

HUNTINGTON TOWN PLANNING BOARD
JUNE 8, 2016

The following resolution was offered by D. Pennetta
and seconded by M. Healy

WHEREAS, zone change application #2013-ZM-397, Syndicated Ventures, LLC, requests a change of zone from R-40 Residence District and C-6 General Business District to C-5 Planned Shopping Center District for property located at the northeast corner of Jericho Turnpike (NYS Route 25) and Manor Road, Elwood, and designated as 0400-209-02-(003, 004.001, p/o 005.006) on the Suffolk County Tax Map, and

WHEREAS, the Town Board classified the action as Type I and issued a Positive Declaration in accordance with SEQRA on September 16, 2014, for reasons that included the proposed project's inconsistency with the Horizons 2020 Comprehensive Plan, and

WHEREAS, this is the third zone change application since 2000 to propose both expanded commercial use and a higher density of development than allowed by the current zoning of the property, and the current zoning is in conformance with the future zoning and land use recommendations of the last two comprehensive plans, and

WHEREAS, Town Board Resolution 2015-586 directed the Planning Board to prepare an Amendment to the Horizons 2020 Comprehensive Plan that would identify the property as an appropriate location for commercial use, and also directed that the Planning Board submit its recommendations on the proposed Amendment, and

WHEREAS, the proposed Amendment to the Horizons 2020 Comprehensive Plan is part of the review process for zone change application #2013-ZM-397, and it therefore subject to the Positive Declaration and SEQRA process adopted for that project, so no independent SEQRA review for the Comprehensive Plan Amendment should be conducted at this time, and

WHEREAS, the staff of the Department of Planning and Environment has prepared a report recommending an appropriate Amendment to the Comprehensive Plan based upon potential development scenarios for the property,

NOW THEREFORE BE IT

RESOLVED, that the Planning Board hereby **adopts** the staff recommendation that the appropriate Amendment to the Horizons 2020 Comprehensive Plan would be an eastwards extension of the Commercial, Major Commercial Corridor/Mixed Use, and Minor Commercial/Mixed Use Activity Center land classifications to cover the parcels proposed for development by the Syndicated Ventures zone change application, 2013-ZM-397, designated as 0400-209-02-(003,

004.001, p/o 005.006) on the Suffolk County Tax Map, but does not yet make a determination on whether these proposed changes would be appropriate for the property, and

BE IT FURTHER

RESOLVED, that a public hearing is hereby scheduled for the Planning Board meeting of June 22, 2016, to receive public comment on the proposed Amendment to the Horizons 2020 Comprehensive Plan Update.

VOTE: 6

AYES: 6

NOES: 0

ABSTENTIONS: 0

P. Mandelik, Chairman	NOT VOTING
J. Devine, Vice Chair	AYE
K. Casey	AYE
L. Cernava	AYE
M. Healy	AYE
D. Pennetta	AYE
D. Walsdorf	AYE

The resolution was thereupon declared duly adopted.

**TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING AND ENVIRONMENT**

AMENDMENT TO THE HORIZONS 2020 COMPREHENSIVE PLAN UPDATE

in association with the Syndicated Ventures LLC Zone Change, #2013-ZM-397
Northeast corner of Jericho Tpke & Manor Rd, Elwood
SCTM# 0400-209-02-(003, 004.001, p/o 005.006)

The Town Board has requested that the Planning Board prepare an Amendment to the Horizons 2020 Comprehensive Plan Update that would support zone change application #2013-ZM-397 (Syndicated Ventures, LLC) should the Town Board decide to approve the application. Whether or not the Planning Board would support this Amendment is a separate issue. The Amendment is considered necessary because the zone change application has been identified as being in conflict with several sections of the Plan. The most visible conflict is with the Future Land Use Map (Figure 6.3, Page 6-15). The portion of the property that is currently shown as R-40 is shown as Low Density Residential. The majority of the Jericho Turnpike corridor is shown as Major Commercial Corridor/Mixed Use, but that land use corridor has a break where the Mediavilla family holdings lie along Jericho Turnpike. The subject property is also close to a Minor Commercial/Mixed Use Activity Center which surrounds the Jericho Turnpike-Park Avenue intersection. In project reviews this department often mentions that the Future Land Use Map is not a perfect map of future land development because there are many land uses mentioned in the text of the Horizons 2020 Comprehensive Plan that are not mapped in any particular locations. Many of these involve uses that are desired but involve land use decisions made by private property owners that we will review on a case-by-case basis. This is the reason that the Comprehensive Plan is not amended when these applications are approved. Since the Syndicated Ventures zone change application does not fit into one of these “unmapped” categories, an amendment is recommended for this case.

Since there is no commercial land along Jericho Turnpike that is not in the Major Commercial Corridor/Mixed Use land classification, it does not make any sense to classify the future land use of the property as Commercial without also placing it in the Corridor. Although this might be sufficient to consider the proposed rezoning for the shopping center, it is also recommended that the property be placed in an expanded Minor Commercial/Mixed Use Activity Center node that currently surrounds the intersections of Greenlawn-Broadway and Park Avenue with Jericho Turnpike. This node can be expanded to the east to cover the subject property and the intersections of Jericho Turnpike with Old Country Road and Manor Road. The Activity Center classification fits the large scale of development proposed on this large property and provides for a potential mix of land uses or alternate development designs that provide flexibility for the future development of this property. The classification also recognizes this property as a trip destination that will have an influence on the surrounding neighborhood.

The Horizons 2020 Comprehensive Plan recommends under Strategy D.2.3 that the Town “focus more intense commercial/mixed-use development in appropriately located ‘nodes’ along Jericho

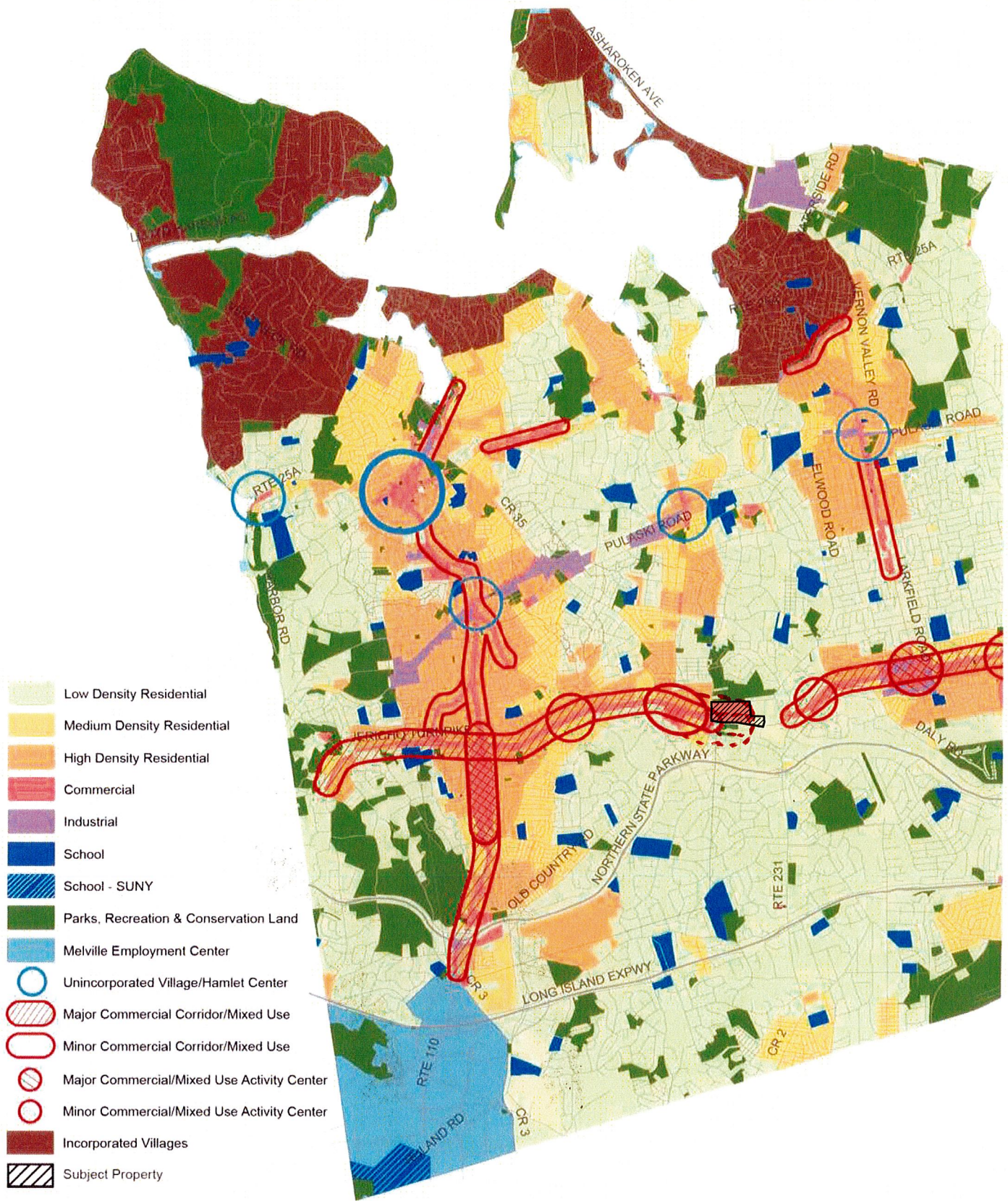
Turnpike, with less intense development between the nodes.” The nodes are represented on the Future Lane Use Map by the Activity Centers, which are shown as circles around major intersections on Jericho Turnpike. Recommendations for the location of nodes are found under the Jericho Turnpike Geographic Focal Area section on pages 10-19 to 10-21 of the Plan, and include:

- Good north-south as well as east-west roadway access.
- Larger, deeper lots with minimal environmental constraints.
- Compatibility with adjacent land uses.
- Redevelopment of previously developed properties as opposed to new “greenfield” development.
- Coordination with transit service.

As previously mentioned the property is currently part of a gap in the Major Commercial Corridor/Mixed Use strip along Jericho Turnpike. This gap lies between Manor Road and Warner Road, where there is currently R-40 Residence zoning. The commercial corridor also does not surround Jericho Turnpike west of Round Swamp Road, where the land is also residentially zoned. If the various commercial land use classifications are extended across this property as proposed, it would cover half of the current gap on the north side of Jericho Turnpike. The remaining Low Density Residential area on the north side of Jericho Turnpike is a similarly-sized property to this one and the majority of the land has one owner. An extension of the Major Commercial Corridor/Mixed Use strip and Minor Commercial/Mixed Use Activity Center node would not affect the south side of Jericho Turnpike as much, since there are large protected conservation areas created by residential cluster subdivisions, and much of the remaining land is owned by utility companies.

The proposed changes to land use classifications on the Future Land Use Map, which include identifying the future land use of the Syndicated Ventures property as Commercial and placing it in both the Major Commercial Corridor/Mixed Use and Minor Commercial/Mixed Use Activity Center land classifications, should be sufficient for considering the commercial development of the Syndicated Ventures proposal. Therefore these will be the only recommended changes included in the Amendment to the Horizons 2020 Comprehensive Plan Update.

June 2, 2016



0 0.5 1 2 3 4 5 miles

Source: Town of Huntington Horizons 2020

Proposed Future
Land Use

Figure
6.3