

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) 853-5191 F: (631) 853-4767
Theresa Ward, Commissioner, Department of Economic Development and Planning
Sarah Lansdale, Director of Planning

AGENDA

June 7, 2017 at 2 p.m.

**Rose Caracappa Auditorium,
W.H. Rogers Legislature Bldg.,
725 Veterans Memorial Highway, Smithtown, NY**

1. Meeting Summary for May 2017
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guests
 - None
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - The Meadows at Yaphank Phase 1B, Town of Brookhaven
0200 58400 0200 001004
7. Section A-14-24 of the Suffolk County Administrative Code
 - None
8. Other Business:

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on **July 5, 2017 2 p.m.** Maxine S. Postal Auditorium, Evans K. Griffing Building, Riverhead County Center, 300 Center Drive Riverhead, New York 11901



Steven Bellone
SUFFOLK COUNTY EXECUTIVE

Theresa Ward
Deputy County Executive and Commissioner

Department of Economic Development and Planning
Division of Planning and Environment

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

Applicant: The Meadows at Yaphank - Phase 1B (aka the Lofts at the Boulevard)
Municipality: Town of Brookhaven
Location: Building site location is northwest corner of Long Island Expressway (NYS Rte. I-495) and William Floyd Parkway (CR 46).

Received: 4/24/17
File Number: BR-17-01
T.P.I.N.: 0200 58400 0200 001004
Jurisdiction: Within the Pine Barrens Zone and adjacent to Long Island Expressway (I-495) and William Floyd Parkway (CR 46).

ZONING DATA

- Zoning Classification: Meadows PDD.
- Minimum Lot Area: 3 acres
- Section 278: NA

SUPPLEMENTARY INFORMATION

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

SITE DESCRIPTION

- Present Land Use: Vacant.
- Existing Structures: None
- General Character of Site: Increase in slope towards the north. Mostly woody and clear on the eastern portion of site.
- Range of Elevation within Site: 85'-135' amsl

- Cover: Increase in slope towards the north. Mostly woody and clear on the eastern portion of site.
- Soil Types: CpC (Carver and Plymouth Sands), Mu (Muck), PIC (Plymouth Loamy Sand), RdB (Riverhead Sandy Loam), RdA (Riverhead Sandy Loam), HaB (Haven Loam).
- Range of Slopes (Soils Map): 0-15%
- Waterbodies or Wetlands: Yes. New York State Fresh Water Wetland B16.

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Site plan.
- Layout: 295 apartment units in 39 buildings, along with community building, amenities, parking, utilities, grading, drainage and landscaping.
- Area of Tract: 32.84 Acres
- Yield Map: N/A
 - No. of Lots: N/A
 - Lot Area Range: N/A
- Open Space: N/A

ACCESS

- Roads: Existing (Meadows Boulevard East, Francesca Way, and Yaphank Woods Boulevard)
- Driveways: Internal road network

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: Catch Basins Leaching pool. Storm Water Detention (2x)
 - Recharge Basins Two Storm Water Detention Areas. /
- Groundwater Management Zone: III
- Water Supply: Connection to the public Water District
- Sanitary Sewers:

PROPOSAL DETAILS

OVERVIEW: Applicants request site plan approval from the Town of Brookhaven Planning Board for the construction of 295 apartment units in 39 buildings in a campus style layout. The development also includes a community building, amenities, parking, utilities, grading, drainage, storm water detention area and landscaping. The subject development site is approximately 32.84 acres. This referral is considered Phase 1B of the overall Meadows at Yaphank plan reviewed and approved (with comments) by the Suffolk County Planning Commission September 7, 2011 (see attached SCPC resolution).

The prior Meadows at Yaphank referral to the Suffolk County Planning Commission was for a change of zone request on the subject property totaling 322.37 acres from J-2 (150.17 ac) and L-1 (172.2 ac) to Planned Development District (PDD). The PDD plan proposed a mix of uses totaling 1,032,500 SF of commercial space including a hotel (150,000 SF), restaurant (5,000 SF), retail space (327,500 SF), office/flex industrial space (250,000 SF) and 850 units of attached housing

(303 age restricted; 85 (10%) workforce/affordable) with a mix of 1 and two bedroom rentals (144 units), 1 and two bedroom condominiums (486 units) and 2 and 3 bedroom townhouses (220 units). The 85 workforce housing units are dispersed among the rental units and condominiums (see attached Illustrated Master Plan).

Adjacent and to the east of this proposed development site, is the Phase 1a development of the Meadows at Yaphank consisting of 240 rental apartment units located at the northeast quadrant of the overall 322 acre site. Also included in the Phase 1a development are a leasing center, an outdoor swimming pool and tennis courts as amenities for the residents of the apartment community.

During Phase 1a, construction of the main site entrance and Central Boulevard commenced. In subsequent phases, this road is extended westward through the entire project, forming the spine of the overall development. A connecting road also has been constructed between the new central boulevard and the existing Yaphank Woods Boulevard. Traffic improvements have taken place at the intersection of Yaphank Woods Boulevard and William Floyd Parkway, as well as on William Floyd Parkway, subject to the review and approval of the Suffolk County Department of Public Works.

Also approved and under construction south and west of this subject site is the Meadows at Yaphank, Assisted Living Facility. The facility consists of two three story buildings; one is a 66,744 sf 77 bed special needs and memory care building and the other a 32,748 sf 39 bed supportive care building.

All proposed work in this Phase 1B proposal appears to be consistent with the Brookhaven Town Board approved Master Plan and Findings Statement adopted for the Meadows at Yaphank Planned Development District.

Sanitary waste generated by the proposed Phase 1B development will be treated by the existing Dorade Sewage Treatment Plant to the north. To transfer the flow from the proposed development to the treatment plant a pump station has been constructed just south of the new site driveway. Sewer lines will be run through the proposed development and connect to the existing sewer line on Yaphank Woods Boulevard. All sanitary improvements are subject to the review and approval of the Suffolk County Department of Health Services.

The project will be served with public water supplied by the SCWA

Storm water runoff is to be directed to and accommodated by a constructed recharge basin completed during the initial phases of the Meadows at Yaphank PDD project.

The proposed project site is located in a NYS Critical Environmental Area (Middle Island Yaphank) and the Compatible Growth Area of the Central Pine Barrens. In addition, the parcel is located in the Central Suffolk Special Groundwater Protection Area. The site is situated over hydro-geologic Management Zone III. A New York State and Town of Brookhaven regulated fresh water wetland (B-16) is located in the north east corner of the project property.

STAFF ANALYSIS

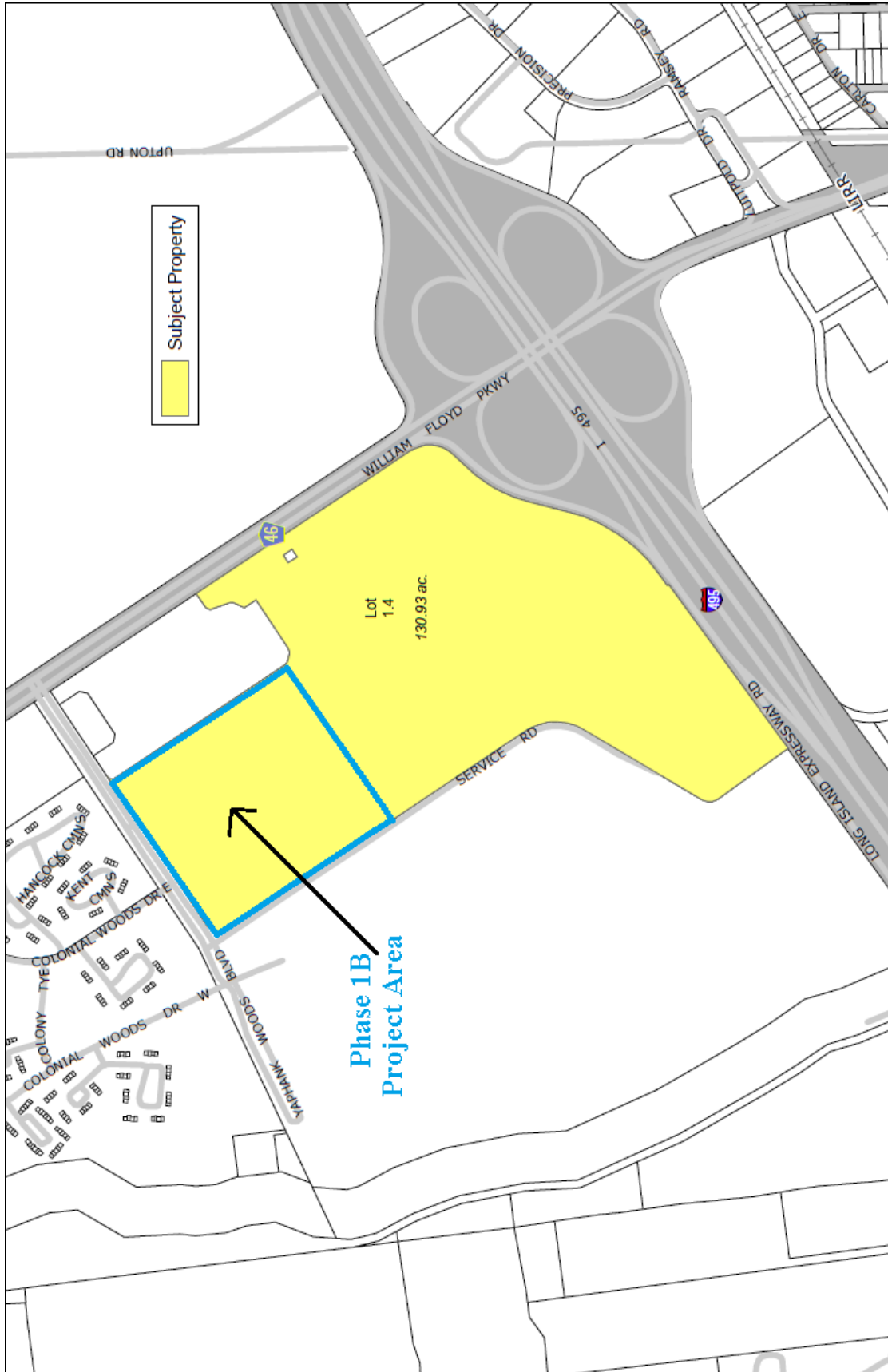
It is the belief of the Staff that the proposed site plan referral of The Meadows at Yaphank - Phase 1B (aka the Lofts at Boulevard) by the Town of Brookhaven Planning Board to the Suffolk County Planning Commission is substantially consistent with the Planned Development District (PDD) zoning for the Meadows at Yaphank reviewed and approved by the Suffolk County Planning Commission and subsequently approved by the Town of Brookhaven. The site plan therefore does

not contradict General Municipal Law Considerations or local Comprehensive Plan Recommendations.

STAFF RECOMMENDATION

Approval of the proposed site plan for the Meadows at Yaphank - Phase 1B (aka The Lofts at the Boulevard) with the following comments:

1. Freshwater wetland boundaries tend to fluctuate over time (particularly greater than two years) due to changing environmental conditions. The most landward limit of freshwater wetland was last flagged in the field on 11/19/13. The most landward limit of freshwater wetland should be reflagged in the field by a qualified expert and verified by the appropriate agency. The verified line should be surveyed by a licensed professional and be represented on all drawings, sketches and plans associated with this development. All buffers and construction setbacks should be set from the verified line.
2. The applicant should be encouraged to continue/begin dialogue with the Suffolk County Department of Public Works, for wastewater connections to the Dorade STP to the north.
3. 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.
4. The applicant should be encouraged to review the Suffolk County Planning Commission publication on the Study of Man-Made Ponds in Suffolk County, New York and incorporate where practical, applicable elements contained therein.
5. The applicant should be encouraged to continue/begin dialogue with the Suffolk County Department of Public Works, Transit Division to explore bus transit accommodations to the proposed development.
6. 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.
7. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
8. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
9. The site plan should demonstrate connectivity between the proposed lots and other phases of development with respect to pedestrians and bicyclists to minimize short-distance trips by motor vehicles. These can be provided as part of the sidewalk system, "cut through" easements, or as part of the connected street systems within the Planned Development District. The applicant should review the New York State Complete Streets Act and incorporate into the proposal, where practical, its principles.
10. Pedestrian and bicycle access to Yaphank Woods Boulevard and CR 46 should be provided to connect to any provided mass transit (Bus) stops along the roadway corridors.

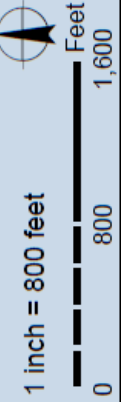


Lot
1.4
130.93 ac.

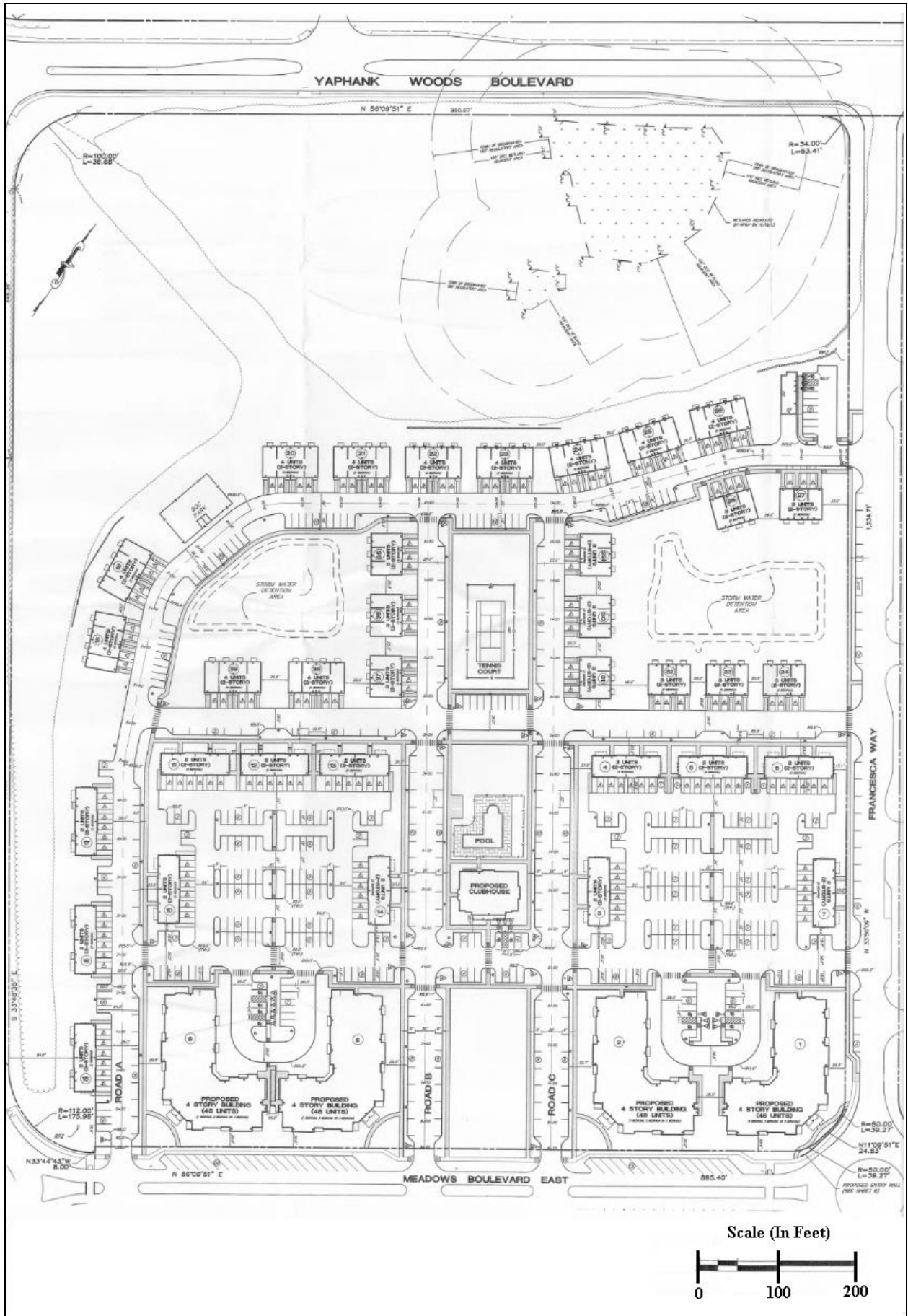
Phase 1B
Project Area

Subject Property

SCRIP TAXMAP BASE, 2016
Application: The Meadows at Yaphank - Phase 1B
SCPD No.: BR-17-01
SCTM No.: 0200 58400 0200 001004
Date: 5/22/2017



Copyright 2016, County of Suffolk, NY. Real Property Taxmap based on aerial imagery and with permission of Suffolk County Real Property Services Agency (RPSA). This rendering is a DIGITAL MAP in that it is the data displayed is an imagery or other agency work produced for the purpose of identifying and connecting the boundaries of real property. The data is not intended to be used for any other purpose. Some minor errors may have been left out and the user is responsible for verifying the accuracy of the data and to not hold out as being complete or accurate in any way. Unrecorded from E.O. 11. In accordance with the provisions of the Freedom of Information Law (FOIA), Officers Law Article 6 Section 84-20, 84-202, 84-203, 84-204, 84-205, 84-206, 84-207, 84-208, 84-209, 84-210, 84-211, 84-212, 84-213, 84-214, 84-215, 84-216, 84-217, 84-218, 84-219, 84-220, 84-221, 84-222, 84-223, 84-224, 84-225, 84-226, 84-227, 84-228, 84-229, 84-230, 84-231, 84-232, 84-233, 84-234, 84-235, 84-236, 84-237, 84-238, 84-239, 84-240, 84-241, 84-242, 84-243, 84-244, 84-245, 84-246, 84-247, 84-248, 84-249, 84-250, 84-251, 84-252, 84-253, 84-254, 84-255, 84-256, 84-257, 84-258, 84-259, 84-260, 84-261, 84-262, 84-263, 84-264, 84-265, 84-266, 84-267, 84-268, 84-269, 84-270, 84-271, 84-272, 84-273, 84-274, 84-275, 84-276, 84-277, 84-278, 84-279, 84-280, 84-281, 84-282, 84-283, 84-284, 84-285, 84-286, 84-287, 84-288, 84-289, 84-290, 84-291, 84-292, 84-293, 84-294, 84-295, 84-296, 84-297, 84-298, 84-299, 84-300, 84-301, 84-302, 84-303, 84-304, 84-305, 84-306, 84-307, 84-308, 84-309, 84-310, 84-311, 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84-937, 84-938, 84-939, 84-940, 84-941, 84-942, 84-943, 84-944, 84-945, 84-946, 84-947, 84-948, 84-949, 84-950, 84-951, 84-952, 84-953, 84-954, 84-955, 84-956, 84-957, 84-958, 84-959, 84-960, 84-961, 84-962, 84-963, 84-964, 84-965, 84-966, 84-967, 84-968, 84-969, 84-970, 84-971, 84-972, 84-973, 84-974, 84-975, 84-976, 84-977, 84-978, 84-979, 84-980, 84-981, 84-982, 84-983, 84-984, 84-985, 84-986, 84-987, 84-988, 84-989, 84-990, 84-991, 84-992, 84-993, 84-994, 84-995, 84-996, 84-997, 84-998, 84-999, 85-000.



Resolution No. ZSR-11-27 of the Suffolk County Planning Commission
Pursuant to Sections A14-14 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 August 18, 2011 at the offices of the Suffolk County Planning Commission with respect to the application of **“The Meadows@Yaphank”** in the Town of Brookhaven

WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on September 7, 2011, now therefore, Be it

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 referral with the following comments:

1. The Suffolk County Planning Commission acknowledges that the application balances a variety of regional interests as identified in the Planning Commission Guidelines. Historically, the Suffolk County Planning Commission standard is 20% of the total proposed units be set aside for affordable housing purposes. Because of the paramount importance of the regional standards for affordable housing, future referrals to the Suffolk County Planning Commission pursuant to NYS GML 239 and Article XIV of the Suffolk County Administrative Code regarding the site planning and staging of development for this project will be reviewed by the Commission with this historical standard in mind.
2. With regard to the affordable housing component of the proposed project, the Suffolk County Planning Commission would like to see documentation on the affordability parameters of the designated housing.
3. The unit mix for age restricted, rental and affordable housing should be built proportionally throughout each phase of the project that includes residential buildings.

- 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%20and%20Information.aspx#SCPC>
A copy of the Suffolk County Planning Commission Guidebook is also included with this letter.

Motion by: Commissioner – Kelly

Seconded by: Commissioner - Schoolman

Commission Vote: Present – 11

Ayes - 10
Nays - 0
Absent - 2
Recusal- 1

COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

	AYE	NAY	ABSTAIN	ABSENT
CALONE, DAVID Town of Babylon	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			
HOLMES, LINDA Town of Shelter Island	X			
HORTON, JOSHUA At-Large				X
KELLY, MICHAEL Town of Brookhaven	X			
KONTOKOSTA, CONSTANTINE Vill. Under 5,000	X			
MC ADAM, TOM Town of Southold	X			
ROBERTS, BARBARA Town of Southampton	X			
SCHOOLMAN, BILL At-Large	X			
WEIR, DIANA, Town of East Hampton	Recused			

Dated: September 7, 2011

Location: 159 Pantigo Road in the Town of East Hampton Board Room.

THE MEADOWS At YAPHANK

Master Plan



Resolution No. ZSR-17-15 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 March 22, 2017 at the offices of the Suffolk County Planning Commission with respect to the application of “**The Meadows at Yaphank Phase 1B (aka The Lofts at the Boulevard)**” located in the Town of Brookhaven
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **June 7, 2017**, now therefore, Be it
- RESOLVED, that the Suffolk County Planning Commission hereby approves the staff report, as may be 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 Site Plan referral of The Meadows at Yaphank Phase 1B (aka The Lofts at the Boulevard) with the following comments to be offered to the Town of Brookhaven for its consideration and use:

Comments:

1. Freshwater wetland boundaries tend to fluctuate over time (particularly greater than two years) due to changing environmental conditions. The most landward limit of freshwater wetland was last flagged in the field on 11/19/13. The most landward limit of freshwater wetland should be reflagged in the field by a qualified expert and verified by the appropriate agency. The verified line should surveyed by a licensed professional and be represented on all drawings, sketches and plans associated with this development. All buffers and construction setbacks should be set from the verified line.
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3. 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.
4. The applicant should be encouraged to review the Suffolk County Planning Commission publication on the Study of Man-Made Ponds in Suffolk County, New York and incorporate where practical, applicable elements contained therein.
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6. 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.

7. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
8. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
9. The site plan should demonstrate connectivity between the proposed apartment buildings and other phases of development with respect to pedestrians and bicyclists to minimize short-distance trips by motor vehicles. These can be provided as part of the sidewalk system, “cut through” easements, or as part of the connected street systems within the Planned Development District. The applicant should review the New York State Complete Streets Act and incorporate into the proposal, where practical, it’s principles.
10. Pedestrian and bicycle access to Yaphank Woods Boulevard and CR 46 should be provided to connect to any provided mass transit (Bus) stops along the roadway corridors.

- 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%20and%20Information.aspx#SCPC>

The Meadows at Yaphank Phase 1B, (aka The Lofts at the Boulevard)

COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

	AYE	NAY	RECUSED	ABSENT
ANDERSON, RODNEY – At Large	X			
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip	X			
CHU, SAMUEL – Town of Babylon	X			
CONDZELLA, JOHN – Town of Riverhead	X			
ESPOSITO, ADRIENNE - Villages over 5,000	X			
FINN, JOHN - Town of Smithtown				X
GERSHOWITZ, KEVIN G.- At Large	X			
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven				X
KITT, ERROL – At Large				X
KRAMER, SAMUEL – Town of East Hampton	X			
MOREHEAD, NICHOLAS – Town of Shelter Island				X

Motion: Commissioner Gershowitz

Present: 9

Seconded: Commissioner Kaufman

Absent: 4

Voted: 9

Recusal: 0

DECISION: Approved

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) 853-5191 F: (631) 853-4767
Theresa Ward, Commissioner, Department of Economic Development and Planning
Sarah Lansdale, Director of Planning

Notice of Meeting

June 7, 2017 at 2 p.m.

**Rose Caracappa Auditorium,
W.H. Rogers Legislature Bldg.,
725 Veterans Memorial Highway, Smithtown, NY**

Tentative Agenda Includes:

1. Meeting Summary for May 2017
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guests
 - None
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - The Meadows at Yaphank Phase 1B, Town of Brookhaven
0200 58400 0200 001004
7. Section A-14-24 of the Suffolk County Administrative Code
 - None
8. Other Business:

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on **July 5, 2017 2 p.m.** Maxine S. Postal Auditorium, Evans K. Griffing Building, Riverhead County Center, 300 Center Drive Riverhead, New York 11901