

5. Standards and Guidelines for Land Use

5.1 Central Pine Barrens overall area

The following sets forth the standards and guidelines for land use within the Central Pine Barrens.

Standards are to be implemented, and are enforceable, by municipalities, municipal agencies and the Commission, or any other agency with enforcement powers within the Central Pine Barrens. Discretionary decisions regarding standards are to be made by the Commission, under the provisions set forth in Volume I, Chapter 4 of this Plan. These standards are in addition to all other regulatory requirements and do not exempt any entity from complying with applicable federal, state, county, or local laws.

Guidelines are to be utilized by municipalities and municipal agencies with discretionary decisions determined at the municipal level, unless a project is before the Commission due to its location within a Critical Resource Area, because it is a Development of Regional Significance or because there was an assertion of jurisdiction as described in Volume I, Chapter 4 of this Plan.

The municipalities may adopt standards and guidelines which are more restrictive than those contained in this Plan.

Pre-existing structures or uses that comply with existing laws, including legal non-conforming uses, may be continued in accordance with their current approved use(s).

5.2 Core Preservation Area

The Core Preservation Area is to be preserved by a strategy of government land acquisition, the transfer of development rights, conservation easements, gifts, land swaps, and donations. Development in the Core Preservation Area shall be prohibited or redirected, and hardship exemptions granted by this Commission as provided for in the Act.

Allowable uses within the Core Preservation Area shall be limited to those operations or uses which do not constitute development, or hardship exemptions granted by this Commission pursuant to the Act.

Any existing, expanded, or new activity involving agriculture or horticulture in the Core Preservation Area is an allowable use if it does not involve material alteration of native

vegetation. The erection of agricultural buildings, including but not limited to barns, greenhouses and farm stands, required for the production of plants or animals as reflected under ECL Section 57-0107(14), shall constitute an allowable use. If such activity does involve material alteration of native vegetation, the use will require a hardship exemption from the Commission.

5.3 Compatible Growth Area

5.3.1 Applicability and other policies

The Central Pine Barrens Joint Planning and Policy Commission adopts the following standards and guidelines for development in the Compatible Growth Area in accordance with applicable state law.

These standards shall be incorporated into local land use and development review procedures, ordinances and laws by the local municipalities. The Commission shall also apply these standards to those projects that it directly reviews within the Compatible Growth Area.

These guidelines shall be incorporated into land use and development procedures, and utilized by municipalities and municipal agencies on a discretionary basis.

All standards and guidelines for land use in this section are based on the best available scientific evidence and municipal laws and practices.

Agriculture or horticulture in the Compatible Growth Area is encouraged to comply with best management practices. Best management practices are, for purposes of this Plan, the same practices stated in the document entitled *Agricultural Management Practices Catalogue for Nonpoint Source Pollution Prevention and Water Quality Protection in New York State*, prepared by the New York State Nonpoint Source Management Practices Task Force, New York State Department of Environmental Conservation, 2007.

5.3.2 State Environmental Quality Review Act (SEQRA)

A generic environmental impact statement (GEIS) has been completed for the Plan, including the standards and guidelines for land use set forth in this section.

A supplemental environmental impact statement may be required for individual development projects by the appropriate town or other governmental agency, if a significant environmental

effect is identified that is outside the scope of the standards and guidelines set forth in this chapter. If a potentially significant environmental effect is not identified, a Supplemental Environmental Impact Statement or an Environmental Impact Statement should not be required. The scope of the supplemental EIS should be limited to subjects that are not addressed by the standards or guidelines or the GEIS.

5.3.3 Intent and Compatible Growth Area standards

The Commission recognizes the need for balanced growth and development consistent with the water resource protection and habitat preservation goals provided for in the Act.

Development projects in the Compatible Growth Area are required to meet all of the standards in this chapter unless a permit has been issued under the provisions of Volume I, Chapter 4 of this Plan.

Where standards contained in the Plan differ from state, county, local law or regulation, the stricter standard(s) shall apply.

5.3.3.1 Sanitary waste, nitrate-nitrogen and other chemicals of concern

Nitrate-nitrogen, a contaminant that emanates from numerous types of land uses, is a recognized indicator of groundwater quality. The Suffolk County Department of Health Services abides by the New York State nitrate-nitrogen standard for drinking water. In addition to the specific standards for nitrate-nitrogen, other contaminants of concern may be relevant in specific applications or in specific areas.

Standards

5.3.3.1.1 Suffolk County Sanitary Code Article 6 compliance

All development proposals subject to Article 6 of the Suffolk County Sanitary Code (“Realty Subdivisions, Developments and Other Construction Projects”) shall meet all applicable requirements of the Suffolk County Department of Health Services. Projects which require variances from the provisions of Article 6 shall meet all requirements of the Suffolk County Department of Health Service's Board of Review in order to be deemed to have met the requirements of this standard.

5.3.3.1.2 Sewage treatment plant discharge

Where deemed practical by the County or State, sewage treatment plant discharge shall be outside and downgradient of the Central Pine Barrens. Treatment systems that are approved by the New York State Department of Environmental Conservation or the Suffolk County Department of Health Services may be used in lieu of a sewage treatment plant.

5.3.3.1.3 Suffolk County Sanitary Code Articles 7 and 12 compliance

All projects must comply with the provisions of Articles 7 and 12 of the Suffolk County Sanitary Code, including any provisions for variances or waivers if needed, and all applicable state laws and regulations in order to ensure that all necessary water resource and wastewater management infrastructure shall be in place prior to, or as part of, the commencement of construction.

5.3.3.1.4 Commercial and industrial compliance with the Suffolk County Sanitary Code

All commercial and industrial development applications shall comply with the provisions of the Suffolk County Sanitary Code as applied by the Suffolk County Department of Health Services, and all other applicable federal, state or local laws. Development projects which require variances from the provisions of the Suffolk County Sanitary Code shall meet all requirements of the Department of Health Service's Board of Review in order to be deemed to have met the requirements of this standard.

Guideline

5.3.3.1.5 Nitrate-nitrogen

A more protective goal of two and one half (2.5) ppm shall be achieved for new development projects through an average residential density of one (1) unit per two (2) acres (or its non-residential equivalent), through clustering or through other mechanisms to protect surface water quality for projects in the vicinity of ponds and wetlands.

For purposes of this section, in the vicinity of ponds and wetlands means that the project site contains areas subject to review by the state or a local municipality under their respective tidal or freshwater wetland, or both, regulations or other provision regulating activities in a surface or tidal wetland.

5.3.3.2 Reserved

5.3.3.3 Wellhead and groundwater protection

The New York State Department of Health requires minimum separation distances for public water supply wells from contaminant sources pursuant to Appendix 5D of 10 NYCRR Part 5, Subpart 5-1 Public Water Supply Systems in order to protect these public water supplies from contamination. Although this may have been considered adequate to prevent the rapid drawdown of bacterial contamination or its entry into groundwater through poorly constructed wells, it does not necessarily ensure an adequate level of protection against the suite of organic and inorganic pollutants that may threaten community water supplies.

Standard

5.3.3.3.1 Significant discharges and public supply well locations

The location of public supply wells shall be considered in all applications involving significant discharges to groundwater, as required under the New York State Environmental Conservation Law Article 17.

Guideline

5.3.3.3.2 Private well protection

The Suffolk County Department of Health Services' guidelines for private wells should be used for wellhead protection.

5.3.3.4 Wetlands and surface waters

Freshwater wetlands that exist within the Central Pine Barrens are considered to be an important natural resource, providing flood and erosion control, the filtering of contaminants and sediments from stormwater runoff, and habitat for plants and wildlife.

Tidal wetlands existing within the marine environment bordering portions of the Central Pine Barrens are equally valuable natural resources. These wetlands support the reproduction of finfish and shellfish, provide habitat for waterfowl and species which are designated as rare, endangered, threatened or special concern, and contribute a scenic quality that supports recreational economies.

Surface waters, including freshwater ponds, lakes, streams, rivers, and creeks, occur throughout the Central Pine Barrens. These are considered to be resources of significant value in economic, aesthetic and ecological terms. Their protection is judged to be vital to the dynamics of the pine barrens.

Standards

5.3.3.4.1

Nondisturbance buffers

Development proposals for sites containing or abutting freshwater or tidal wetlands or surface waters must be separated by a nondisturbance buffer area that is no less than that required by the New York State Tidal Wetland, Freshwater Wetland, or Wild, Scenic and Recreational Rivers Act or local ordinance. The Commission reserves the right to require a stricter and larger nondisturbance buffer for development projects not subject to municipal review. Distances shall be measured horizontally from the wetland edge as mapped by the New York State Department of Environmental Conservation, field delineation or local ordinance. Projects which require variances or exceptions from these state laws, local ordinances and associated regulations, shall meet all requirements imposed in a permit by the New York State Department of Environmental Conservation or a municipality in order to be deemed to have met the requirements of this standard.

5.3.3.4.2

Buffer delineations, covenants and conservation easements

Buffer areas shall be delineated on the site plan, and covenants and/or conservation easements, pursuant to the New York State Environmental Conservation Law and local ordinances, shall be imposed to protect these areas as deemed necessary.

5.3.3.4.3

Wild, Scenic and Recreational Rivers Act compliance

Development shall conform to the provisions of the New York State Wild, Scenic and Recreational Rivers Act, where applicable. Projects which require variances or exceptions under the New York State Wild, Scenic and Recreational Rivers Act shall meet all requirements imposed by the New York State Department of Environmental Conservation in order to be deemed to have met the requirements of this standard.

Guideline

5.3.3.4.4

Additional nondisturbance buffers

Stricter nondisturbance buffer areas may be established for wetlands as appropriate.

5.3.3.5 Stormwater runoff

Development of lands within the pine barrens inevitably results in an increase of runoff water following precipitation. Runoff water originating from the roofs of buildings and from driveways is usually discharged directly to subsurface dry wells situated on the building lot. However, the great volume of runoff water originating from paved streets and roads is usually discharged by pipes into large open recharge basins or sumps. These basins may cover several acres and require the removal of considerable native vegetation to the detriment of the site's ecology and aesthetics.

Standards

- 5.3.3.5.1 **Stormwater recharge**
Development projects must provide that all stormwater runoff originating from development on the property is recharged on site unless surplus capacity exists in an off site drainage system.
- 5.3.3.5.2 **Natural recharge and drainage**
Natural recharge areas and/or drainage system designs that cause minimal disturbance of native vegetation should be employed, where practical, in lieu of recharge basins or ponds that would require removal of significant areas of native vegetation.
- 5.3.3.5.3 **Ponds**
Ponds should only be created if they are to accommodate stormwater runoff, not solely for aesthetic purposes.
- 5.3.3.5.4 **Natural topography in lieu of recharge basins**
The use of natural swales and depressions should be permitted and encouraged instead of excavated recharge basins, whenever feasible.
- 5.3.3.5.5 **Soil erosion and stormwater runoff control during construction**
During construction, the standards and guidelines promulgated by the New York State Department of Environmental Conservation pursuant to state law, which are designed to prevent soil erosion and control stormwater runoff, should be adhered to.

5.3.3.6 Coordinated design for open space, habitat and soil protection

Comprehensive, coordinated planning and design of development proposals within the pine barrens is essential to ensure maximum preservation of open space and habitat linkages. Development projects must be designed with full consideration of existing development and known future plans for the adjacent parcels. otherwise, inefficient road patterns may require unnecessary clearing and lot layout that may hinder or entirely prevent the preservation of large, unbroken blocks of open space.

Conservation design principles must be used when creating development project plans to ensure that the most valuable natural features and functions of a project site are retained and set aside as open space. All development projects are required to meet the open space and clearing requirements specified in Figure 5-1.

Open space is defined as any undeveloped and unimproved, publicly or privately-owned open area, which can be comprised of either land or water, that remains in its natural state and may include agricultural areas that are permanently preserved and will not be developed. Open space is intended to be available, where applicable, for low-intensity recreational activities which have nominal environmental impact and have no effect on the environmental integrity of the open space, including hiking, hunting, nature study, bird watching and orienteering. In no case does open space mean active recreational facilities such as golf courses, amusement parks and ballfields. Proper management of these areas, including assignment of responsibility for such management, is essential in order to protect open spaces from illegal dumping, clearing, motor vehicle trespass and other abuses.

Buffer areas are defined, for the purposes of this section, as areas incorporated into a development project site design for purposes including, but not limited to, conservation area compliance, habitat preservation, open space protection, separation between wetlands and development, visual consideration, or mitigation of environmental impacts. These buffer areas must be properly managed and protected to prevent damage and deterioration.

Clearing is defined as the removal, cutting or material alteration of any portion of the natural vegetation found on a development project site exclusive of any vegetation associated with active agricultural or horticultural activity or formalized landscape and turf areas.

Excessive clearing of natural vegetation can result in severe soil erosion, excessive stormwater runoff, and the destruction or reduction of pine barrens plant and wildlife habitat, and shall be minimized on development project sites through the provisions of this section. Revegetation of a development project site to meet open space requirements may be accomplished through the self-heal restoration process instead of planting horticulturally

derived native plants from off-site sources depending on site conditions.

Further, the Long Island Comprehensive Waste Treatment Management Plan (the "208 Study"; Long Island Regional Planning Board, Hauppauge, NY, (1978)) indicated that fertilizers are a significant source of nitrogen and phosphorous contamination to ground and surface waters. Due to their low fertility, soils common to the pine barrens (e.g., Carver, Haven, Plymouth and Riverhead) require both irrigation and fertilizer application for establishment and maintenance of turf and nonnative vegetation. As native pine barrens vegetation is replaced with turf through development, increased contamination and a general change in the ecosystem may be expected.

Standards

5.3.3.6.1

Vegetation clearance limits

The clearance of natural vegetation shall be strictly limited. Site plans, surveys and subdivision maps shall delineate the existing naturally vegetated areas and calculate those portions of the site that are already cleared due to previous activities.

Areas of the site proposed to be cleared combined with previously cleared areas shall not exceed the percentages in Figure 5-1. These percentages shall be taken over the total site and shall include, but not be limited to, roads, building sites, drainage structures and landbanked parking. The clearance standard that would be applied to a development project site if developed under the existing residential zoning category may be applied if the proposal involves multi-family units, attached housing, clustering or modified lot designs. Site plans, surveys and subdivision maps shall be delineated with a clearing limit line and calculations for clearing to demonstrate compliance with this standard.

To the extent that a portion of a development project site includes Core property, and for the purpose of calculating the clearance limits, the site shall be construed to be the combined Core and CGA portions. However, the Core portion may not be cleared except in accordance with Section 5.2 of the Plan.

5.3.3.6.1.1

Development project sites which consist of non-contiguous parcels shall be treated as if the parcels were contiguous for purposes of determining conformance.

5.3.3.6.1.2

Development project sites which consist of parcel(s) that are split among two or more zoning categories shall have a total clearing allowance for the entire site which is the sum of the individual clearances for each separately zoned portion

of the site.

- 5.3.3.6.1.3 Development project sites in Residential Overlay Districts that include the redemption of Pine Barrens Credits shall apply Figure 5-1 based on the resulting average lot size after the redemption of Credits, rather than the base zoning lot size. To determine the amount of clearing allowed, interpolate the maximum site clearance percentage using Figure 5-1, as long as the requirements of the Town Code and of Section 6.4 of the Plan are met.
- 5.3.3.6.1.4 Land cleared for purposes of conducting environmental restoration pursuant to ECL 57-0107(13)(c), shall be considered “natural vegetation,” and shall not be considered “cleared” or “previously cleared” land in determining conformance.
- 5.3.3.6.1.5 Persons seeking relief from clearing requirements on development project sites must file a CGA hardship application.
- 5.3.3.6.1.6 For a project site which is split between the Core Preservation Area and the Compatible Growth Area, and within which Pine Barrens Credits have been issued for the Core Preservation Area portion, only the Compatible Growth Area acreage shall be used to determine the amount of clearing allowed according to Figure 5-1.

Figure 5-1: Clearance and Open Space Standards

This table shows total overall development project site clearance and requirement for open space including lots, roads, drainage and other improvements.

Zoning lot size (see Notes at end of table)(*)	Maximum overall development project site clearance (**) 90 %	Minimum open space requirement (**) 10 %
10,000 square feet residential (1/4 acre)		
15,000 square feet residential (1/3 acre)	70 %	30 %
20,000 square feet residential (1/2 acre)	60 %	40 %
30,000 square feet residential (2/3 acre)	58 %	42 %
40,000 square feet residential (1 acre)	53 %	47 %
60,000 square feet residential (1.5 acre)	46 %	54 %
80,000 square feet residential (2 acres)	35 %	65 %
120,000 square feet residential (3 acres)	30 %	70 %
160,000 through 200,000+ square feet residential (4 - 5+ acres)	25 %	75%
The total amount of disturbance of natural vegetation shall not exceed the clearance percentage, except on flagpole lots where the area of the pole shall be exempt from the total lot area and the total amount of clearing permitted.		
Other defined residential zoning lot size	Interpolate from entries above.	Interpolate from entries above.
All other zoning categories, including those categories without defined zoning lot sizes and parcels owned by the State or a public corporation	60 %	40 %

Notes:

(*) These entries are the minimum lot sizes required by zoning as of June 28, 1995 or the date the parcel is added to the Central Pine Barrens if later or the current zoning, whichever is more protective of the environment by minimizing clearing or maximizing open space, not the size of the subject parcels.

(**) In calculating the percentage of land cleared and the percentage of open space to be retained, the preserved areas in a development should preferably be existing native vegetation. These are maximum clearance and minimum open space standards, and more restrictive standards may be imposed during the review by the Commission, involved agency, or local municipality due to consideration of other standards, especially those addressing preservation of rare or endangered species, or unique flora or vegetation.

5.3.3.6.2 Open space standard requirement, unfragmented open space and habitat

Development project sites must meet at a minimum the percentages of open space specified in Figure 5-1 regardless of existing physical site conditions. Applicants must prioritize first the use of existing cleared areas for development on a project site prior to clearing areas of natural vegetation. Site plans, surveys - and subdivision maps must delineate the open space boundary lines and include the calculation of open space areas to demonstrate conformance with this standard. Applicants must identify the receiving entity to which dedicated open space will be transferred as required by Standard 5.3.3.6.5.

Conservation design promotes the creation of open space that permanently protects the significant natural and cultural resources and environmental features of a site by concentrating development into compact areas. This will be required for development projects and accomplished through the use of conservation design methods that include clustering, reduced density development design, or similar methods that achieve the requirements of this section.

In determining which areas of a development project site to set aside as open space, the order of priority, from highest to lowest, shall be as follows:

- Areas that include any species, habitats or significant attributes required to be protected under existing regulations. This includes, but is not limited to, wetlands; the habitats of endangered; threatened and special concern species; floodplains; archaeological sites and burial grounds and cemeteries.
- Areas that contain woodlands followed by other natural areas.
- Areas that contain woodlands and other natural areas adjacent to existing open space, that will connect open space areas into large contiguous, unbroken blocks of habitat. This should include consideration of existing and planned future development of adjacent properties.

Project sites that do not have sufficient existing natural areas to meet the open space requirement specified in Figure 5-1 due prior development or use, will be required to revegetate areas to satisfy this standard. This will include sites that do not meet the open space requirement due to pre-existing clearing or disturbance, formalized landscaped and turf areas and/or impervious surfaces.

A range of one or more restoration methods may be required that include, but are not limited to, the "Self-Heal" approach, active restoration with nursery stock, and/or transplantation activities. The "Self-Heal" approach should be the first approach used for restoration of areas to be set aside as open space, unless otherwise prevented by site conditions. The "Self-Heal" approach is preferable because it allows existing live seed banks, rhizomes, roots, etc. to naturally recolonize a disturbed area rather than using active restoration with nursery stock grown offsite. The transplanting of natural vegetation from areas proposed to be developed should also be considered and implemented where feasible.

The restoration of these areas will require the preparation of a restoration plan that will be subject to the review and approval of the approving agency. The plan will include at a minimum, a description of the restoration method, map of areas to be restored, site preparation work, schedule for implementation, monitoring and reporting requirements to guarantee a success rate of 85% after three to five years, and invasive species management, and reporting requirements. Since site conditions can vary, the approving agency may require other provisions in the restoration plan to ensure successful restoration of these areas to serve as open space. If the Self-Heal approach fails to successfully restore the areas, a restoration plan will need to be developed and approved by the reviewing agency that provides for active restoration with native species.

The restoration area once it has been successfully restored with native species must be protected as the open space area in accordance with Standard 5.3.3.6.5, Receiving entity and protection for open space areas.

5.3.3.6.3

Fertilizer-dependent vegetation limit

No more than 15% of an entire development project site shall be established in fertilizer-dependent vegetation including formalized turf areas. Generally, nonnative species require fertilization therefore, planting of such nonnative species shall be limited to the maximum extent practicable. Development designs shall be in conformance with Standard 5.3.3.6.4 Native plantings.

5.3.3.6.4

Native plantings

Development designs shall incorporate the species listed as “recommended” in Figure 5-2 “Planting Recommendations.” Landscaping and restoration plans shall strive to use Long Island native genotypes, unless the plants are not available. A more extensive list of acceptable and unacceptable plants is available from the Commission office.

Figure 5-2: Planting recommendations

(Native plants are more drought tolerant than nonnative species, are adapted to our local environment, maintain natural ecological diversity, perpetuate fast disappearing native genotypes, and comprise a form of habitat restoration.)

Scientific name (In alphabetic order)	Commonname
Recommended native plants	
<i>Andropogon gerardii</i>	Big bluestem
<i>Andropogon scoparius</i>	Little bluestem
<i>Betula lenta</i>	White Birch
<i>Betula populifolia</i>	Grey birch
<i>Celtis occidentalis</i>	Hackberry
<i>Dennstaedtia punctilobula</i>	Hay scented fern
<i>Epigaea repens</i>	Trailing arbutus
<i>Hamamelis virginiana</i>	Witchhazel
<i>Ilex glabra</i>	Inkberry
<i>Ilex opaca</i>	American holly
<i>Myrica pensylvanica</i>	Northern bayberry
<i>Parthenocissus quinquefolia</i>	Virginia creeper
<i>Pinus rigida</i>	Pitch pine
<i>Populus tremuloides</i>	Quaking aspen
<i>Prunus maritima</i>	Beachplum
<i>Prunus serotina</i>	Black cherry
<i>Pteridum aquilinum</i>	Bracken fern
<i>Quercus alba</i>	White oak
<i>Quercus coccinea</i>	Scarlet oak
<i>Quercus rubra</i>	Red oak
<i>Rosa virginiana</i>	Virginia rose
<i>Rubus allegheniensis</i>	Northern blackberry
<i>Salix discolor</i>	Pussy willow
<i>Sassafras albidum</i>	Sassafras
<i>Solidago</i> species	Goldenrod
<i>Spirea latifolia</i>	Spirea
<i>Vaccinium angustifolium</i>	Lowbush blueberry
<i>Vaccinium corymbosum</i>	Highbush blueberry

Continued ...

Invasive, nonnative plants specifically <u>not</u> recommended	
<i>Acer platinoides</i> <i>Acer pseudoplatanus</i> <i>Ampelopsis brevipedunculata</i> <i>Berberis thunbergii</i> <i>Celastrus orbiculatus</i> <i>Coronilla varia</i> <i>Eleagnus umbellata</i> <i>Lespedeza cuneata</i> <i>Ligustrum sinense</i> <i>Lonicera japonica</i> <i>Lonicera maackii</i> <i>Lonicera tartarica</i> <i>Lythrum salicaria</i> <i>Miscanthus sinensis</i> <i>Pinus nigra</i> <i>Polygonum cuspidatum</i> <i>Pueraria lobata</i> <i>Robina pseudoacacia</i> <i>Rosa multiflora</i> <i>Rosa rugosa</i> <i>Rudbeckia hirta</i>	Norway maple Sycamore maple Porcelain berry vine Japanese barberry Asiatic bittersweet Crown vetch Autumn olive Himalayan bushclover Chinese privet Japanese honeysuckle Amur honeysuckle Tartarian honeysuckle Purple loosestrife Eulalia Black pine Mexican bamboo Kudzu Black locust Multiflora rose Rugosa (salt spray) rose Black eyed susan

5.3.3.6.5 Receiving entity and protection for open space areas

The use, maintenance and management of open space shall be considered when protecting open space areas. The project applicant must specify the entity to which the open space will be dedicated. The protection of the open space shall be guaranteed by dedicating the open space to a government entity, private not for profit, land conservation management organization, homeowner's association or similar entity through the transfer of title or a permanent conservation easement or covenant recorded with the Suffolk County Clerk, or similar mechanism to ensure open space protection.

5.3.3.7 Protection and conservation of species and communities

The pine barrens ecosystem hosts several species of rare, endangered or threatened animals and plants, as well as species of special concern. The State of New York has identified such species and has enacted laws to protect their number and habitat. The New York State Natural Heritage Program has also identified unique natural communities and habitats of special concern.

The U.S. Fish and Wildlife Service estimates that bird strikes with buildings, windows and

other structures account for up to several million bird deaths per year. Bird collisions occur because birds perceive glass and reflections of vegetation, landscapes or sky to be real and they attempt to reach habitat, open spaces or other attractive features visible through either glass surfaces or free-standing glass. Many of these collisions are preventable with appropriate building design.

Standards

5.3.3.7.1 Special species and ecological communities

Where a significant impact is proposed upon a habitat essential to those species identified on the New York State maintained lists as rare, threatened, endangered or of special concern, or upon natural communities classified by the New York State Natural Heritage Program as G1, G2, G3 or S1, S2 or S3, or on any federally listed endangered or threatened species, appropriate mitigation measures as determined by the appropriate state, county or local government agency shall be taken to protect these species.

5.3.3.7.2 Bird conservation and protection

Development projects shall incorporate bird friendly structures, design and site planning elements to reduce bird strikes and mortality to the greatest extent feasible. Seek guidance provided in the American Bird Conservancy et al publication “Bird Friendly Building Design,” available from their website.

5.3.3.8 Soils

Disturbance of, and construction on, steep slopes within the pine barrens involves considerable removal of native vegetation resulting in excessive surface water runoff and severe soil erosion. Steeply sloped areas are also subject to more rapid spread of wildfire than flat ground.

Guidelines

5.3.3.8.1 Clearing envelopes

Clearing envelopes should be placed upon lots within a subdivision so as to maximize the placement of those envelopes on slopes less than ten percent (10%).

5.3.3.8.2 Stabilization and erosion control

Construction of structures on slopes greater than ten percent (10%) may be

approved if technical review shows that stabilization measures, erosion control practices and structures are implemented to mitigate negative environmental impacts and no alternative location exists on the project site.

5.3.3.8.3 **Slope analyses**

Project review is facilitated if submissions contain a slope analysis showing slopes in the ranges 0-10%, 11-15% and 15% and greater. In areas with steep slopes, slope analysis maps should be required. This can be satisfied with cross hatching or shading on the site plan for the appropriate areas.

5.3.3.8.4 **Erosion and sediment control plans**

Erosion and sediment control plans should be required in areas of fifteen percent (15%) or greater slopes.

5.3.3.8.5 **Placement of roadways**

Roads and driveways should be designed to minimize the traversing of slopes greater than ten percent (10%) and to minimize cuts and fills.

5.3.3.8.6 **Retaining walls and control structures**

Details of retaining walls and erosion control structures should be provided for roads and driveways which traverse slopes greater than ten percent (10%).

5.3.3.9 Dark sky compliance

Light pollution is caused by inefficient or unnecessary use of artificial light that may cause light trespass on properties, over illumination and glare that can cause discomfort to the eyes, light clutter and sky glow that diminishes the ability to view the night sky and may disrupt wildlife behavior. This standard applies to projects not subject to local municipal review.

Standard

5.3.3.9.1 **Light pollution prevention**

This standard applies only to projects which are not subject to local municipal review and approval. The candlepower distribution from lighting fixtures and installations shall be cut off at all angles beyond those required to restrict direct illumination to the specific area or surface being illuminated. Development shall utilize full cutoff lighting that directs all light downward and eliminates spill light and direct upward light. Fixtures must be noted on the proposed site plan as

dark-sky compliant fixtures. Existing exterior fixtures on a development project site shall be retrofitted accordingly.

5.3.3.10 Reserved

5.3.3.11 Scenic, historic and cultural resources

The Long Island Pine Barrens Protection Act specifies that the Plan shall consider and protect unique scenic, cultural or historic features. Volume 2 of the Plan includes an inventory of many of these resources, and separate inventories for these items exist in local, state, county, federal or private inventories.

The Commission's policy is to protect and enhance those landscape based features of a community which define it, provide for its distinction from neighboring communities, provide for natural areas among the communities which complement the protection of the pine barrens ecosystem, and contribute to a regional diversity, both natural and cultural. The standards and guidelines in this section will promote the protection of these features in the Central Pine Barrens.

Standard

5.3.3.11.1 Tall structures and scenic resources

This standard applies to projects not subject to local municipal review. A development project subject to this standard must not exceed the height definition for tall structures in Chapter 4, Section 4.3.11. This standard requires, in part, the adaptive use and reuse of existing tall structures rather than the construction and placement of new ones when and where feasible and appropriate.

Guidelines

5.3.3.11.2 Cultural resource consideration

Development proposals should account for, review, and provide protection measures for:

1. Established recreational and educational trails and trail corridors, including but not limited to those trail corridors inventoried elsewhere in this Plan.
2. Active recreation sites, including existing sites and those proposed as part of a development.
3. Scenic corridors, roads, vistas and viewpoints as documented in Volume 2 of

this Plan, and which are listed in Figure 5-3, which may be amended from time to time, in Volume I of this Plan and may be located in Critical Resource Areas, and along the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway.

4. Sites of historical or cultural significance, including historic districts, sites on the State or National Registers of Historic Places, and historic structures listed on the State or National Registers of Historic Places, recognized by local municipal law or statute.
5. Sensitive archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum.

5.3.3.11.3 Inclusion of cultural resources in applications

Development proposals should note established recreation and educational trails and trail corridors; active recreation sites; scenic corridors, roads, vistas and viewpoints located in Critical Resource Areas and undisturbed portions of the roadsides of the Long Island Expressway, Sunrise Highway, County Road 111 and William Floyd Parkway; sites on the State or National Register of Historic Places, and historic structures and landmarks recognized by municipal law or statute, or listed on the State or National Registers of Historic Places; and sensitive

archaeological areas as identified by the New York State Historic Preservation Office or the New York State Museum within a five hundred (500) foot radius of the outside perimeter of the project site, including any project parcels which are physically separate from the bulk of the proposed development area.

A development proposal may be disapproved or altered if the local municipality determines that the development proposal, in its current form, may have a significant negative impact on any of the above resources.

5.3.3.11.4 Protection of scenic and recreational resources

Protection measures for scenic and recreational resources should include, but not be limited to, retention of visually shielding natural buffers, replacement of degraded or removed natural visual buffers using native species, use of signs which are in keeping in both style and scale with the community character, and similar measures.

5.3.3.11.5 **Roadside design and management**

Undisturbed portions of the roadside should be maintained in a manner that protects the scenic features of these areas. Clearing (including that for aisles, driveways, access and parking) is not precluded within these roadside areas, provided that appropriate buffers are maintained, and that manmade structures meet standards consistent with the character of the area.

Figure 5-3: Scenic Roads and Areas in the Central Pine Barrens*

(Standards and guidelines shall apply only to the portion of these areas and roadways located in the Compatible Growth Area)

Scenic Roads in the Central Pine Barrens Area

- **Sunrise Highway (NYS 27)** from CR 51 intersection east to NYS 24 intersection.
- **Riverhead -Moriches Road (CR 51) and Center Drive** from CR 111 north to Riverhead County Center.
- **Riverhead -Moriches Road (CR 63)** from CR 51 north toward Riverhead
- **Riverhead-Westhampton Road (CR 31) and Riverhead-Quogue Road (CR 104)** from Suffolk Airport north to Riverhead
- **Flanders Road (NYS 24)** from approximately Cross River Drive (CR 105) east to Jackson Avenue
- **Yaphank hamlet and Yaphank-Middle Island Road (CR 21)** from Lower Lake north to Cathedral and Prosser Pines
- **William Floyd Parkway** from northerly edge of Brookhaven Laboratory to Route 25A
- **Rocky Point Road (CR 21)** from approximately Whiskey Road north to northern edge of state preserve
- **North Street and Mill Road** through Manorville hamlet
- **Schultz Road and Wading River-Manorville Road**

Scenic Areas in the Central Pine Barrens

- **NYS Rocky Point Natural Resource Management Area**
- **Prosser Pines County Nature Preserve**
- **Southaven County Park and Carmans River**
- **Brookhaven State Park**
- **Peconic River and associated Coastal Plain Ponds** from Middle Country Road (NYS 24) south to Schultz Road and east towards Connecticut Avenue
- **Swan Pond County Parkland**
- **Manorville-Riverhead Hills** from roughly the Long Island Expressway extending along an arc running southeast and east to CR 51

- **Riverhead Hills**, an extension of the above “arc”, running from CR 51 east past Suffolk Community College, Speonk-Riverhead Road to CR 104
- **Cranberry Bog County Nature Preserve** located south of Riverhead County Center
- **Sears Bellows/Maple Swamp/Flanders Hills County parkland** from Flanders Road (NYS 24) south to Sunrise Highway; from Pleasure Drive east to Bellows Pond Road
- **South Flanders and Henry’s Hollow region**
- **Dwarf Pine Barrens**
- **Flanders and Hubbard County Parks, Southampton Town Red Creek Parkland**
- **Quogue Wildlife Refuge**
- **Peconic River** from Connecticut Avenue east to Riverhead hamlet and Flanders Bay
- **Paumanok Path** (Pine Barrens Trail portion) from Rocky Point south, southeast, and east to Sears Bellows County Park, the Red Creek region, and outside the Central Pine Barrens towards Montauk Point
- **Wildwood Lake** south of Riverhead hamlet
- **Artist Lake** immediately south of Middle Country Road in Middle Island
- **Lake Panamoka** approximately one mile north of Middle Country Road, between Ridge and Calverton

*A more complete description of each of the scenic resources listed is provided in the Central Pine Barrens Comprehensive Land Use Plan, Volume 2: Existing Conditions, Chapter 8: Scenic Resources, 6/28/1995, reprinted 8/96.

5.3.3.12 Reserved