CHAPTER 2: LAND USE, ZONING AND PUBLIC POLICY

Introduction

This chapter examines the Proposed Project’s potential effects on existing land use and development trends, its compatibility with surrounding land use, and its consistency with zoning and public policy. As described in Chapter 1, “Project Description,” the Project Site is located within the SBUMC campus, also known as the East Campus of the State University of New York at Stony Brook. It includes the Hospital and HSC, various diagnostics and treatment centers, research and teaching facilities, service and maintenance facilities, accessory parking structures and lots, and a utility plant.

The Project Site is located in the Town of Brookhaven, Suffolk County, New York and is categorized as an institutional (community facility) use. For the purposes of the land use and zoning analysis, primary and secondary study areas have been defined. The study area boundaries are depicted in Figure 2-1.

The Proposed Project would involve the construction of a new Medical and Research Translation Building, a patient Bed Tower, a Medical Office Building, parking facilities and related infrastructure improvements. As detailed below, while the Proposed Project would introduce new development on the Project Site, the land use — institutional use — would be the same as the existing, long-established campus. The Proposed Project would also be compatible with existing zoning and public policy. Therefore, significant adverse impacts to land use, zoning or public policy would not result from the Proposed Project.

Methodology

Existing land uses were identified through review of a combination of sources including geographic information systems (“GIS”) data accessed through the Long Island Index website,1 a 2007 Suffolk County Land Use map, a 2004 Environmental Assessment for the previous East Campus modernization project,2 and via field surveys. Land use maps developed for this chapter incorporate existing data from the Long Island Index and field visits.

As shown in Figure 2-1, the primary land use study area includes the area within 400 feet of the Project Site boundary while the secondary land use study area is larger, at roughly 3.5 square miles in size.

1 http://www.longislandindexmaps.org/
2 Freudenthal & Elkowitz Consulting Group, Inc., Parts 1, 2 and 3—Environmental Assessment Form Proposed Renovation, Expansion and Modernization of Stony Brook University Hospital, East Campus State University at Stony Brook, East Side of Nicolls Road (CR 97) Stony Brook, Town of Brookhaven, Suffolk County, New York. 2004.
Analysis within the primary study area includes a detailed, parcel-by-parcel survey of the land uses within and immediately surrounding the Project Site. An initial land use map was prepared using the existing data, and fieldwork was conducted to verify and where necessary update the existing data. Once verified in the field, a detailed inventory of the existing land uses for the primary and secondary study areas was completed and a final land use map was prepared (see Figure 2-2). When discrepancies between Index data and field visit observations arose, the land use data were updated to reflect the observed land uses. A more generalized land use survey was completed for the secondary study area and is based on the Long Island Index followed by field visit verification.

The zoning discussion below is based on the Town of Brookhaven Zoning Map included in the Brookhaven 2030 Comprehensive Plan, Existing Conditions and Trends. However, it should be noted that pursuant to Section 375(3) of the New York State Education Law, facilities constructed for state university purposes are not subject to local regulation, including zoning. The public policy section presents a summary of current public policy doctrines applicable to the Project Site and study areas. The discussion of public policies and plans includes those produced and/or recognized by relevant local, regional and state entities, such as the Town of Brookhaven, New York State, and Suffolk County. Relevant public policy documents that were reviewed include land use and urban renewal plans as well as zoning studies and natural resource protection plans that could affect land use.

**Existing Conditions**

**Land Use**

**Project Site.** The Town of Brookhaven is located approximately 60 miles east of New York City, stretching from the Atlantic coast in the south to the Long Island Sound along its northern shore. The Town has an estimated population of 486,040 and encompasses approximately 531 square miles. SBU, located in the northwest portion of the Town, is approximately 1.75 square miles in size. SBU facilities include academic, research and administrative buildings; a stadium and sports complex; various indoor and outdoor athletic and recreational facilities; a performing arts center; numerous parking areas; student housing; and the SBUMC campus.

The Project Site, the SBUMC campus, lies between Nicolls Road to the west, and Health Sciences Drive, to the north, east and south. The Project Site comprises approximately 117 acres and contains the Hospital and HSC, four modern buildings sharing a common base; accessory parking garage structures; and other outpatient buildings associated with the SBUMC (i.e., Ambulatory Surgery Center and the Cancer Center building) (see Figure 1-3, SBUMC Campus Map). Connections between the HSC and SBUH are provided at several levels, including the base levels. Immediately to the north of the HSC is the L.I. High Technology Incubator; to the south, various SBUMC outpatient functions such as the Ambulatory Surgery Center and Cancer

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Center buildings. The Central Utility Plant lies east of the Hospital parking garage.

The Proposed Project would be located on an approximately 45-acre portion of the Project Site that is generally located between Hospital Access Road to the north and Edmund D. Pellegrino Road to the south (the “Development Parcel”).

**Primary Study Area.** The primary study area includes the Project Site and the area within approximately 400-feet around the perimeter of the Project Site boundary (see Figures 2-1 and 2-2). The primary study area is approximately 240 acres in size and consists predominantly of public institutional uses composed entirely of the SBU campus buildings and the HSC. Two low-density, single-family residential pockets composed of 26 smaller parcels are located along the northeastern and southern edges of the study area and are part of larger residential neighborhoods found outside of the primary study area. Immediately adjacent to the northeastern residential pocket are several vacant parcels. The southern section of the study area contains a portion of a large park, Kettle Hole Park. Refer to Figures 2-3 for photographs of typical land uses in the primary study area.

The Project Site contains a number of actively used buildings and parking facilities. There are two parking garages, numerous surface parking areas, and multiple structures — including the main Hospital complex, the Cancer Center building and the Ambulatory Surgery Center. The remainder support facilities for these buildings include the associated utility buildings (i.e., the Central Utility Plant). In addition, a Suffolk County Water Authority (“SCWA”) water tower is situated at the southern end of the Development Parcel, south of Edmund D. Pellegrino Road.

The Project Site is approximately 117 acres in size, accounting for the majority of the southeastern portion of the Stony Brook University property. Access to the Project Site is available from Health Sciences Drive (via Nicolls Road) at Hospital Access Road/ Emergency Entrance (north entrance) and Edmund D. Pellegrino Road (south entrance). In addition to the parking facilities, medical buildings and related infrastructure, the Proposed Site is hilly and contains a substantial amount of landscaped and wooded areas of open space.

Within the primary study area, community facility uses occupy almost all of the area’s 240 acres. However, based on the number of tax lots within the primary study area, the predominant land use is residential. As shown in Table 2-1, residential use accounts for 88 percent of the total number of tax lots. Transportation and utilities, parks, and community facilities follow; with each use group accounting for four percent of the total number of tax lots in the primary study area.
Table 2-1: Land Use Breakdown, Primary Study Area

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Tax Lots</th>
<th>Percent of Study Area Tax Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>25</td>
<td>88%</td>
</tr>
<tr>
<td>Transportation and Utilities</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Vacant</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Parks</td>
<td>1</td>
<td>4%</td>
</tr>
<tr>
<td>Commercial</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td>27</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: Town of Brookhaven Land Use Map, 2007 and Zone Architecture, 2011.

Secondary Study Area. The secondary study area is approximately 3.5 square miles in size and extends outward from the primary study area to encompass natural boundaries and is depicted in Figure 2-1. North Country Road and Sheep Pasture Road limit the secondary study area to the north, Pond Path to the east, Sycamore Circle, Sycamore Drive and Oxhead Road to the south, and Stony Brook Road to the west.

The secondary study area is generally characterized by three distinct land use conditions: the institutional uses found in the SBU campus along Nicolls Road and in the eastern portion of the secondary study area along Pond Path; low-density, single-family residential neighborhoods surrounding the SBU campus to the east, west and south; and several large open spaces scattered throughout the area. Photos of common land uses found in the secondary study area are presented in Figure 2-4. Directly east of the Project Site, within the secondary study area, lies the Harry F. Chapin Apartment Complex, which provides graduate and family housing for the University. Additionally, the Long Island State Veterans Home lies at the end of Patriots Road, which connects with Health Sciences Drive near the southeast corner of the primary study area. A few community facility uses, including a Setauket Fire Department station and the Robert Cushman Murphy Junior High School, are located along Nicolls Road in the southern part of the secondary study area (Figure 2-4). The St. George’s Golf and Country Club, a (non-public) open space and recreational use, occupies a large parcel north of the Project Site.

The predominant land use within the secondary study area is residential, making up 97 percent of the total number of tax lots (see Table 2-2). The majority of residential development is a mix of low- and medium-density areas, with lots typically around 0.5 acre in size. Transportation and utilities, community facilities, vacant lots, parks and commercial uses follow; with each use group accounting for less than one percent of the total number of tax lots. However, community facility uses, composed of the SBU property for the most part, occupy nearly one-half of the land area contained in the secondary study area.
Table 2-2: Land Use Breakdown, Secondary Study Area

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Tax Lots</th>
<th>Percent of Study Area Tax Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1,426</td>
<td>97%</td>
</tr>
<tr>
<td>Transportation and Utilities</td>
<td>13</td>
<td>0.88%</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>10</td>
<td>0.82%</td>
</tr>
<tr>
<td>Vacant</td>
<td>12</td>
<td>0.68%</td>
</tr>
<tr>
<td>Parks</td>
<td>6</td>
<td>0.41%</td>
</tr>
<tr>
<td>Commercial</td>
<td>2</td>
<td>0.14%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,469</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Source: Town of Brookhaven Land Use Map, 2007 and Zone Architecture, 2011.

**Zoning**

As illustrated in Figure 2-5, the Project Site and Development Parcel are within a B Residence 1 zoning district, also referred to as a “B-1 Residence” district. According to the Zoning Code of the Town of Brookhaven, uses permitted in the B-1 residence district include one-family dwellings, places of worship, convents and monasteries, open farming and public and parochial schools. Colleges and universities are allowed in this district via a special permit from the Town of Brookhaven Planning Board. This district permits accessory uses when located on the same lot as an allowable use. The B-1 district allows for medium-density residential development with minimum lot size of 22,500 square feet (“sf”) or approximately 0.5 acre.5

The majority of the primary study area is also zoned B-1. The only other zoning classifications mapped within the primary study areas is the A Residence 1 or “A-1 Residence” district. The area northeast of the Project Site is within the A-1 Residence district, which permits the same uses as the B-1 residence district, only at a lower density. The minimum lot size requirement in the A-1 Residence zoning district is 40,000 sf (approximately 0.9 acre).

Most of the secondary study area also lies within a B-1 Residence district, with a relatively smaller A-1 Residence zoning district mapped northeast of the Project Site. In addition, small clusters of parcels in the northernmost portion of the secondary study area along North Country Road are within a J Business 2 district. This Neighborhood Business zoning district permits general business development, including commercial centers, offices, retail shops, restaurants, banks, etc.

Per Section 375(3) of the New York State Education Law; however, facilities constructed for state university purposes are not subject to local regulation, including zoning. As a state-owned facility, the University is not subject to local zoning regulations, and is considered “public land.”

Source: Brookhaven2030, Brookhaven’s Comprehensive Plan

Legend
- Long Island Railroad

Zoning Districts:
- Multi-Family Residence District
- C Residence
- D Residence
- B Residence
- B Residence 1
- A Residence
- A Residence 1
- A Residence 2
- A Residence 5
- A Residence 10
- Horse Farm Residence
- Residential District (Fire Island)
- Commercial District (Fire Island)
- K Business
- J Business 6
- J Business 5
- J Business 2
- J Business 8
- J Business 4
- Office
- Commercial Recreation
- L Industrial 4
- L Industrial 2
- L Industrial 1
- NHH Health Facility
- Planned Health Development District
- Planned Retire Community Residence

Figure 3
The Louis Berger Group, Inc.

Stony Brook University Medical Center Medical Facilities and Parking Project

Town of Brookhaven Zoning Map

Source: Brookhaven2030, Brookhaven’s Comprehensive Plan
Public Policy

Local Public Policies. The 1996 Town of Brookhaven Comprehensive Land Use Plan. The 1996 Town of Brookhaven Comprehensive Land Use Plan includes a general overview of the Town’s history, demographics, existing conditions, and recommended zoning changes. The plan focuses primarily on the twelve identifiable communities throughout the Town of Brookhaven and their general characteristics. The goals of the Plan include encouraging economic growth into the 21st century; preserving the character and historical attributes of the Town; and conserving environmentally sensitive land.

The 1996 Town of Brookhaven Comprehensive Land Use Plan does not specifically address the SBUMC campus, however it identifies the SBU campus as environmentally-sensitive land due to the presence of unique geological features (e.g., moraines, kettle hole depressions) and steep slopes and proposes public and semi-public use of the SBU campus. In addition, the Plan discusses the South Setauket Woods Special Groundwater Protection Plan (“SGPA”) and includes a map which indicates that the SBU campus lies within this area. SGPAs are regions of the Town that lie over significant, sensitive portions of the deep recharge aquifers that have been granted special protection under Article 55 of the ECL. The purpose of SGPAs is to ensure the continued protection of the generally high purity and potability of the underlying groundwater supply and ensure a sufficient supply in the future. See Chapter 9, “Natural Resources,” for a detailed discussion of the South Setauket Woods SGPA.

The Town of Brookhaven is currently in the process of preparing a new comprehensive land use plan, the Brookhaven 2030 Comprehensive Plan. The intent of the new plan is to ensure the implementation of sound and accepted planning principles, including smart and sustainable growth and the reduction of sprawl; the protection of community values; the provision of economic growth and affordable housing; transportation management; and the preservation of critical environmental, social and economic resources. The Brookhaven 2030 Comprehensive Plan, once approved, will serve as a guide for future land use and zoning decisions in the Town.

Regional Public Policies. Suffolk County Smart Growth Committee Report: Analysis and Prioritization of the Recommendations of the Smart Growth Policy Plan for Suffolk County. Published in November 2003, this report is the product of a Suffolk County Legislature-convened Smart Growth Committee charged with reviewing and prioritizing the recommendations of the Smart Growth Policy Plan of Suffolk County which was released in 2000. The goals of the report include directing growth to existing communities in order to preserve open space, encouraging compact and orderly development, among others. The Plan also contains forty-three recommendations, covering a large range of topics from training opportunities for zoning and planning board members to more technical and policy issues.

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concerning the transference of development rights from County acquired open space, none of which are specifically directed at the Project Site.

*Long Island Comprehensive Special Groundwater Protection Area Plan.* Prepared by the Long Island Regional Planning Board in 1992, this Plan discusses the SBU campus in the context of the South Setauket Woods Special Groundwater Protection Area, one of nine recharge watershed areas that are legally protected due to the key role that they play in maintaining large volumes of high quality groundwater.

*The Nassau-Suffolk Regional Comprehensive Plan.* Adopted in July 1970, this regional comprehensive plan remains an important planning tool to this day. A number of topic specific studies were completed after the original plan, including groundwater, farmland preservation and open space planning. Topics discussed in the plan include demographics, natural resources, land use, human and cultural resources, energy supply and consumption, and solid waste. The Plan mentions SUNY Stony Brook in its discussion of institutions and shows a modest expansion of the university. Suffolk County is currently working on an updated Comprehensive Plan, which will be released in two phases – the first offering background information and the second policy recommendations.

*Stony Brook Environmental Conservancy,* a non-profit, public interest organization dedicated to the preservation and protection of the environmental heritage of the area, has proposed the formation of the Stony Brook Greenbelt. While not strictly public policy, the proposed Greenbelt would extend from the northeast corner of the Stony Brook campus at the junction of North Country Road and Nicolls Road, south along Nicolls Road, then west to encompass approximately 98 acres of woodland on the South Campus before terminating in Stony Brook Harbor. Portions of the Project Site and Development Parcel are included as part of the proposed Greenbelt trail.8

*New York State Public Policies.* **DASNY’s Green Construction Policy.** The Dormitory Authority promotes and supports sustainable design approaches and construction practices. The Dormitory Authority’s internal processes facilitate integrated design and recognition of sustainable opportunities in every DASNY construction project regardless of its size or complexity. As of January 1, 2008, all DASNY projects that involve new construction, new additions, or significant renovation would include submission to the USGBC with the goal of achieving a LEED® “Silver” rating. The LEED® rating system aims to promote the design and construction of environmentally responsible buildings. In accordance with DASNY’s Green Construction Policy, each DASNY project would register for LEED® at the start of the project, require energy modeling in schematic design, require a commissioning authority to be part of the design process during design development, and track, measure and prepare all LEED® documentation.9 A building attains LEED® status by amassing sustainability points for various

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design elements in the following five areas of sustainability: sustainable site development, water efficiency, energy and atmosphere, materials and resources and indoor environmental quality.

*Smart Growth Public Infrastructure Policy Act.* New York State enacted the *State Smart Growth Public Infrastructure Policy Act (SSGPIPA”)* in 2010, intended to minimize the “unnecessary cost of sprawl development...facilitated by the funding or development of new or expanded transportation, sewer and waste water treatment, water, education, housing and other publicly supported infrastructure inconsistent with smart growth public infrastructure criteria” This law requires state infrastructure agencies to ensure public infrastructure projects undergo a consistency evaluation and attestation using the 10 smart growth criteria established by the legislation:

- To advance projects for the use, maintenance or improvement of existing infrastructure;
- To advance projects located in municipal centers;
- To advance projects in developed areas or areas designated for concentrated infill development in a municipally-approved comprehensive land use plan, local waterfront revitalization plan and/or brownfield opportunity area plan;
- To protect, preserve and enhance the state’s resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archaeological resources;
- To foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, diversity and affordability of housing in proximity to places of employment recreation and commercial development and the integration of all income and age groups;
- To provide mobility through transportation choices including improved public transportation and reduced automobile dependency;
- To coordinate between state and local government and intermunicipal and regional planning;
- To participate in community-based planning and collaboration;
- To ensure predictability in building and land use codes; and
- To promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations, by among other means encouraging broad-based public involvement in developing and implementing a community plan and ensuring the governance structure is adequate to sustain its implementation.10

Most state agencies and authorities, including the Dormitory Authority, are subject to SSGPIPA when they consider whether to undertake, approve, support or finance the construction or reconstruction of new or expanded public infrastructure. To the extent practicable, projects must align with the 10 smart growth criteria. If the project does not meet the relevant criteria or “compliance is considered to be impracticable”, a statement of justification of such noncompliance should be prepared by the state agency or authority.

Future No-Build Condition

Known development projects include those likely to be completed by the Build Year and developments under construction as well as those that can reasonably be anticipated. As discussed in Chapter 1, “Project Description,” planned future projects expected to be completed by 2018 include three capital infrastructure improvements on the SBUMC campus, the replacement of electric feeder cables, the replacement of boilers at the Central Utility Plant, and the East Plant Chillers Project. The three other No-Build projects, also affiliated with the University, are the Campus Hotel project, the ABSL-3 Laboratory project, and the HSC and LIHTI Parking Lot Expansions and Improvements project described above under Future No-Build Condition in Chapter 1, “Project Description.” The Campus Hotel project, currently under construction, will result in a 5-story, 135-room Hilton Garden Inn with 161 parking spaces on the SBU main campus, south of Entrance Drive and west of Nicolls Road. The ABSL-3 laboratory project entails construction of a small, approximately 9,000-gsf research facility, primarily situated below-grade with a maximum height of approximately 16 feet above grade. The Biosafety Laboratory building will be located northwest of the HSC complex, adjacent to the Basic Science Tower. The HSC and LIHTI Parking project entails the minor expansion of and improvement to existing parking areas proximate to the HSC and LIHTI and will result in self-contained parking for both buildings and controlled access to the LIHTI parking lot. This No-Build project is located at the north end of the Project Site, north of the Development Parcel.

These No-Build projects will occur entirely within the SBU Main Campus or the SBUMC campus and significant adverse land use impacts were not identified during their respective environmental review processes. These projects will be compatible with and supportive of existing adjacent institutional uses and will not introduce new land use patterns or zoning trends. These No-Build projects did not require a change in zoning, and they are generally consistent with existing public policy doctrines discussed above.

Future Build Condition

Land Use

The Proposed Project includes the development of institutional campus-related uses and these types of uses are already well established as part of the existing context. As such, the Proposed Project would not modify the existing land use found within the Project Site or the

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primary and secondary study areas. The Proposed Project would introduce three new medical facilities — a medical research building, a patient bed tower, and a medical office building — as well as new parking facilities and related roadway improvements to the primary study area, which is composed almost entirely of the institutional uses of the SBUMC campus.

While the Proposed Project would introduce new development and result in a more intensive use of the Development Parcel, the land use — institutional use — would continue to be the same and would remain compatible with the existing uses in the primary study area. The principal land use impact of the Proposed Project would be the removal of approximately 10 acres of upland forest in four locations of the Development Parcel (as discussed in Chapter 9, “Natural Resources”) and the construction of approximately 1,172,700 gross square feet of new development to be housed in three new buildings and a new parking garage; two new surface parking lots and the expansion of an existing parking lot; new internal roadways; and related roadway and streetscape improvements. In total, development of the Proposed Project would be expected to affect approximately 14 acres of the SBUMC campus.

Existing land use conditions would not substantively change as a result of the Proposed Project because the proposed functions and buildings, which are integral to the mission of SBUMC, essentially would be continuation of the activities on the Project Site. Therefore, the Proposed Project would be consistent with the prevailing land use patterns of the immediately surrounding area.

Since the Proposed Project location is within the Medical Center campus, which is bounded by Nicolls Road and Health Sciences Drive, it would also be separated from other uses and would not conflict with any adjoining areas. Moreover, the nearest non-institutional uses are a considerable distance from the Development Parcel and Project Site (see Figure 2-2). Such non-institutional uses are further buffered by open space, streets and landscaped areas; therefore adequately separated from the Development Parcel. Upon completion of the Proposed Project, the Development Parcel would be landscaped and replanted to maintain this separation. In particular, it is expected that the existing 150-foot-wide vegetated woodland buffer that SBU maintains along Nicolls Road would be preserved in the Future Build Condition.

As the proposed development would be consistent with existing campus land use, adverse land use impacts would not occur in the Future Build Condition. The Proposed Project would strengthen existing use patterns rather than introduce new trends. The renovation of existing buildings also would serve to strengthen existing land use trends. It is concluded that the Proposed Project would be entirely consistent with the prevailing land use patterns of the study areas and compatible with current land uses, and thus would not result in significant adverse land use impacts.

Zoning

The B-1 Residence zoning district permits colleges and universities by special permit from the Town of Brookhaven Planning Board. Per Section 375(3) of the New York State Education Law, however, facilities constructed for state university purposes are not subject to
local regulation, including zoning. The proposed facilities would be built on University land for University Hospital use and University-related medical research. Thus the Proposed Project is not subject to local zoning and would not be required to conform to the Town of Brookhaven’s zoning ordinance.

Although the University is exempt from local zoning regulations, the Proposed Project would not require a change in zoning designations or variances. The Proposed Project would be consistent with existing uses on the Project Site and compatible with adjacent uses, and would not conflict with the residential or general business zoning districts that are mapped within the primary and secondary study areas. Therefore, the Proposed Project would not have a significant adverse impact upon zoning in and around the SBU campus.

Public Policy

The Proposed Project would avoid the unique geological features and steep slopes of the SBU campus and would therefore be generally compatible with the 1996 Town of Brookhaven Comprehensive Land Use Plan. As discussed in Chapter 9, “Natural Resources,” the Proposed Project would not adversely impact groundwater and thus also would not conflict with the Long Island Comprehensive Special Groundwater Protection Area Plan.

The Proposed Project would increase the density of development on the Project Site, taking advantage of available land that is currently underutilized. As such, it would generally support the smart growth principles and recommendations of the Suffolk County Smart Growth Committee Report. The Proposed Project also would not conflict with The Nassau-Suffolk Regional Comprehensive Plan.

Portions of the Project Site and Development Parcel are included in the Stony Brook Environmental Conservancy’s proposed Greenbelt alignment, presenting a potential conflict. However, a substantial amount of undeveloped land would remain available on the Project Site in the Future Build Condition (i.e., a 150-foot vegetated buffer along the Nicolls Road and the western boundary of the Project Site). Therefore, it is expected that a sufficient amount of woodland area would be available to potentially accommodate the proposed Greenbelt trail.

New York State Smart Growth Public Infrastructure Policy Act. The Proposed Project would be consistent with the State Smart Growth Infrastructure Policy Act (“SSGPIPA”) of 2010 and would generally support the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the ten criteria of the SSGPIPA is detailed below.

To advance projects for the use, maintenance or improvement of existing infrastructure. The Proposed Project would result in development that would utilize existing transportation, water, sewer, and energy infrastructure, including SBU’s cogeneration facility. Additionally, the Proposed Project would improve existing infrastructure such as an existing parking lot and existing roadways. Finally, the Proposed Project would result in the development of a new parking garage. Therefore, the Proposed Project would be generally supportive of this criterion.
To advance projects located in municipal centers. The Dormitory Authority interprets the term “municipal centers” to include existing, developed institutional campuses such as universities, colleges and hospitals. As the SBUMC campus is an existing, developed institutional campus (see Project Location and Site Details in Chapter 1, “Project Description”), the Proposed Project would be supportive of this criterion.

To advance projects in developed areas or areas designated for concentrated infill development in a municipally-approved comprehensive land use plan, local waterfront revitalization plan and/or brownfield opportunity area plan. As the SBUMC campus is an existing, developed area (see Project Location and Site Details in Chapter 1, “Project Description”), the Proposed Project would be supportive of this criterion.

To protect, preserve, and enhance the State’s resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archeological resources. The potential effects of the Proposed Project on natural resources, air quality, open space and historic and archeological resources are analyzed in Chapter 9, “Natural Resources;” Chapter 14, “Air Quality;” Chapter 5, “Open Space and Recreational Facilities;” Chapter 7, “Design and Visual Resources;” and Chapter 6, Historic and Archaeological Resources, respectively. These assessments find that the Proposed Project would not have any significant adverse impacts on these technical areas. Therefore, the Proposed Project would be supportive of this criterion.

To foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development, and the integration of all income and age groups. The Proposed Project would foster compact development by constructing facilities on underutilized land within an existing hospital campus. The Proposed Project would enhance the beauty of public spaces on the SBUMC campus through improvements to pedestrian amenities and open space (see Chapter 5, “Open Space and Recreational Facilities”). Therefore, the Proposed Project would be partially supportive of this criterion.

To provide mobility through transportation choices including improved public transportation and reduced automobile dependency. The Proposed Project would include recommendations for the development of a Travel Demand Management (“TDM”) program in order to reduce the amount of single-occupancy vehicles (“SOVs”) traveling to the SBUMC campus each day. The program would provide encouragement, incentives and support for commuters to use alternative modes of transportation (such as ridesharing, public transit, cycling, and telecommuting), alternative work schedules, and other efficient transportation options (see Chapter 13, “Traffic and Transportation”). Therefore, the Proposed Project would be supportive of this criterion.
To coordinate between state and local government and inter-municipal and regional planning. The planning for, and approval of, the Proposed Project would require coordination between State, regional and local agencies. DASNY, as SEQR lead agency, has included as involved or interested agencies in the SEQR review numerous State, regional and local agencies, including the State University Construction Fund, New York State Department of Health, New York State Department of Transportation (Region 10), New York State Department of Environmental Conservation (Region 1), New York State Office of Parks, Recreation and Historic Preservation, Town of Brookhaven, Suffolk County Executive, Suffolk County Department of Public Works, Suffolk County Department of Planning, Suffolk County Water Authority, and Long Island Regional Planning Council. Therefore, the Proposed Project would be supportive of this criterion.

To participate in community-based planning and collaboration. The Proposed Project would avoid the unique geological features and steep slopes of the SBU campus identified in the 1996 Town of Brookhaven Comprehensive Land Use Plan and would, therefore, be generally compatible with the plan. The RDEIS for the Proposed Project is subject to public review in accordance with SEQR, including a public scoping meeting; circulation of the RDEIS to involved agencies and interested parties, including the public; and a public hearing and comment period for obtaining public comments on the RDEIS. Therefore, the Proposed Project would be generally supportive of this criterion.

To ensure predictability in building and land use codes. This criterion is not applicable to the Proposed Project.

To promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations, by among other means encouraging broad based public involvement in developing and implementing a community plan and ensuring the governance structure is adequate to sustain its implementation. The Proposed Project would incorporate numerous environmental sustainability measures that would promote this criterion. It is expected that the proposed new facilities would be designed consistent with LEED® “Silver” requirements, and that the Proposed Project would incorporate “green” technologies for the proposed renovations when applicable. As described under Greenhouse Gas Emissions in Chapter 14, “Air Quality,” in 2009 SBUH signed a Memorandum of Understanding (“MOU”) with the USEPA, pledging to become an environmental steward by implementing numerous green measures to reduce the Hospital’s carbon footprint and improve the environment. Therefore, the Proposed Project would be supportive of this criterion.

A DASNY Smart Growth Assessment Form is included as Appendix B.

Conclusion

The construction and operation of the Proposed Project would be compatible with surrounding land uses as well as permitted uses, and would be complementary to the developed character of the SBUMC campus. Thus the Proposed Project would not result in significant
adverse impacts to land use in the primary or secondary study areas. The Proposed Project would develop state-of-the-art medical research facilities, outpatient facilities and beds for a public university hospital, and no change in zoning or public policy would be necessary to construct the buildings and parking facilities. In general, the Proposed Project would be compatible with existing public policy, including the State Smart Growth Public Infrastructure Policy Act. For these reasons, the Proposed Project would not impose significant adverse impacts with respect to land use, zoning or public policy.