

Chapter 5: Standards and Guidelines for Land Use

| CLUP Amendment Section | Title | New Proposal? | Parking Lot Item? | ECL Amendment Proposed? | AC Resolution | Commission action | Comments |
|-------------------------------|--|----------------------|--------------------------|--------------------------------|----------------------|--------------------------|-----------------|
| 5.1 | Central Pine Barrens overall area | | | | | | |
| 5.3.1 | Applicability and other policies | | X | | | | |
| 5.3.2 | State Environmental Quality Review Act (SEQRA) | | X | | X | | |
| 5.3.3 | Intent and Compatible Growth Area standards | | | | | | |
| 5.3.3.1 | Sanitary waste, nitrate-nitrogen and other chemicals of concern | | | | | | |
| 5.3.3.1.1 | Suffolk County Sanitary Code Article 6 compliance | | | | | | |
| 5.3.3.1.2 | Sewage treatment plant discharge | | X | | X | | |
| 5.3.3.1.3 | Suffolk County Sanitary Code Articles 7 and 12 compliance | | | | | | |
| 5.3.3.1.4 | Commercial and industrial compliance with the Suffolk County Sanitary Code | | | | | | |
| 5.3.3.1.5 | Nitrate-nitrogen | | X | | X | | |
| 5.3.3.2 | Reserved | | | | | | |

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| 5.3.3.2.1 | Suffolk County Sanitary Code Articles 7 and 12 | | | | | | |
| 5.3.3.3 | Wellhead and groundwater protection | | X | | X | | |
| 5.3.3.3.1 | Significant discharges and public supply well locations | | X | | | | |
| 5.3.3.3.2 | Private well protection | | X | | X | | |
| 5.3.3.4 | Wetlands, surface waters and stormwater runoff | | X | | X | | |
| 5.3.3.4.1 | Nondisturbance buffers | | X | | X | | |
| 5.3.3.4.2 | Wild, Scenic and Recreational Rivers Act compliance | | | | | | |
| 5.3.3.4.3 | Stormwater recharge | | | | | | |
| 5.3.3.4.4 | Reduction of Impervious Surfaces | X | X | | X | | |
| 5.3.3.4.5 | Natural recharge, drainage, and ponds | | X | | X | | |
| 5.3.3.4.6 | Soil erosion and stormwater runoff control during construction | | X | | X | | |

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| 5.3.3.5 | Development in the Compatible Growth Area that requires Pine Barrens Credit redemptions | X | X | | X | | |
| 5.3.3.5.1 | Pine Barrens Credit Redemption Requirement | X | | | | | |
| 5.3.3.6 | Coordinated design for open space, habitat and soil protection | | X | | X | | |
| 5.3.3.6.1 | Vegetation clearance limits | | | | | | |
| 5.3.3.6.1.1 | Non-contiguous parcels | X | | | | | |
| 5.3.3.6.1.2 | Split zoned | X | | | | | |
| 5.3.3.6.1.3 | Residential Overlay Districts (RODs) | X | X | | X | | |
| 5.3.3.6.1.4 | Environmental Restoration | X | | | | | |
| 5.3.3.6.1.5 | Relief from clearing | X | X | | X | | |
| 5.3.3.6.1.6 | Core/CGA split project site | X | X | | X | | |
| 5.3.3.6.1.7 | Existing clearing | X | X | | X | | Refer to legal counsel |

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| 5.3.3.6.2 | Open space standard | X | X | | X | | |
| 5.3.3.6.3 | Unfragmented open space and habitat | | X | | X | | |
| 5.3.3.6.4 | Fertilizer-dependent vegetation limit | | | | | | |
| 5.3.3.6.5 | Native plantings | | | | X | | |
| 5.3.3.6.6 | Receiving entity and protection for open space areas | | X | | X | | Refer to legal counsel |
| 5.3.3.6.7 | Buffer delineations, covenants and conservation easements | | | | | | |
| 5.3.3.6.8 | Invasive plant species mitigation | X | X | | X | | |
| Figure 5-1 | Clearance and Open Space Standards | | X | | X | | |
| 5.3.3.7 | Protection and conservation of species and communities | | | | | | |
| 5.3.3.7.1 | Special species and ecological communities | | | | | | |
| 5.3.3.7.2 | Bird conservation and protection | X | X | | | | |

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| 5.3.3.8 | Soils and Topography | | | | | | |
| 5.3.3.8.1 | Slopes, clearing and stabilization | | X | | X | | |
| 5.3.3.8.5 | Placement of Roadways | | X | | X | | |
| 5.3.3.9 | Dark sky compliance. | X | | | | | |
| 5.3.3.9.1 | Light pollution prevention | X | | | | | |
| 5.3.3.10 | Reserved | | | | | | |
| 5.3.3.11 | Scenic, historic and cultural resources | | | | | | |
| 5.3.3.11.1 | Tall structures and scenic resources | X | | | | | |
| 5.3.3.11.2 | Scenic, cultural and historic resource protection | | X | | X | | |
| 5.3.3.11.3 | Preservation and enhancement of roadside character | | | | | | |
| 5.3.3.12 | Traffic management and air quality | X | | | | | |

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| 5.3.3.12.1 | Traffic management and mitigation | X | X | | X | | |
| 5.3.3.13 | Wildfire hazard | X | | | | | |
| 5.3.3.13.1 | Access | X | | | | | |
| 5.3.3.13.2 | Water Supply | X | | | | | |
| 5.3.3.13.3 | Fire Protection | X | | | | | |
| 5.3.3.13.4 | Defensible Space | X | | | | | |

General comments on Chapter 5 from the Summary of CLUP Parking Lot Items:

It is incumbent on an applicant to demonstrate compliance with Standards prior to a determination by the Commission.

Within each Standard:

- a. First reference compliance with other applicable regulations and requirements*
- b. Provide rationale where CLUP standards are more restrictive than other agency requirements.*

Concern was expressed regarding timing of approval and that applicant will not be able to move forward if this standard is adopted.

Opinions were expressed that the Commission approval should be conditioned so that an applicant would be enabled to proceed and obtain permits from other agencies.

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The ACT adopted a resolution on the general comments on the chapter.

Notes:

- The term “Parking Lot” refers to those proposed CLUP amendments for which consensus was not achieved and/or for which questions or issues were raised during the four technical worksessions conducted in conjunction with the Commission member technical and professional staffs from the Fall of 2010 through the Fall of 2011.
- References:
 - Proposed CLUP amendments dated 9/12/10
 - Summary of CLUP Parking Lot Items dated 2/6/12
- The table contains the following:
 - Proposed amendments for which there were no “Parking Lot” issues (no “X” is indicated in any column)
 - Proposed amendments with “Parking Lot” issues (denoted with an ‘X’ in the “Parking Lot Item” column)
 - Issues which were not covered by the proposed CLUP amendments but were raised for the first time during the technical and professional worksession. These were placed on the “Parking Lot” (denoted with an ‘X’ in the “New Proposal” column)
 - “AC Resolution” indicates the Advisory Committee voted to adopt a resolution pertaining to the particular section, or a portion thereof.
- Items omitted from the table are the 1995 CLUP sections for which no amendments were proposed and for which there were no “Parking Lot” items.