

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 5 , 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 September 2014 and October 2014
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guest Speaker
 - Supervisor Anna Throne-Holst, Town of Southampton
 - Maureen Dolan Murphy, Citizens Campaign for the Environment
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - CR39 Corridor Land Use Plan (Southampton)
7. Section A-14-24 of the Suffolk County Administrative Code
8. Other Business:
 - Suffolk County Comprehensive Plan Summary

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on December 3, 2014 at 2:00 p.m. at the Rose Caracappa Auditorium, W.H. Rogers Legislature Bldg., 725 Veterans Memorial Highway, Smithtown, NY.



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: CR-39 Corridor Land Use Plan
Municipality: Town of Southampton
Location: CR-39 Corridor: Shinnecock Hills to Flying Point

Received: 09/02/2014
File Number: SH-14-02

Jurisdiction: Amendment to Comprehensive Plan

ZONING DATA

- Zoning Classification: Residential and commercial
- Minimum Lot Area: N/A
- Section 278: N/A
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

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

SITE DESCRIPTION

- Present Land Use: various land uses in hamlets and between including residential, commercial, agricultural, and recreational
- Existing Structures: multiple
- General Character of Site: County Road Corridor

- Range of Elevation within Site: NA
- Cover: NA
- Soil Types: N/A
- Range of Slopes (Soils Map): N/A
- Waterbodies or Wetlands: N/A

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Land Use Plan
- Layout: N/A
- Open Space: N/A

ACCESS

- Roads: Existing
- Driveways: Existing

ENVIRONMENTAL INFORMATION

- Stormwater Drainage: N/A
 - Design of System: in accordance with SWPPP
 - Recharge Basins: yes
- Groundwater Management Zone: IV - V
- Water Supply: public - SCWA
- Sanitary Sewers: Individual on site

PROPOSAL DETAILS

OVERVIEW – The Southampton Town Board proposes to create a gateway corridor with commercial concentrations, managed access to and from the roadway, and visual upgrades for the entire County Road 39 corridor. The entire proposed CR 39 Corridor Land Use Plan can be found at the following link <http://www.southamptontownny.gov/documentcenter/view/2724> Historically traffic congestion has been widespread, particularly during the summer season when Southampton’s population increases from 57,421 to 167,682 people. Though the construction of an additional eastbound travel lane has increased the capacity of the roadway and improved operating safety, traffic congestion persists during peak travel times. The study identifies and examines the existing conditions of the roadway and adjacent areas in order to develop a comprehensive plan to guide future growth, economic development, and environmental protection. This plan is intended to address negative aspects of the corridor and strive to protect and enhance positive attributes through the development of land use, zoning, site design and environmental protection strategies. The County Road 39 Land Use Plan is a companion study to the Access Management Plan (and included as part of the CR 39 LUP) developed by the Transportation Committee of the Town of Southampton. The goals and objectives of the study follow the intent of the 1970 Master Plan and the 1999 Comprehensive Plan to make the County Road 39 “a productive and attractive area for businesses to better serve the citizens in adjacent hamlets and safely accommodate visitors.”

Goals and objectives for the CR-39 corridor as outlined in the Plan include:

1. Maintain/Enhance Community Character
2. Facilitate Movement/Enhance Safety
3. Manage development Along the Corridor
4. Protect and Enhance the Area’s Environmental Quality

The Southampton Town Board has provided design guidelines for the study area included in the CR 39 Corridor LUP as a separate booklet. The guidelines are broken up into 3 sections: business zones, transition zones and sustainable site development. Please refer to pamphlet for specific

details <http://www.southamptontownny.gov/DocumentCenter/Home/View/2726> The County Road 39 Corridor Study Area begins just east of the Shinnecock Canal in the Town of Southampton. It passes through the hamlets of Shinnecock Hills, Tuckahoe, North Sea, and Water Mill, sharing its southern boundary with the Incorporated Village of Southampton for about 1/3 of its length. The corridor terminates at the intersection of Montauk Highway and Flying Point Road. Land uses adjacent to County Road 39 include commercial, residential, educational, open space and recreational uses.

STAFF ANALYSIS

The County Road 39 corridor can be considered the Town's largest commercial district and its most important commuter thoroughfare. The CR 39 corridor is also the primary east-west regional thoroughfare of the South Fork. The County Road 39 Corridor Land Use Plan (LUP) is divided into four main sections: an introduction which includes general recommendations for the corridor, specific issues and recommendation for each quadrant, implementable action items, and an appendix.

The County Road 39 Land Use Plan is a companion study to, and included with an Access Management Plan developed by the Transportation Committee of the Town of Southampton. The Access Management Plan provides potential locations for cross access, recommendations on curb cuts placement and consolidation, and builds on the site design strategies developed in the County Road 39 Land Use Plan and design guidelines.

While concentrating on CR39 and development adjacent to it, the CR 39 LUP also considers the surrounding area within a minimum of ½ mile from the roadway. A number of recommendations that are applicable in all or most quadrants are outlined below:

1. Modify the Highway Business (HB) zoning category to improve the quality and diversity of land uses.
2. Deploy new Hamlet Office Business (HOB) zoning category.
3. Promote open space retention on remaining large residentially zoned tracts.
4. Create consistency in the look of the corridor.
5. Improve the appearance of key intersections with "gateway treatments" designed through an open competition
6. Improve the operation of the roadway by creating new breakdown areas and/or dedicated right hand turning lanes.
7. Consider the role of curb and driveway management in improving safety and traffic flow through the Access Management Plan and implement the recommendations listed in the Access Management Plan.

There are a number of recommendations specific to each quadrant, please refer to the CR39 Corridor Land Use Plan for details. Recommendations regarding the pending change of zone application for a supermarket shopping center (one of the largest pending applications along the corridor) at the intersection of Magee Street and CR 39 are preliminary and further analysis regarding intersection effects and possible mitigations would be helpful for further corridor planning purposes.

The CR 39 LUP also includes a market study. Said study identified several feasible Commercial options that would be consistent with the planning goals for the Roadway corridor. The report concluded that the CR 39 corridor could support additional restaurants, as well as, automobile dealerships, auto parts accessories and tire shops, microbreweries, furniture and home furnishing outlets, building materials and garden supply centers.

The majority of the study recommendations concentrate on design guidelines to make for a more aesthetic appeal and better movement of vehicles on the roadway.

Ultimately, the study recommends that fewer curb cuts for access directly from or onto the corridor be permitted and instead, more traveling be channeled between the backs of neighboring properties along the commercial corridor.

It is not apparent in the Land Use Plan whether Suffolk County Department of Public Works was included in the development of the plan. Prior to final adoption of the LUP the Town should consult with the County DPW regarding opportunities to incorporate complete street treatments to the corridor right-of-way in conjunction with any individual site improvements on a lot.

The Town should also consider including additional analysis regarding mass transit and its ability to mitigate congestion on CR 39. The S92 bus service can assist in moving commuters through the corridor with additional accommodations along property lines adjacent to the CR 39 ROW. The LIRR is not more than ½ mile from the corridor and has or had stations in the LUP area. It is noted that the LIRR has an upcoming mandated signal system upgrade, and is planning a system-wide network analysis. The railroad represents an underutilized asset in the area. A re-visit of the LIRR scoot service potential is warranted and future land use accommodations should be investigated in the CR 39 Land Use Plan.

STAFF RECOMMENDATION

Approval of the Town of Southampton County Road 39 Land Use Plan (August 2014) with the following comments:

Comments:

1. The Town of Southampton County Road 39 Corridor Land Use Plan is a well-conceived and developed template for restoring the corridors low trip generating land uses, commercial appeal, and visual aesthetic as the “gateway” to the Hamptons and the South Fork. The Town is commended for completing this part of the planning for this County Roadway corridor.
2. Pursuant to General Municipal Law, Site Plan applications along the CR 39 corridor following adoption and implementation of the Land Use Plan should be submitted to the Suffolk County Planning Commission for review.
3. Applicants for Site Plan approval along the CR 39 corridor should be directed to contact and begin dialogue with the Suffolk County Department of Public Works as early as possible for coordination of CR 39 Corridor Land Use Plan recommendations and treatments in conjunction with individual land use applications.
4. The Town should also consider including additional analysis regarding mass transit and its ability to mitigate congestion on CR 39. The S92 bus service can assist in moving commuters through the corridor with additional accommodations along property lines

adjacent to the CR 39 ROW. The LIRR is not more than ½ mile from the corridor and has or had stations in the LUP area. It is noted that the LIRR has an upcoming mandated signal system upgrade, and is planning a system-wide network analysis. The railroad represents an underutilized asset in the area. A re-visit of the LIRR scoot service potential is warranted and future land use accommodations should be investigated in the CR 39 Land Use Plan.

5. Applicants for Site Plan approval along the CR 39 corridor should be encouraged to review the Suffolk County Planning Commission publication on *Managing Stormwater-Natural Vegetation and Green Methodologies* and incorporate into any proposal, where practical, design elements contained therein.
6. Applicants for Site Plan approval in the CR 39 corridor should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein.
7. Applicants for Site Plan approval along the CR 39 corridor should review the Planning Commission guidelines related to public safety and incorporate into the proposal, where practical, design elements contained therein.
8. Applicants for Site Plan approval along the CR 39 Corridor should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.

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AGENDA

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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: November 5, 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
Samuel Kramer – Town of East Hampton
Matthew Chartrand – Town of Islip
Carl Gabrielsen – Town of Riverhead
John Finn – Town of Smithtown
Barbara Roberts – Town of Southampton
Nicholas J. Planamento – Town of Southold
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – At Large
Glynis Margaret Berry – At Large
David Calone – At Large

Staff Present (5)

Andrew Freleng – Chief Planner
John Corral – Planner
Ted Klein – Senior Planner
Christine DeSalvo – Senior Clerk Typist
Robert Braun – Assistant County Attorney (Counsel to the Commission)

Call to Order

- The Suffolk County Planning Commission meeting of November 5, 2014 was called to order by Chairman David Calone at 2:05 p.m.

The Pledge of Allegiance

Adoption of Minutes - Tabled

Public Portion – Three members of the public spoke to the Commission about the application on the agenda.

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

- On Sewer Infrastructure Funding the Chair stated that the County Executive continues to emphasize the need to protect water quality and has asked the Planning Commission to play a leading role in that effort. And this past week several members of the Commission were at the press conference where the Governor announced that Suffolk County would get nearly \$400 million in funds for wastewater treatment – particularly in vulnerable areas along the south shore in Babylon, Islip and Brookhaven. In addition, the Chairman indicated that the IBM Smarter Cities Report on wastewater in Suffolk County has now been completed and will be released in the near future.
- On Agriculture; The Chair mentioned that the Planning Commission has two initiatives in the works 1) the County should be hearing this month about the exact amount of state funding we will receive for the proposal the Planning Commission initiated to provide financial assistance for new farmers to purchase equipment they need to get started. The County could 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. 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 recognized and thanked Commission members Carl Gabrielsen who has been attending the meeting on behalf of the County Planning Commission.
 - 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 – particularly summer programs, and other ways to generate interest in farming in Suffolk County. He also noted that the Wyndanch School District secured a grant this month to build a greenhouse, and the Commission will be guidance.
- On 'Housing', the Chair stated that the Commission has been working to finalize a plan for the County Planning Commission to start collecting data from Suffolk's municipalities on an annual basis on housing starts so we can better establish regional housing strategies and goals. 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.

Chairman's Report (continued)

- On the "Public Security" initiative the Chair stated that the Commission already has several Towns, including Brookhaven and Babylon, where the supervisors have expressed an interest in taking our public safety design code and providing guidelines for their town planning boards to keep public safety principles in mind when evaluating site plans. The Chairman indicated that the Planning Commission conceptually approved this plan last month and now it will incorporate stakeholder feedback before finalizing it. He stated that he has received input back from some Town Planning Directors this past week, and also that Governor Cuomo's recently departed head of Public Safety also sent a number of suggestions. The Chair reminded the Commission that State Attorney General Eric Schneiderman is eager to roll this out state wide once we finalize it, which expects will be by the end of the year.
- Regarding the 'Economic Development Conference', in conjunction with the administration and the County IDA, Chairman Calone stated that the agenda has finally been finalized for the event; and that talks are on with Canon about hosting the event at their U.S. Headquarters in Melville. He indicated that the Commission would be looking to finalize the plans for the conference right after the new year.
- On the 'Geothermal Model Code'; Chairman Calone mentioned that the Commission adopted the Code last month and he went on to acknowledge the fine work of Commission member Michael Kaufman who also put together an overview memo for the municipalities. The Chair stated that the code and the overview went out to the town board members that morning and hopes to get them out to the planning directors today or tomorrow. Chairman Calone indicated that another exciting aspect is that PSEG will be providing financial incentives to the towns to adopt the new code and the Town of Brookhaven has already agreed to do so.
- Regarding 'Green Methodologies for Storm-water Management', the Chair announced that 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. He also stated that Maureen Dolan Murphy will giving a presentation to the Commission at today's meeting, and that the Commission will seek to incorporate any additional edits and have the Commission consider adopting the revisions at its December meeting.
- On the Comprehensive Plan; Chairman Calone confirmed that the County's Comprehensive Plan was completed, and indicated that Planning Department staff will make a presentation of it at next month's Commission meeting.
- Regarding other Commission business;
 - Chairman Calone announced that the next Commission meeting is to be held on December 3rd at the Legislature Auditorium in the Hauppauge at 2 p.m. He also reminded the Commission members to note that they are scheduled to have lunch with County Executive Bellone at 1 o'clock on the 12th floor of the H. Lee Dennison Building.
 - The Chair thanked all the Commission members who volunteered to moderate the various panels at the annual Fall Planning Federation event, and also congratulated the Planning Department staff for their work on making it a success.
 - The Chair restated that the Commission has discussed creating a "regionally valuable" designation to affirmatively support development projects that are strong from a regional perspective; and we hope to work on some draft criteria based on our existing guidelines for discussion at the next Commission meeting.

Chairman's Report (continued)

- The Chair restated the Commission's idea of having a Village Innovation Awards, and indicated that Commission member Mike Kaufman and he have worked on coming up with some categories and are running them by the Village Officials Association.

Guest Speaker – Hon. Anna Throne Holst, Supervisor of the Town of Southampton, gave a presentation overview of the Town's planning activities including the Hampton Bays Corridor Study, various requested Planned Development Districts (PDDs), state of the art septic treatment, and the proposed County Road 39 Corridor Land Use Plan.

Guest Speaker – Maureen Dolan Murphy, of Citizens Campaign for the Environment gave a presentation overview of an update to the Commission's storm-water run-off guidance document 'Green Methodologies for Storm-water Management'.

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

- **CR-39 Corridor Land Use Plan;** the application is referred by the Town of Southampton, received on September 2, 2014 - the Commission's jurisdiction for review is that the application is a Land Use Plan/Comprehensive Plan. The Town of Southampton proposes to create a gateway corridor with commercial concentrations, managed access to and from the roadway, and visual upgrades for the County Road 39 corridor.

Guest Speaker – Kyle Collins, the Town of Southampton Planning and Development Administrator, gave a presentation overview of the County Road 39 Corridor Land Use Plan.

The staff report recommended approval of the Land Use Plan, and offered eight (8) comments for consideration and use by the Town of Southampton. After deliberation the Commission resolved to generally agree and approve the applications subject to ten (10) comments.

The motion to approve the Land Use Plan, with the ten (10) comments for their consideration and use by the Town of Southampton was made by Commission member Kramer and seconded by Commission member Roberts, vote to Approve; 10 ayes, 0 nays, 1 recusal (Berry).

Meeting Adjournment (4:00 p.m.)

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