

Resolution No. ZSR16-02 of the Suffolk County Planning Commission
Pursuant to Sections A1414 to thru A14-25 of the Suffolk County Administrative Code

WHEREAS, pursuant to Sections A1414 thru A14-25 of the Suffolk County Administrative Code, a referral was received on November 12, 2015 at the offices of the Suffolk County Planning Commission with respect to the application of "**Story Book Meadows**" located in the Town of Smithtown, and

WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **January 6, 2016**, and

WHEREAS, it is the belief of the Suffolk County Planning Commission that due to the nature and location of the application careful consideration is required for a number of environmental issues; now therefore, be it

RESOLVED, that the Suffolk County Planning Commission, pursuant to NYS General Municipal Law Section 239-m 1. (c), the Suffolk County Administrative Code Section A14-14 to 25., and the Suffolk County Planning Commission Guidebook Section 2.1A, deems the municipal referral **Story Book Meadows**, to be **Incomplete** with respect to a "full statement" of facts, and be it further

RESOLVED, that the referral of Story Book Meadows will not be reviewed until the following information is submitted through the offices of the municipal referring agency.

Please provide a supplement to the 1994 DEIS/FEIS to examine

- hydro-geologic issues related to stormwater runoff, potential flooding and groundwater travel time to local ponds and lakes
- degree and technology of sewage treatment and discharge to the groundwater
- traffic and other related issues.

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 Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.
3. 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.
4. The petitioner should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.

5. The petitioner should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
 6. In the event the Town should consider amending the existing covenants, any modifications of covenants should be in accordance with the original intentions of the Town.
- 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/Portals/0/planning/Publications/SCPCguidebk12r.pdf>