out to the stakeholders and government officials, and the Commission has received some comments back and expects more. The goal is to incorporate those comments and have the model code ready for the Commission to consider for adoption at the October meeting. The Chair acknowledged the work of former Commission member John Whelan and Commission member Michael Kaufman.
- On "Green Methodologies and Infrastructure for Storm-water Run-off", the Commission is working with Citizens Campaign for the Environment and the National Wildlife Federation on an update to its storm-water run-off guidance document. Those two groups are working on this under a grant that they already received and will be finished with the project in December. The Chair indicated that he was going to ask Maureen Dolan Murphy to present to the Commission in November on the progress of this effort.
- With respect to other Commission business;
 - The Chair stated that there were two issues that the Executive Committee will be discussing and provide thoughts on to the Commission next month: 1) how can we streamline the public portion, ideas that are used elsewhere are limiting speakers for each side to a half hour each; and 2) should the Commission do more to affirmatively support development projects that are strong from a regional perspective. This could include creating a designation that the Commission could award to select projects that it approves that indicates that they are "regionally valuable". This is something we can talk about and get feedback from the Commission members.
 - The Planning Commission is co-sponsoring the County's Bicycle Summit which is going to be held on September 22nd at 11 a.m. at the H. Lee Dennison Building. It is National Car-free Day, and the Chairman thanked Commission members Nick Planamento and Jennifer Casey for their help in coordinating the event.
 - Chairman Calone reminded the Commission that the Fall Planning Federation event has been scheduled for October 21st at the Brookhaven National Lab starting at 3 pm. And that once again the Planning Commission will play a key role in the conference and that Commission members will be needed to serve as moderators for the various panel
 - The Chair mentioned the idea of a County Planning Commission Village Innovation Award intended to recognize some of the great things going on, particularly at the Village level. He indicated that the Commission would need a member to help coordinate that effort and that it would be done in partnership with the Village Officials Association.

- o Chairman Calone announced that the next Commission meeting is to be held on October 1st at East Hampton Town Hall at 1 p.m. The Chair went on to acknowledge the newest nomination to represent the Town of East Hampton on the Commission, Sam Kramer, who was present at the meeting.
- o Finally, the Chairman reminded the Commission that all audio recordings of the Commission meetings are available on the Commission's website.

Meeting Summary (Continued)

September 3, 2014

Guest Speaker(s) – taken out of order

Dr. Martin Cantor, Chief Economist for Destination Long Island; presented an overview of the "Survey of Young Adults on Long Island".

Director's Report – The Planning Director Sarah Lansdale informed the Commission about recent activities within the Division including the following:

- The Director wanted to bring the Commission up to date regarding the Comprehensive Plan; the County has met with its consultants on the Plan and the Director indicated that the draft of the Plan's executive summary entitled "At a Glance" is currently being worked on, and that it will include the following topics: Agriculture, Transportation, Economic Development, Housing, Water Quality, Wastewater Infrastructure, Natural Resources, and Energy. All work on the Plan is being based on the 'six livability principles' outlined by HUD and we are using that as a framework to discuss all the particular topics mentioned and highlight trends and current conditions, and then proposed policies based on the prior work of the larger document. The Director stated that she hopes to have the draft available for the Commission's review within the next week or so.
- The Director then reminded the Commission that the County is still accepting submissions for the "Crap-Shoot Short Film Contest" through September 15th and is looking towards the Commission to spread the word out to their respective communities for submissions

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

- Chief Planner Andrew Freleng stated that the Regulatory Division processed a total of 152 applications in the month of July of this year, which is slightly up from the same month last year; and in the month of August this year did a total of 116 referrals, which is slightly down from that month last year. He then indicated that overall, the current number of referrals to the Commission is generally in-line with the previous year.
- **Heatherwood at East Setauket;** referred by the Town of Brookhaven, received on July 1, 2014 – the Commission's jurisdiction for review is that the application is adjacent to NYS Route 347 (Nesconset Highway). The Applicant seeks change of zone approval from the Brookhaven Town Board for a 25.8 acre portion of an existing 70.6 acre golf course, from A-5 Residence (minimum lot size 200,000 square feet) to PRC Residence (Planned Retirement Community) District for 200 senior citizen rental housing units. The balance of the property constituting approximately 44.8 acres is to remain A-5 Residence and the golf course is to be redeveloped on this portion of the parcel.

The staff report recommended approval of the change of zone application for the construction of a 200 unit Senior Citizen rental housing community and offered seven

(7) comments for their consideration and use by the Town of Brookhaven. After deliberation the Commission resolved to generally agree and approve the application with seven (7) comments.

The motion to approve the change of zone application with seven (7) comments for their consideration and use by the Town of Brookhaven was made by Commission member Kelly and seconded by Commission member Casey, vote to Approve; 10 ayes, 1 nays (Berry), 0 abstentions.

Meeting Summary (Continued)

September 3, 2014

Meeting Adjournment (3:50 p.m.)

The motion to adjourn the meeting was made by Commission member Gershowitz and seconded by Commission member Finn. The motion was approved.