

The logo consists of three overlapping hexagons: a red one at the top containing a white 'M', a yellow one to the left containing a white 'E', and a purple one at the bottom containing a white 'C'.

Melville Employment Center Plan

Public Workshop: Land Use & Community Facilities
September 29, 2015

Agenda



1. Presentation

- Introductions
- Overview and Process
- Existing Conditions and Issues
- Opportunities

2. Refreshment Break

3. Roundtable Discussion

4. Small Groups Report Back



Introductions



MEC Plan Advisory Committee

David Pennetta, Chairman

Steven Belkin

James Coschignano

Mark Hamer

Craig Levy

Seymour Liebman

Joanne Minieri

Glenn Murrell

Amy Newman

Mitchell Pally

Alissa Taff

Paul Tonna



BEJ Planning

**PARSONS
BRINCKERHOFF**

Urbanomics

Introductions



Town Staff

Tony Aloisio, Planning & Environment Director

Sasha Abraham, Planning Aide

Craig Turner, Principal Planner

Aidan Mallamo, GIS Supervisor

Consultant Team

BFJ Planning

Parsons Brinckerhoff

Urbanomics



Overview and Process



Why is Huntington doing the MEC Plan?

- Traditional suburban office development has led to traffic congestion, lack of pedestrian amenities, limited retail activity, affecting quality-of-life.
- Large building footprints and parking lots create negative visual impacts, stormwater problems.
- Town's 2009 Comprehensive Plan Update suggested mixed-use “town centers” in strategic locations in MEC.



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Overview and Process



Goals and Objectives of the MEC Plan

- Enhance MEC's competitiveness.
- Preserve quality of life for residents and employees.
- Expand mix of uses.
- Establish a sense of place.
- Improve bicycle and pedestrian network.



Overview and Process: Timeline



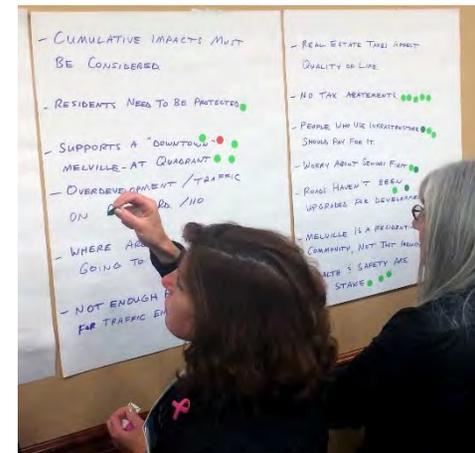
| Task | Description | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR |
|---------------------------------|-------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 1 | Project Startup and Data Collection | █ | ▲ | | | | | | | | | | |
| 2 | Land Use | █ | █ | █ | █ | ▲ | █ | █ | █ | █ | █ | | |
| 3 | Transportation | | ▲ | | | ▲ | ▲ | █ | | | | | |
| 4 | Community Facilities and Services | | ▲ | █ | █ | ▲ | ▲ | | | | | | |
| 5 | Urban Design | | ▲ | | | ▲ | ▲ | ▲ | █ | █ | | | |
| 6 | Ongoing Management and Funding | | ▲ | | | ▲ | ▲ | ▲ | | █ | █ | | |
| 7 | Final MEC Plan | | ▲ | | | ▲ | ▲ | ▲ | | | █ | █ | |
| Public Workshops | | | ▲ | | | ▲ | ▲ | ▲ | | | | | |
| MEC Advisory Committee Meetings | | █ | █ | | | █ | █ | █ | | █ | | | █ |

Overview and Process: Public Outreach



What have we heard so far?

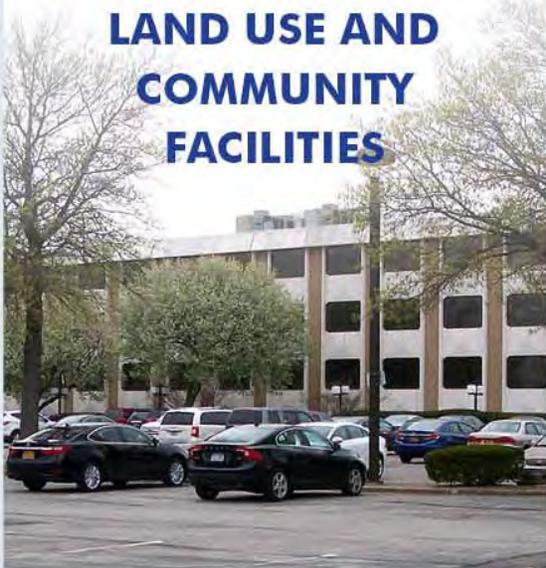
- Major concerns by nearby residents about potential development impacts on traffic, infrastructure and community facilities.
- Support for retaining existing businesses and increasing the competitiveness of the MEC.
- Concept of enhancing the MEC's sense of place.



Overview and Process: Public Outreach



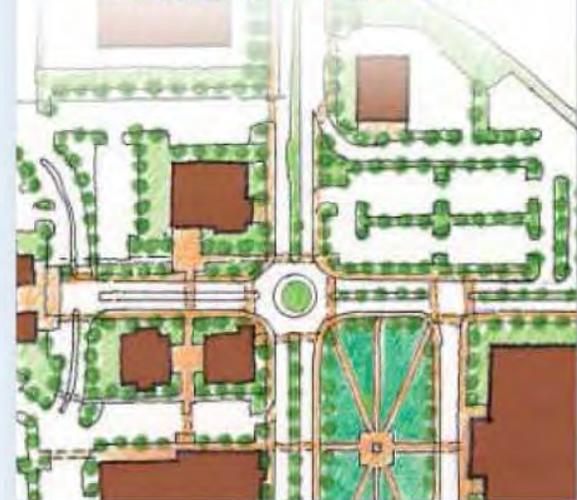
SEPTEMBER 29
**LAND USE AND
COMMUNITY
FACILITIES**



OCTOBER 21
TRANSPORTATION



NOVEMBER 17
URBAN DESIGN



FALL PUBLIC WORKSHOPS

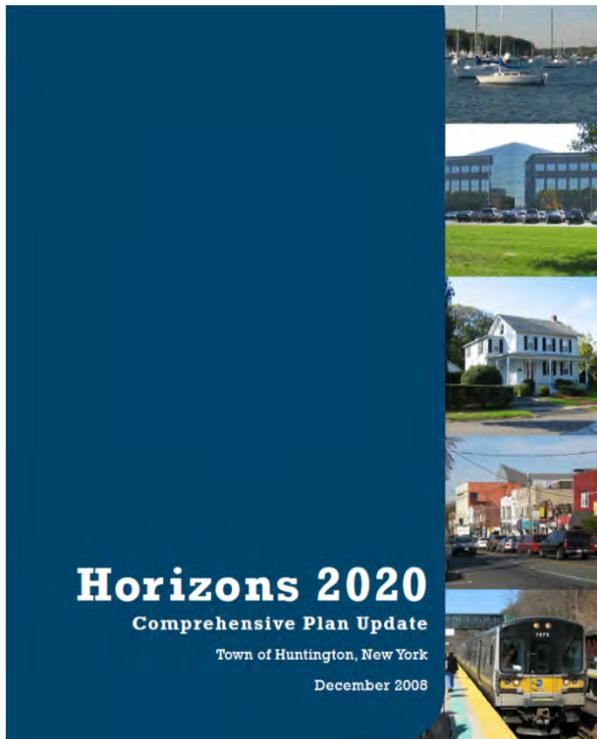


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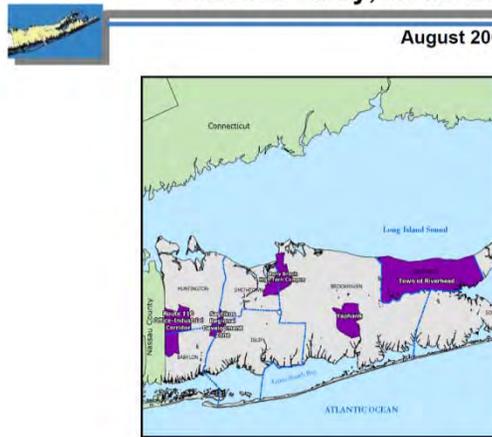
Urbanomics

Regional Planning Context



A Review of Selected Growth and Development Areas Suffolk County, New York

August 2006



 Suffolk County Department of Planning
Suffolk County • New York

December 2009

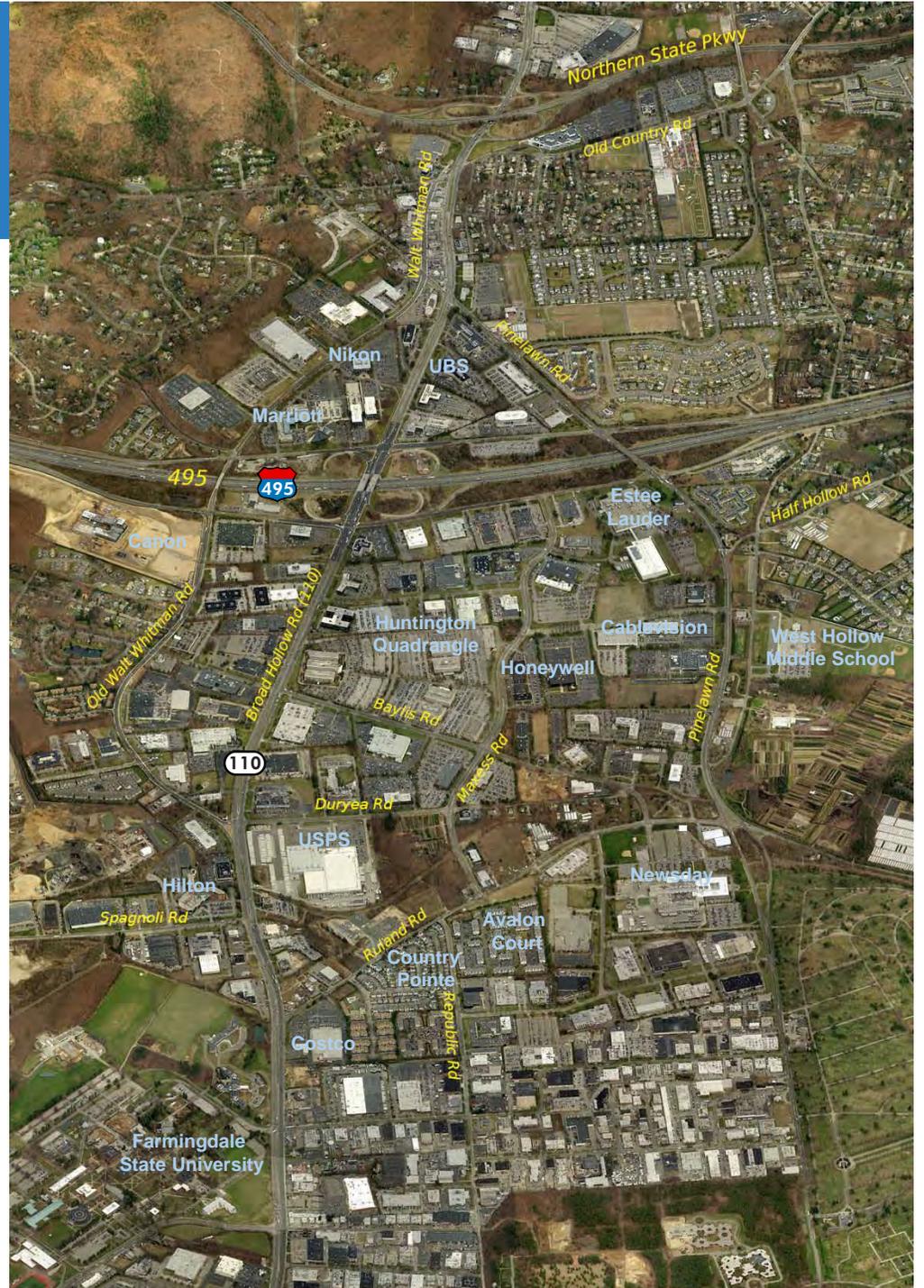
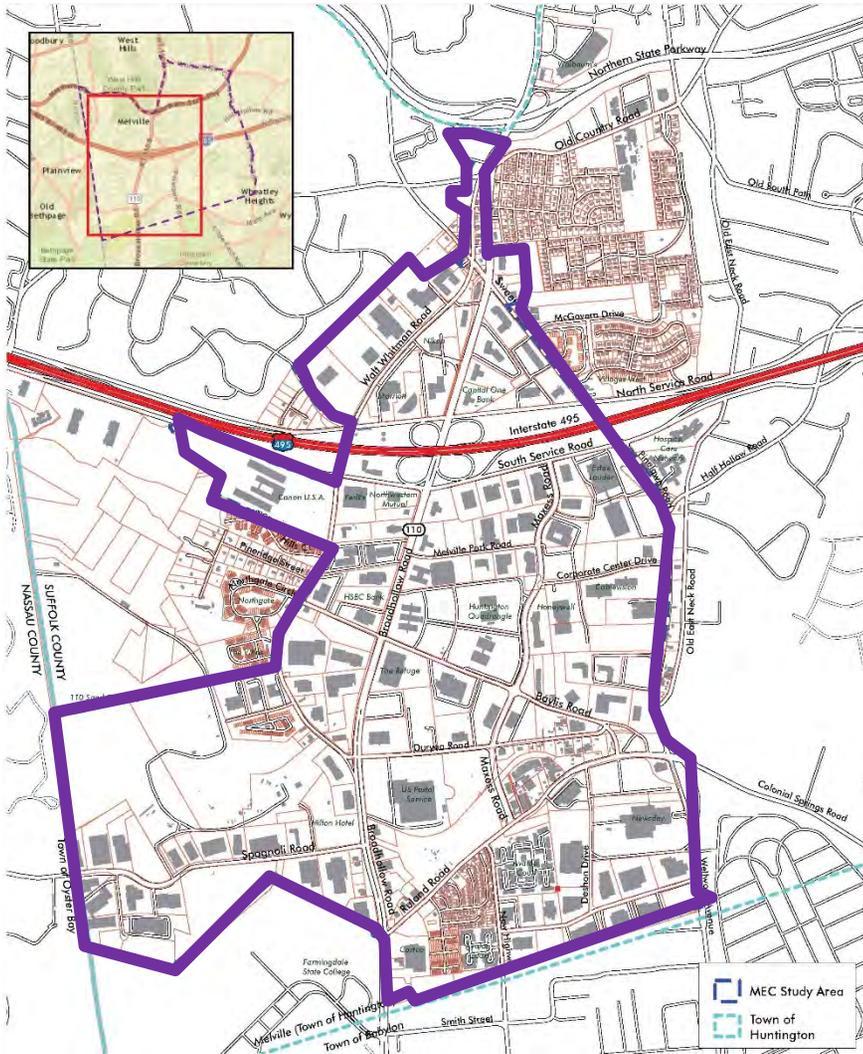


PREPARED FOR
Long Island
Regional Planning Council

BY THE LONG ISLAND TECH STUDY TEAM
Regional Plan Association
University Transportation Research Center
Sustainable Long Island
Waters Long Island

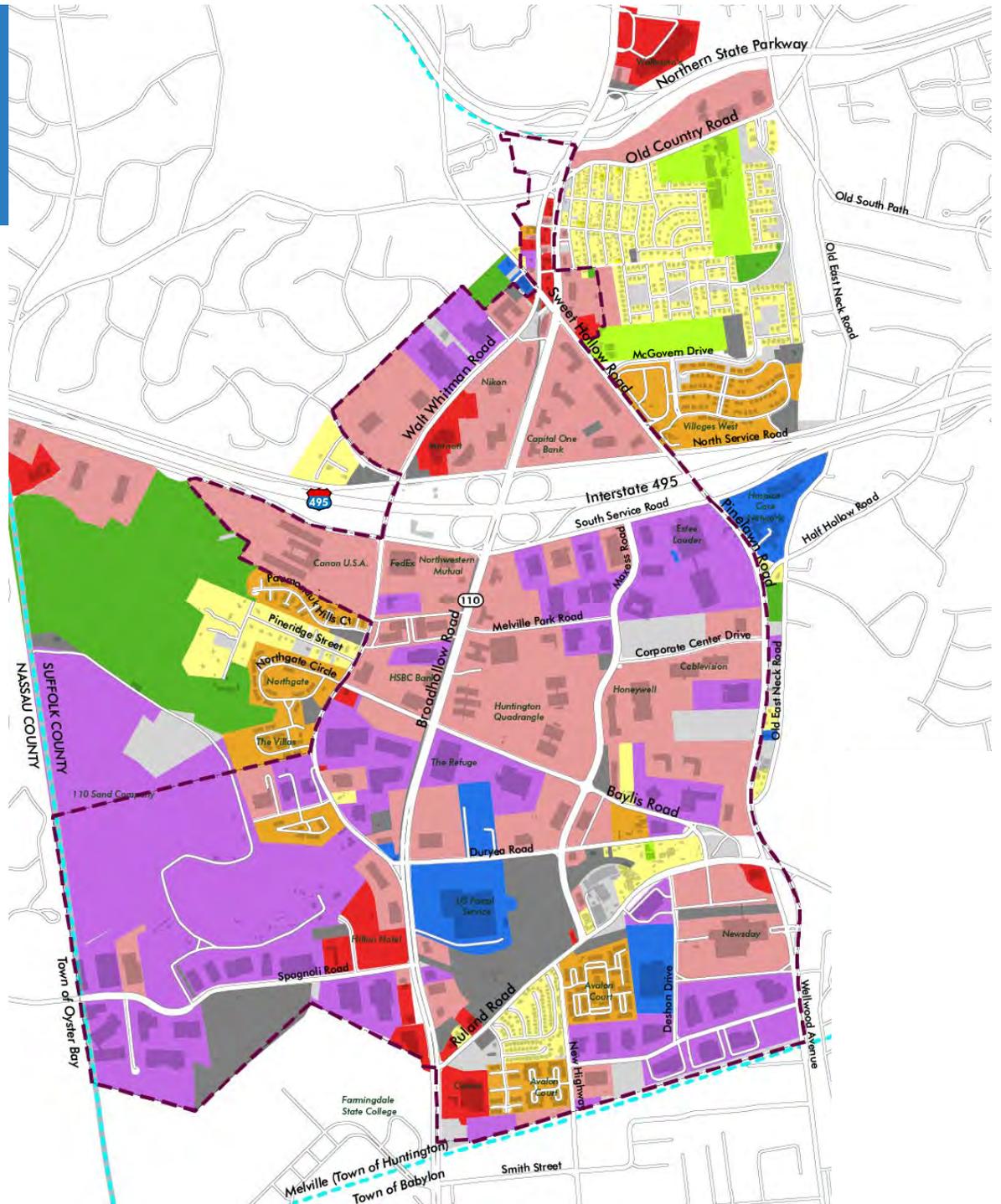
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MEC Study Area



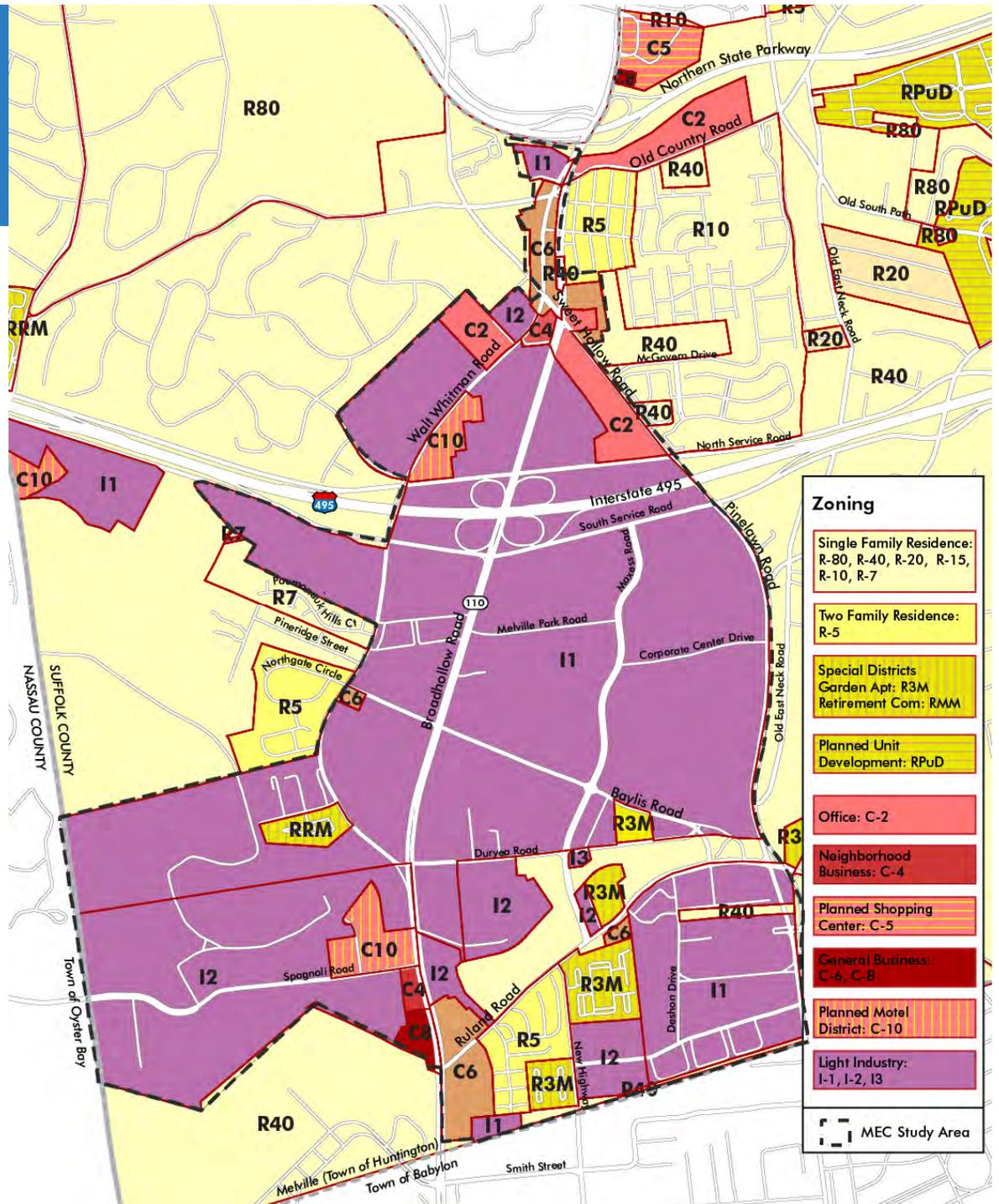
Existing Land Use

| Land Use | Acres | % |
|--------------------|---------------|---------------|
| Single Family | 39.5 | 2.2% |
| Two-Family | 0 | 0.0% |
| Multi-Family | 64.0 | 3.6% |
| Commercial | 65.4 | 3.7% |
| Office | 594.0 | 33.4% |
| Industrial | 606.6 | 34.1% |
| Institutional | 77.9 | 4.4% |
| Agriculture | 1.0 | 0.1% |
| Parks/Open Space | 5.0 | 0.3% |
| Vacant | 63.0 | 3.5% |
| Utilities | 118.8 | 6.7% |
| Transportation | 145 | 8.1% |
| Grand Total | 1780.4 | 100.0% |



Existing Zoning

| Zoning District | | % |
|------------------------------|-------------------------------|-------|
| Industrial Districts (80.9%) | I1 | 62.5% |
| | I2 | 18.3% |
| | I3 | 0.1% |
| Commercial Districts (8.5%) | C2 | 2.4% |
| | C4 | 0.5% |
| | C6 | 3.3% |
| | C8 | 0.5% |
| | C10 | 1.7% |
| | Residential Districts (10.6%) | R40 |
| R5 | | 2.1% |
| R3M | | 2.8% |
| RRM | | 0.7% |



Existing Zoning: I-1 Light Industrial District

| | I-1 District | I-1 Next to LIE | I-2 District |
|---|------------------|------------------|------------------|
| Max. Building Stories | 4 stories | 6 stories | 4 stories |
| Max. Building Height | 58 feet | 90 feet | 58 feet |
| Min. Front Yard | 100 feet | 100 feet | 75 feet |
| Min. Rear Yard | 50 feet | 50 feet | 25 feet |
| Min. Lot Area | 6 acres | 10 acres | 3 acres |
| Min. Lot Width | 400 feet | 400 feet | 250 feet |
| Min. Lot Frontage | 200 feet | 200 feet | 250 feet |
| Max. Lot Coverage | 30% | 25% | 33% |
| Minimum Distance of Building from Residential Zone | 100 feet | 250 feet | 100 feet |



Typical I-1 build out

Existing Zoning: Commercial Districts



| | C-2 Office Building District | C-4 Neighborhood Business | C-6 General Business | C-8 General Business A |
|---------------------------------|---|--|-------------------------------------|---------------------------------------|
| Max. Stories | 2 | 2 | 3 | 2 |
| Max. Building Height | 30' | 35' | 45' | 35' |
| Min. Front Yard | 75' | 50' | - | 35' |
| Min. Rear Yard | 75' | 35' | - | 15' |
| Max. Lot Coverage | 25% | 40% | - | 50% |
| Residential Uses Allowed | No | Yes | Upper Floors | Yes |



Route 110/Walt Whitman Rd



Route 110/Duryea Road

Zoning Issues

- Non-conformity: 36% of industrial lots are below minimum lot size
- Large setbacks
- Parking requirements
- Allowable uses

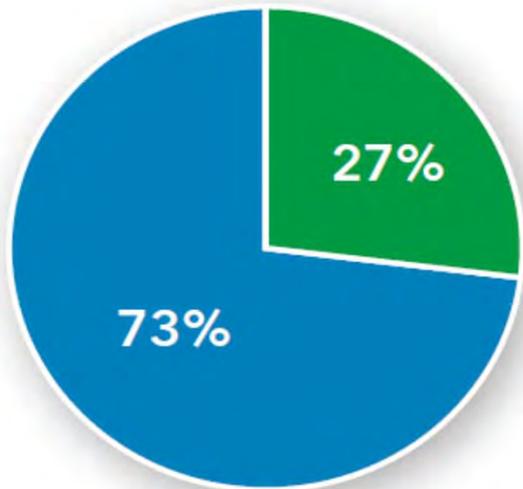


Setbacks along Route 110

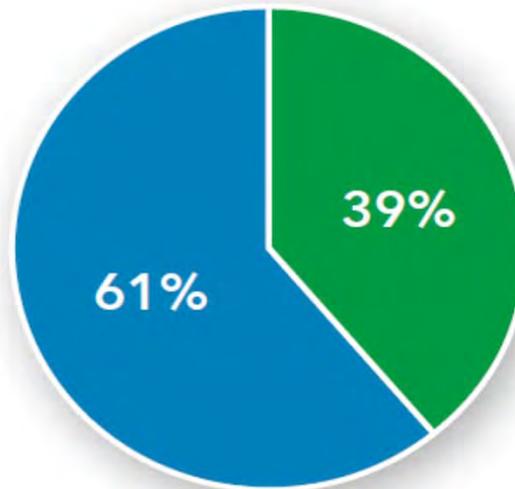
Driveable Suburban vs. Walkable Urbanism

**Share of Income Property in Metro Boston During the Last Three Real Estate Cycles
(Income Property = Office, Retail, Hotel and Multifamily)**

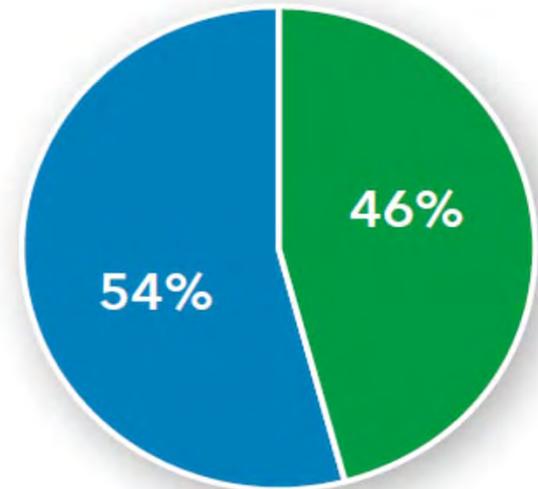
1992-2000



2001-2008

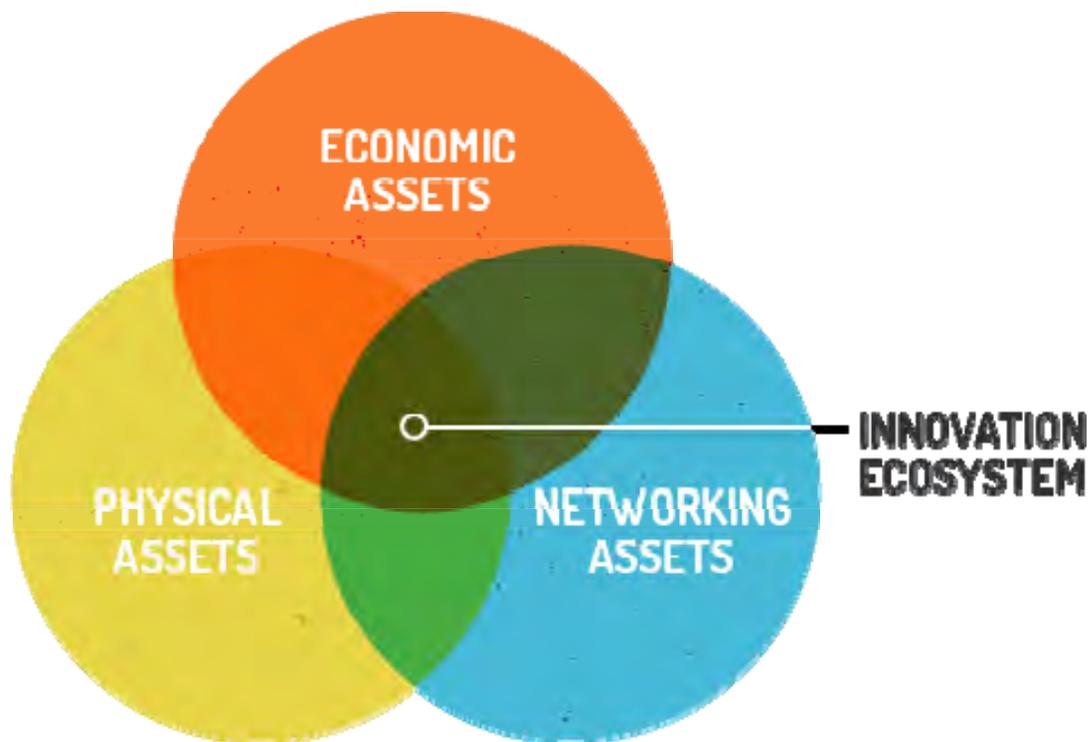


2009-Present



Innovation Districts

Innovation Districts: Areas where anchor institutions and companies cluster and take advantage of shared economic, physical and networking assets.



Examples:

- Research Triangle Park
Durham, NC
- Kendall Square
Cambridge, MA
- Mission Bay
San Francisco, CA

Innovation Districts



Local Opportunities:

Start Up New York State Program

- Tax benefits for companies and employees for 10 years.
- Farmingdale State College approved in 2014, via Broad Hollow Bioscience Park (BHBP).
- Member organizations: SUNY Research Foundation, Cold Spring Harbor Laboratory.

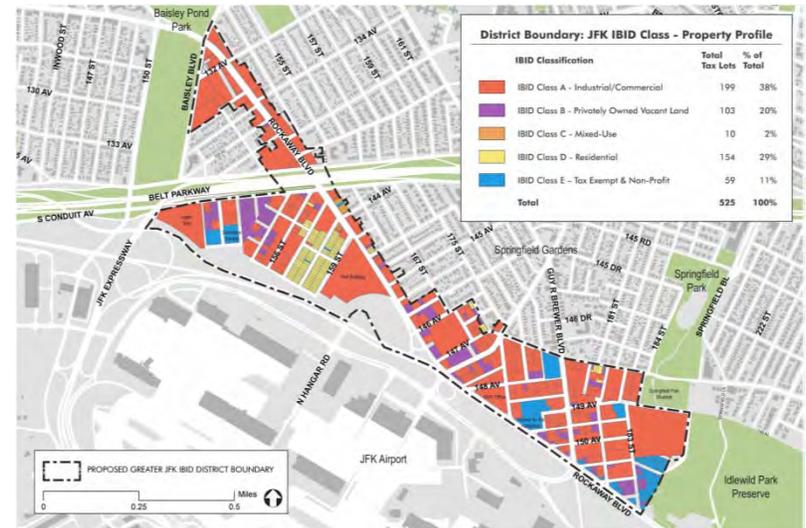


Newsday

Business Improvement Districts (BIDs)

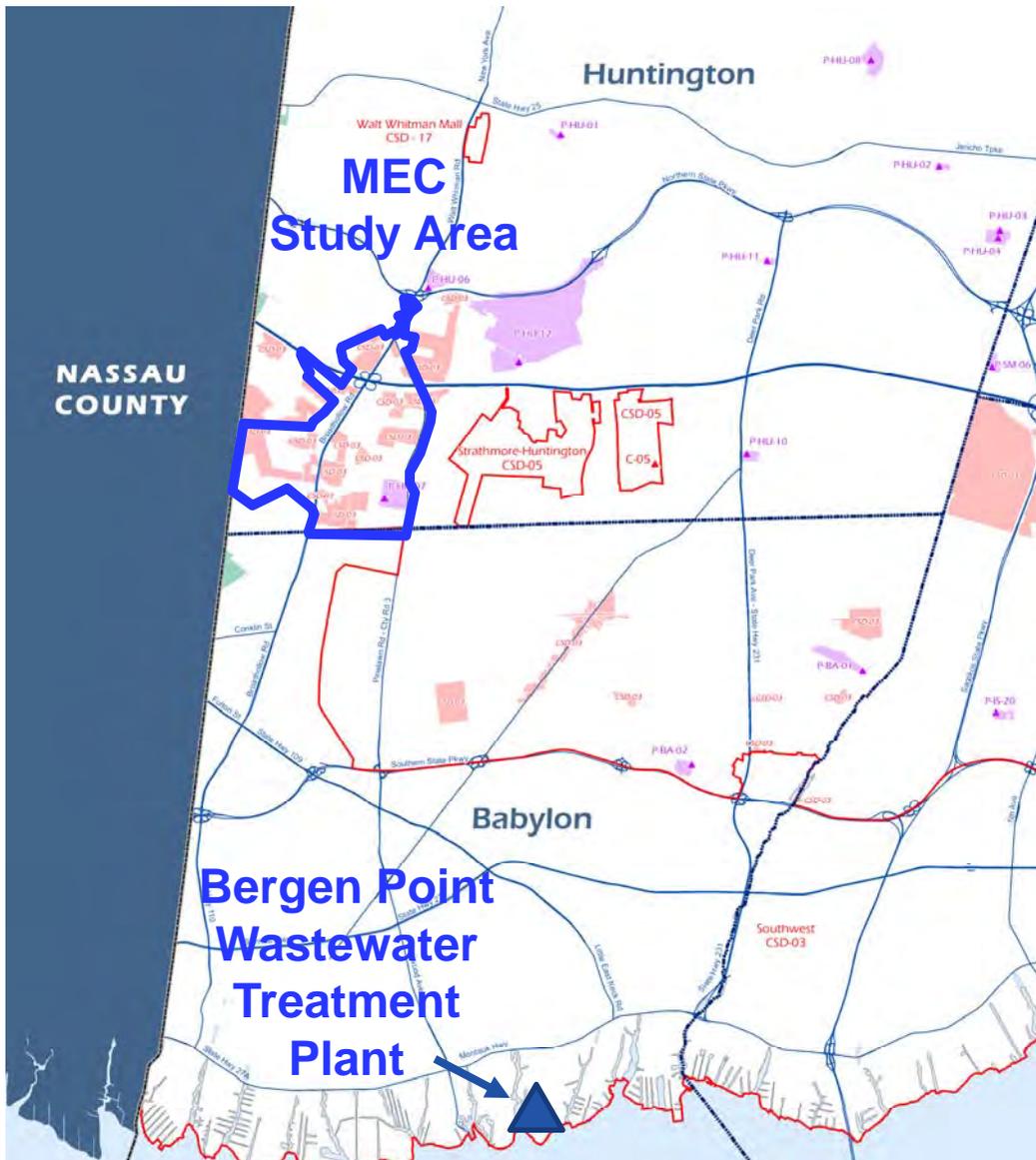
Successful Public/Private Model

- Provides stable funding source generated from annual assessments
- Funding can be used for area maintenance and improvements, marketing, advocacy



Proposed Greater JFK Industrial Business Improvement District

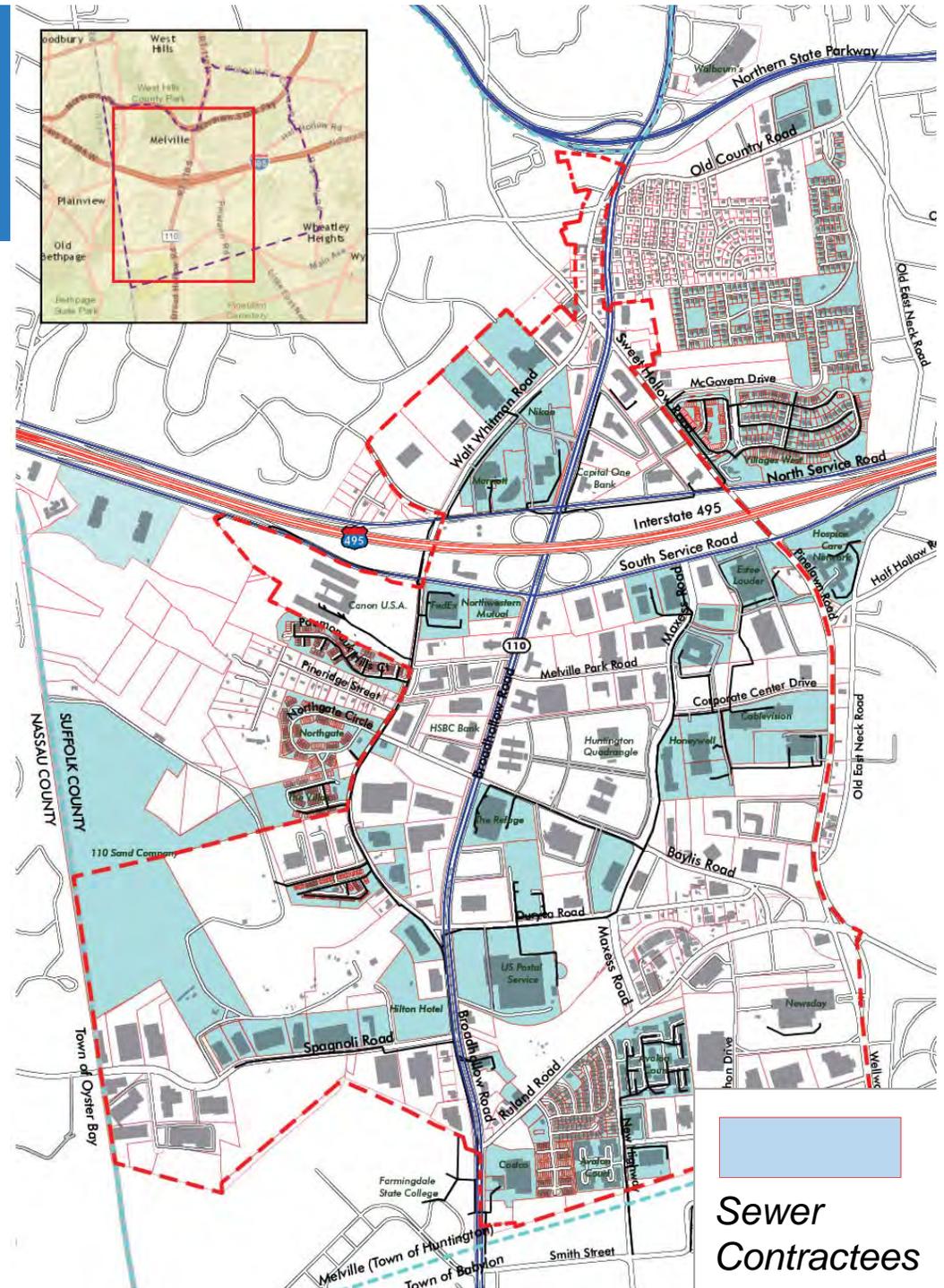
Existing Community Facilities, Wastewater Treatment



- MEC not in a sewer district.
- Properties contract with County to link to Southwest Sewer District (SWSD).
- Sewered properties flow to Bergen Point for treatment.
- Bergen Point capacity expansion to accommodate major regional development (Ronkonoma Hub, Heartland Town Square).

Existing Community Facilities, Wastewater Treatment

- Nearly 80 sewer contractees in MEC study area.
- Case-by-case approval to connect to SWSD by County Sewer Agency (and Health Department for new construction).
- Contractees pay infrastructure (sewer) costs, connection fee, administrative/maintenance fee.



Existing Community Facilities, Wastewater Treatment

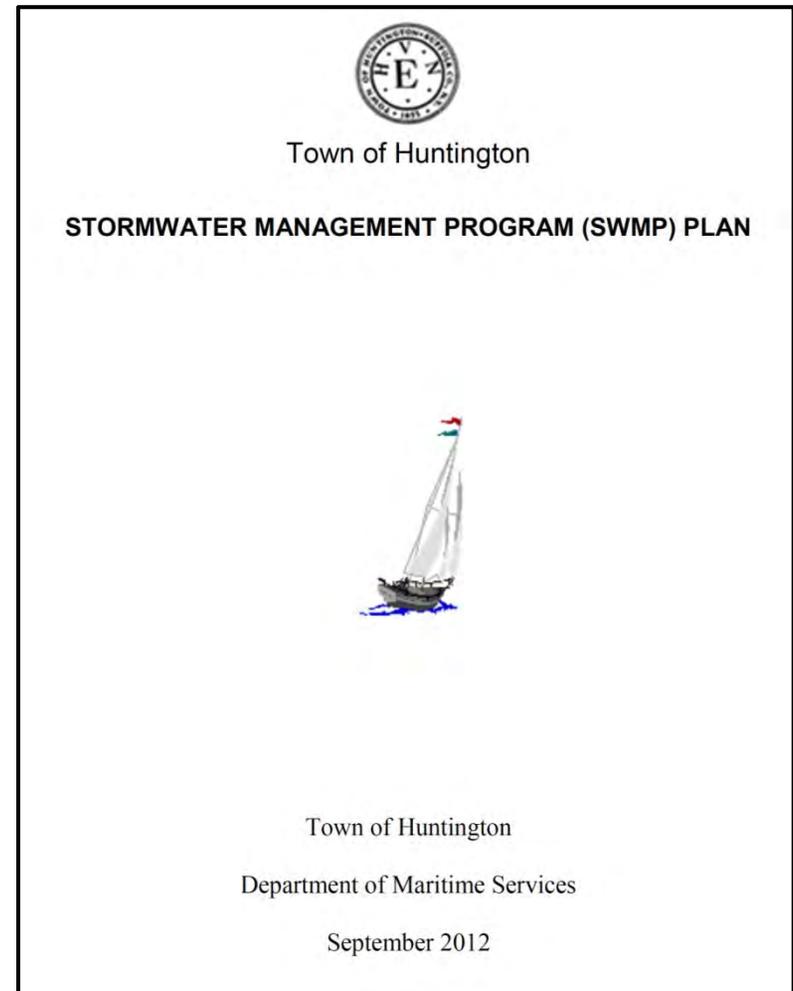


- Met with Suffolk County Department of Public Works (SCDPW).
- Potential options for accommodating future development (together with Land Use element of the MEC Plan):
 1. Continue current case-by-case approach
 2. Incorporate MEC into SWSD
 3. Create new sewer district for MEC, contract with Suffolk County

Existing Community Facilities, Stormwater Management



- Town completed stormwater management plan in 2012 to meet NYSDEC permit requirements.
- Six program elements to reduce discharge of pollutants:
 1. Public education and outreach
 2. Public involvement/participation
 3. Illicit discharge detection/elimination
 4. Construction site runoff control
 5. **Post-construction stormwater management**
 6. Pollution prevention/good housekeeping for municipal operations



Next Steps: Community Facilities, Stormwater Management

- Consider options for MEC area-wide stormwater management:
 - Recommend Best Management Practices (BMPs)
 - Develop preliminary concepts for “green infrastructure” to manage stormwater flows (bioswales, etc.)



Source: BFJ Planning

Land Use Opportunities: Town Centers



Route 110/Walt Whitman Road



Duryea Road/Maxess Road



Route 110 near Huntington Quad

Land Use Opportunities: Potential Land Use and Zoning Strategy



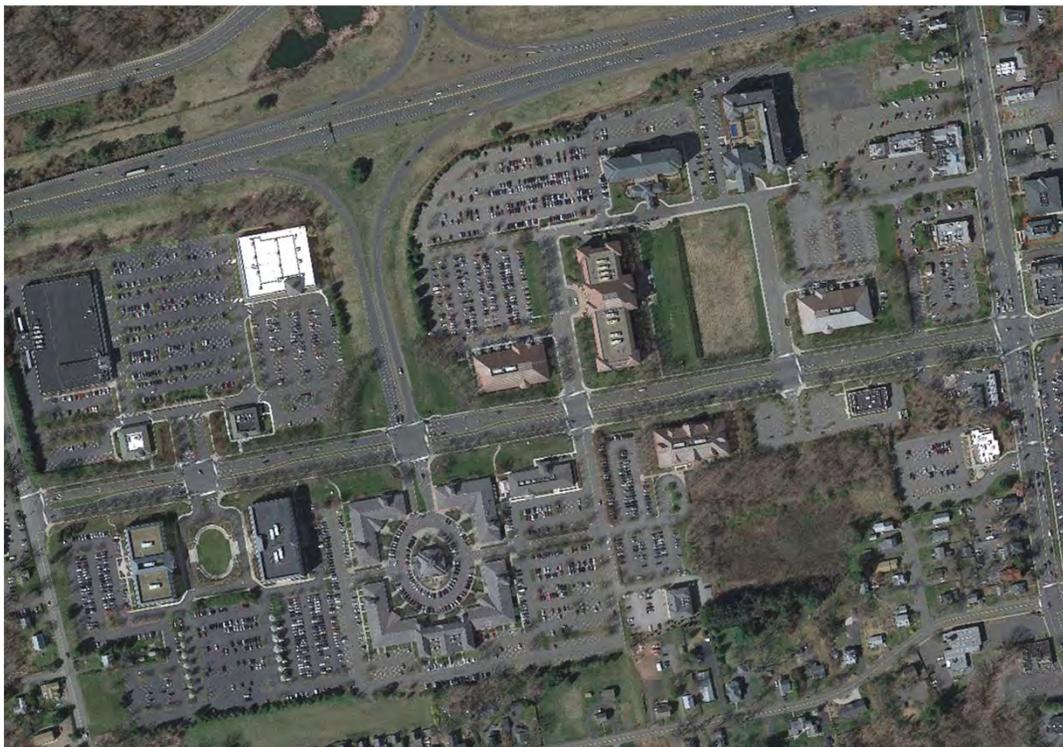
- Stay within boundaries of existing overall bulk allowed by current zoning (i.e., 4 stories with up to 6 stories allowed in some locations by bonus).
- Introduce mixed use to enhance sense of place, generate favorable impacts vs. all office.
- Focus of residential likely market-rate, “brownstone” in scale with strong architectural character.
- Mixed use should include limited retail (convenience retail, i.e. not “big box”).

Land Use Opportunities: Comparables

Glastonbury, CT

Shops at Somerset Square

115,000 sf lifestyle center on 80 acres



Land Use Opportunities: Comparables



Mashpee, MA (Cape Cod)

Mashpee Commons

Redevelopment of strip mall as shops, restaurants, lofts, live/work units on 140 acres



DPZ and Cornish Associates

Land Use Opportunities: Comparables



Harrison, NY

Residences at Corporate Park Drive

421 apartments, 5,000 sf restaurant on 10 acres



VHB

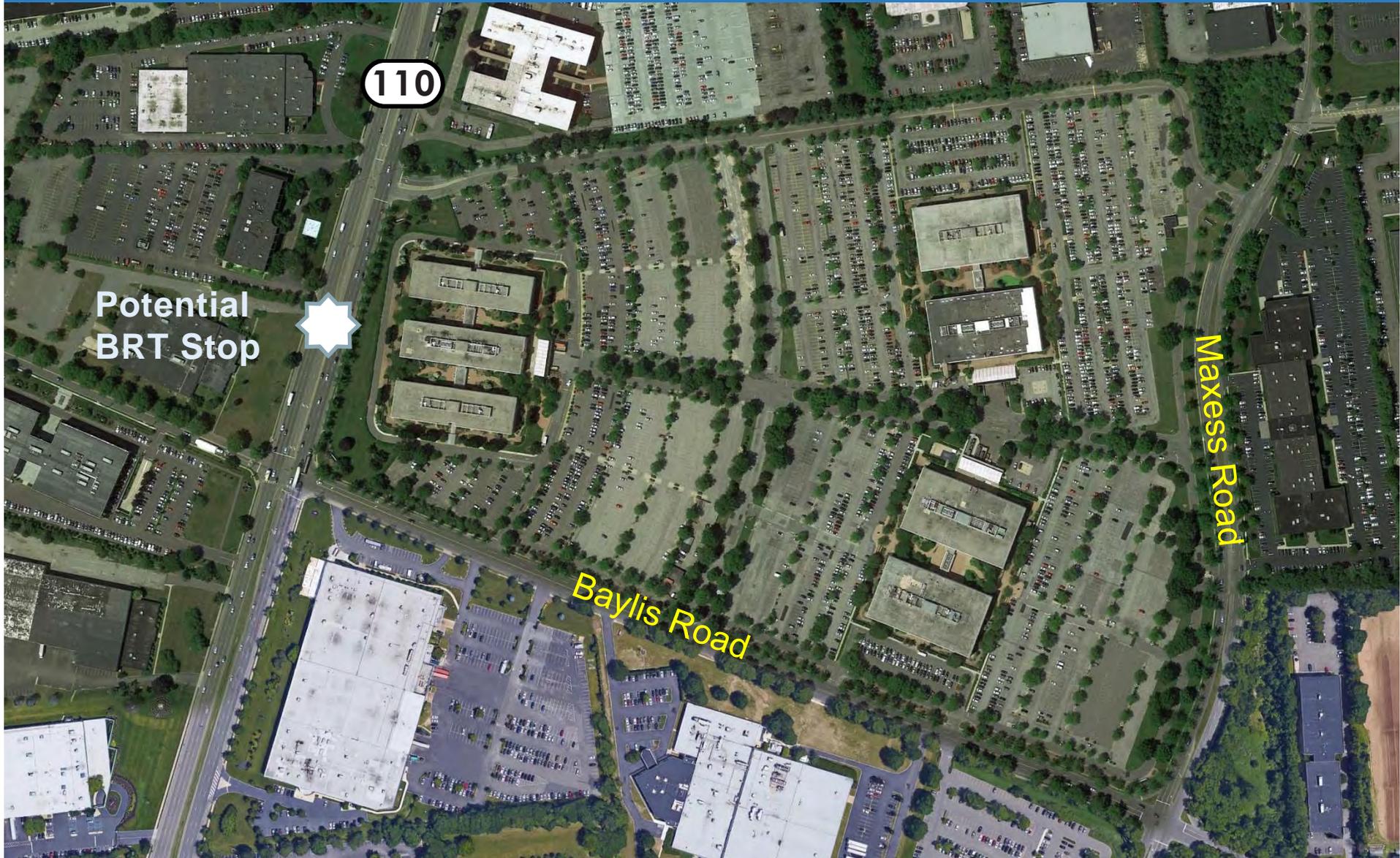


Google Maps



Minno Wasko Architects & Planners

Land Use Opportunities: Huntington Quadrangle Case Study



Land Use Opportunities: Huntington Quadrangle



| Impact | Office | Multi-Family Residential |
|-----------------------------------|---|---|
| Build-out | 350,000 GSF Office | 300 Units |
| Trip generation (per 1,000 SF) | 522 trips (1.49 trips/1,000 SF) ¹ | 185 trips (0.56 trips/1,000 SF) ¹ |
| Public School Children | - | 46 students (0.155 students/unit) ² |

¹ ITE Trip Generation Manual, 9th Edition

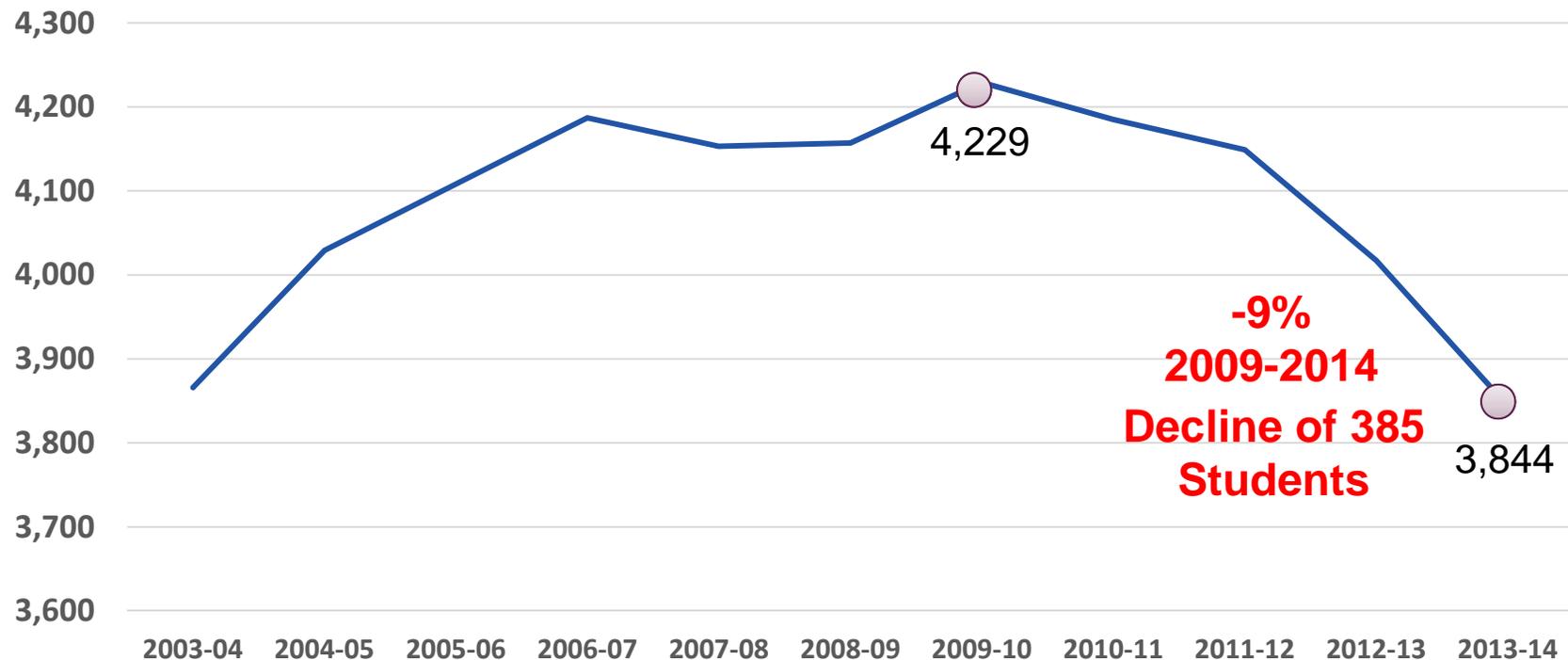
² Rutgers University Center for Urban Policy Research: Residential Demographic Multipliers



Community Facilities, Public Schools

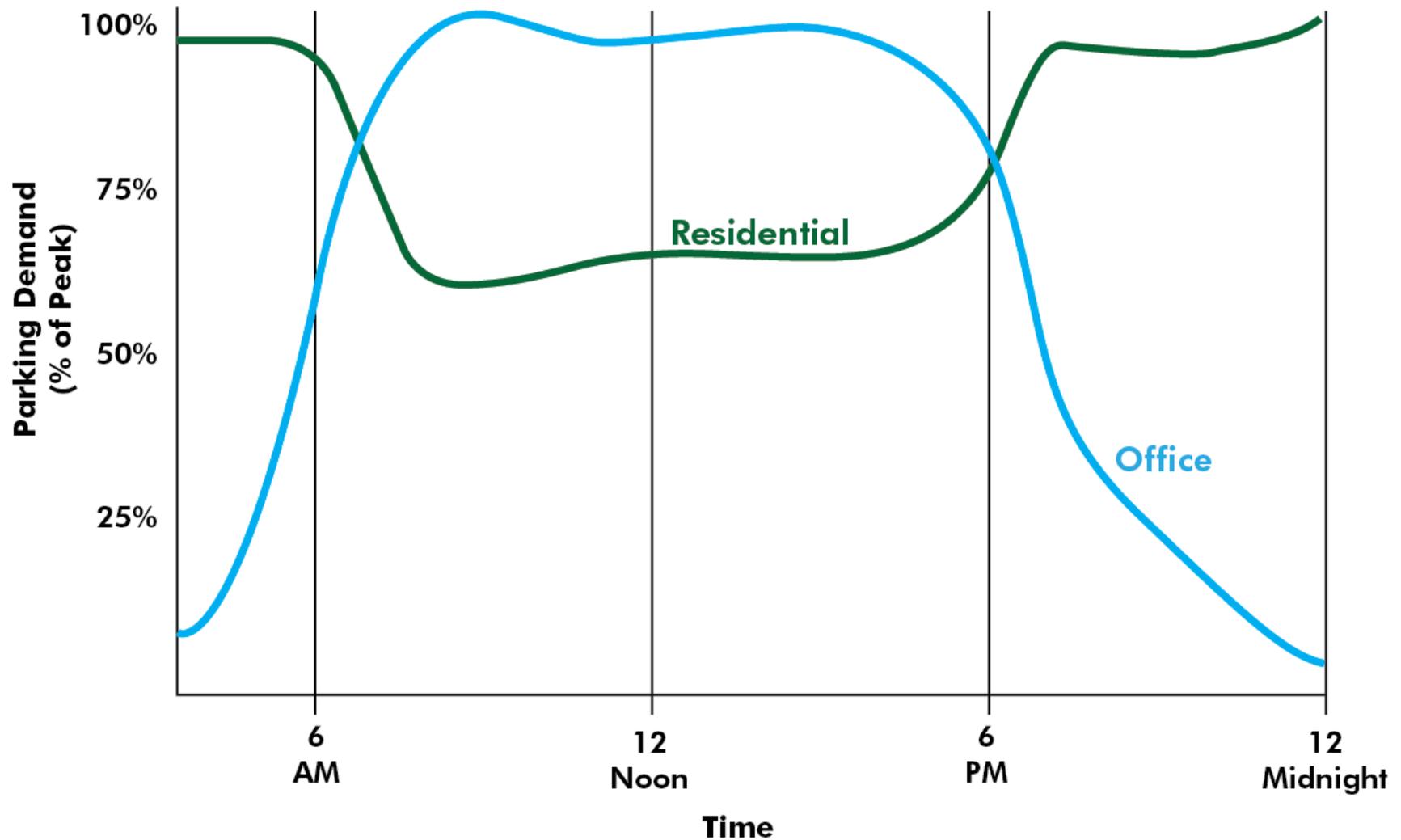


Public School Enrollment: Half Hollow Hills SD



| | |
|--|--------------|
| Change in Enrollment 2003-2014: | -0.6% |
| Paumanok Elementary: | -15.1% |
| Sunquam Elementary: | -25.9% |
| Middle School: | 2% |
| High School: | 18.2% |

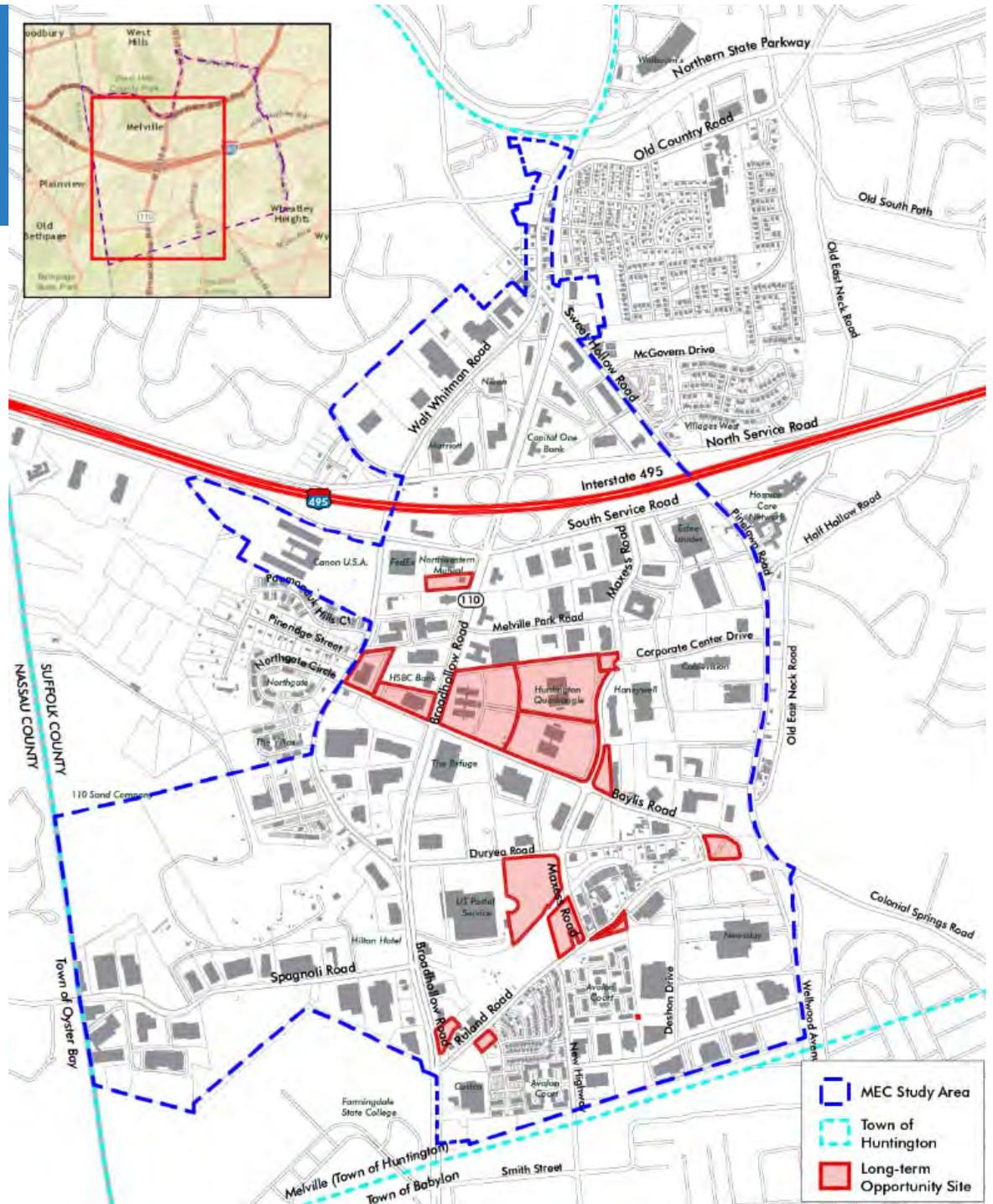
Land Use Opportunities: Potential Impacts, Parking Demand



Long-Term Opportunities

- Undeveloped
- Vacant/underutilized
- Obsolete buildings
- Expressed interest from owner

 Long Term Opportunity Site



Project Next Steps



- **Develop Future Land Use Plan for MEC**
 - Potential addition of mixed-use development (including residential)

- **Draft Zoning**
 - Potential adjustments to allowable uses, setbacks
 - Potential MEC overlay district to facilitate mixed-use development

What Happens Now?



- **Refreshment Break**
- **Roundtable Discussions**
 - Land Use and Zoning (2)
 - Sewer/Stormwater/Utilities
 - Cultural Uses/Open Space/Community Character
 - Economic Development and Competitiveness
- **Small Groups Report Back**



How Can You Get Involved?



- Additional public workshops
 - **Transportation: October 21, West Hollow Middle School**
 - **Urban Design: November 17, location TBA**
- Check Town website (MEC page)
www.huntingtonny.gov/mec
- Spread the word!

