



# Town of Brookhaven Long Island

**Daniel J. Panico, Supervisor**

DATE: May 1, 2025

TO: Division of Engineering  
Division of Environmental Protection  
Division of Fire Prevention  
New York State, Department of Transportation  
Suffolk County, Department of Health Services  
Suffolk County Water Authority  
New York State, Department of Environmental Conservation  
Pine Barrens Commission

FROM: Michael Albano  
Planning Division

RE: Town Board Application: **Crest Coram 7-11, Log # 2024-018-CZ**  
Change of Zone from J6, A1 to J5  
S/s Middle Country Rd., S/W corner of Middle Country Rd & NYS Route 112, Coram  
Suffolk County Tax Map #: 0200 47600 0200 030000, 032001 & 034001 2.11acres.

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Attached is a copy of a new application this office has received. For your review and consideration, please find enclosed a copy of the project application materials.

Please reply within 30 days of the date of this mailing. Also, kindly forward any findings or concerns you may have regarding this proposal, particularly with respect to your areas of expertise and jurisdiction, which would enhance the utilization of this site or provide additional protection to the community.

***All correspondence should be forwarded to The Office of the Town Clerk for distribution to lead agency:***

**Town of Brookhaven  
OFFICE OF THE TOWN CLERK  
Kevin J. Lavalle  
One Independence Hill  
Farmingville, NY 11738**

Thank you for your continued cooperation. If you have any questions or need any further information, please contact this Division.

cc: Kevin J. Lavalle, Town Clerk

**Planning, Environment and Land Management  
James M. Tullo, Commissioner**

One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-6400  
[www.brookhavenny.gov](http://www.brookhavenny.gov)

# Crest Coram (SCTM# 200-476-2-30, 32.1, 34.1)



5/7/2025, 3:27:37 PM

1:1,000

0 45 90 180 ft  
0 12.5 25 50 m

- Pine Barren CGA
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

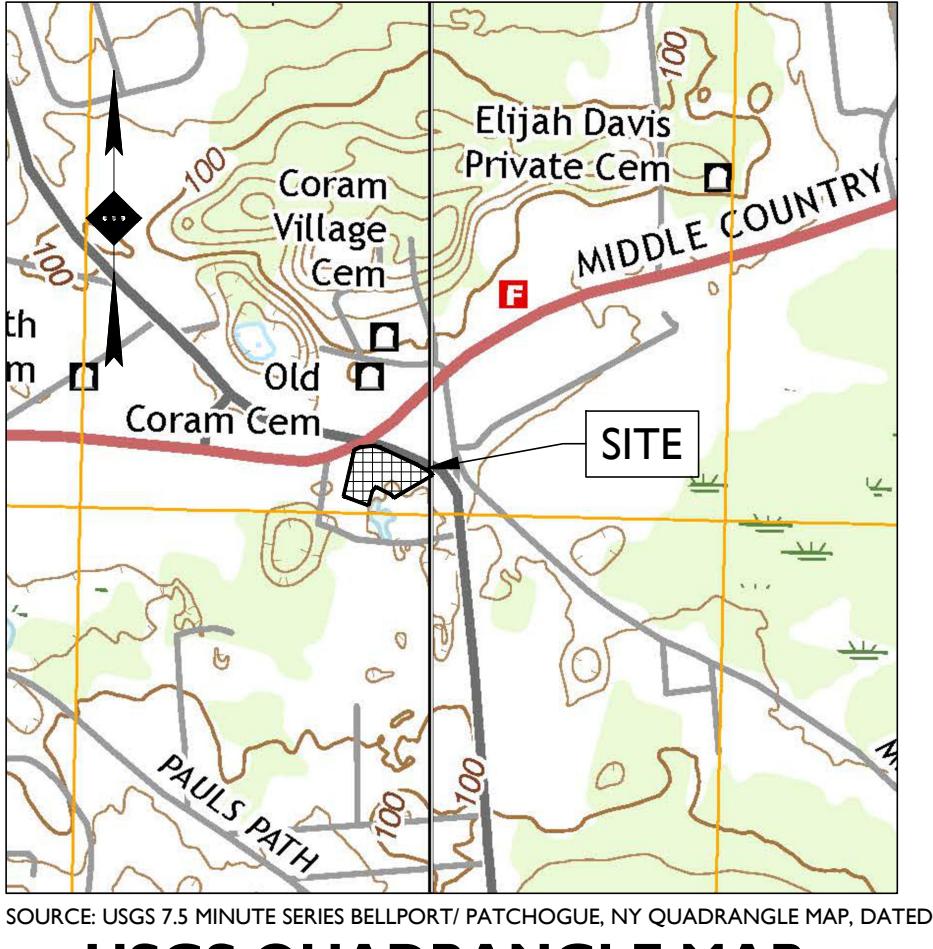
Nearmap Imagery

Street Labels

Tax Parcels

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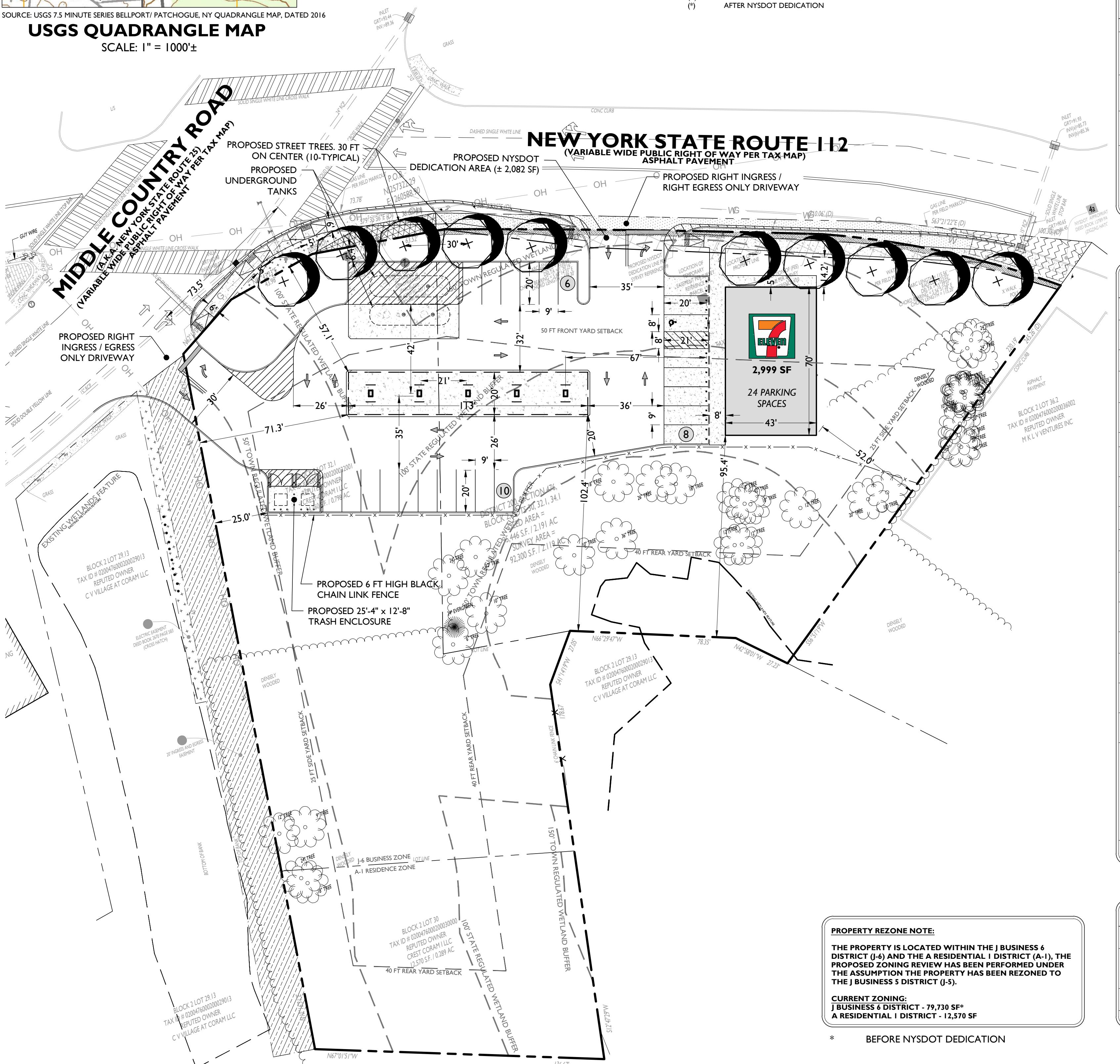
SOURCE: USGS 7.5 MINUTE SERIES BELLPORT / PATCHOGUE, NY QUADRANGLE MAP, DATED 2016

#### PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
  - SURVEY PREPARED BY STONEFIELD ENGINEERING, DATED APRIL 25, 2019
  - TAX MAP OBTAINED FROM THE SUFFOLK COUNTY GIS VIEWER, TOWN OF BROOKHAVEN TAX MAP, DATED APRIL 2019
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

#### USGS QUADRANGLE MAP

SCALE: 1" = 1000±



LAND USE AND ZONING		
DISTRICT 200 SECTION 476 BLOCK 2 LOTS 32.1, 34.1 AND 30.0 HIGH INTENSITY BUSINESS (I-6)		
PROPOSED USE	REQUIRED	PROPOSED
CONVENIENCE STORE ACCESSORY TO MOTOR VEHICLE FUELING STATION	SPECIAL PERMIT USE (TOWN BOARD APPROVAL)	
MOTOR VEHICLE FUELING STATION	SPECIAL PERMIT USE (TOWN BOARD APPROVAL)	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	1.49 AC (65,000 SF)	90,218 SF (2.07 AC)*
MINIMUM LOT WIDTH	150 FT	416 FT
MAXIMUM FLOOR AREA RATIO	25%	3.3% (2,999 SF)
MAXIMUM BUILDING HEIGHT	2.5 STORES/35 FT	1 STORY/35 FT
MINIMUM FRONT YARD SETBACK	50 FT	BUILDING: 14.2 FT (V)* CANOPY: 57.1 FT TRASH ENCLOSURE: N/A
MINIMUM SIDE YARD SETBACK (ONE)	25 FT	BUILDING: 52.0 FT CANOPY: 71.3 FT TRASH ENCLOSURE: 25.0 FT
MINIMUM REAR YARD SETBACK	40 FT	BUILDING: 95.4 FT CANOPY: 102.4 FT TRASH ENCLOSURE: N/A

(V) VARIANCE  
(\*) VARIANCE AFTER NYSDOT DEDICATION

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§85-852	MINIMUM PARKING REQUIREMENT: CONVENIENCE STORE: 1 SPACE PER 100 SF OF GFA (1 SPACE / 100 SF) * (2,999 SF) = 30 SPACES MOTOR VEHICLE FUELING STATION: MINIMUM OF 2 STALLS	
	TOTAL = 32 SPACES	24 SPACES (V)
§85-850	LOADING SPACE REQUIREMENT: 1 SPACE FOR BUILDING FLOOR AREA UNDER 8,000 SF	1 SPACE
§85-854.B	MINIMUM PARKING SPACE DIMENSIONS: LENGTH = 19 FT WIDTH = 9 FT	LENGTH = 20 FT WIDTH = 9 FT
§85-854.E	MINIMUM MANEUVERING AISLE WIDTH: TBD BY PLANNING BOARD	20 FT

(V) VARIANCE

SYMBOL	DESCRIPTION
— — — — —	PROPERTY LINE
— — — — —	SETBACK LINE
— — — — —	PROPOSED CURB
— — — — —	PROPOSED FLUSH CURB
— — — — —	PROPOSED SIGNS / BOLLARDS
— — — — —	PROPOSED BUILDING
— — — — —	PROPOSED CONCRETE
— — — — —	PROPOSED CHAIN LINK FENCE

NOT APPROVED FOR CONSTRUCTION
ISSUED DATE BY 10/07/2024 SI

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584 Broadway, Suite 310, New York, NY 10012  
Phone 7/186/63205

SIGNAGE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 57A-6.F	CANOPY SIGN REQUIREMENTS: MAXIMUM SIGN AREA = 1 SF PER LF OF CANOPY WIDTH (MAX 12 FT) NORTH FACING = 11.5 FT EAST/WEST FACING = 32 SF	AWAITING SIGNAGE PACKAGE
§ 57A-6.E	BUILDING SIGN REQUIREMENTS: MAXIMUM SIGN AREA = 1 SF MAXIMUM AREA OF LARGEST WALL SIGN = 2 SF PER LF (MAX 12 FT)	AWAITING SIGNAGE PACKAGE
§ 57A-6.C	GROUND SIGN REQUIREMENTS: MAXIMUM NUMBER = 1 SIGN MAXIMUM SIGN AREA = 24 SF IN AREA PER SIGN FACE MAXIMUM HEIGHT = 2' FT IN HEIGHT ABOVE GROUND LEVEL	AWAITING SIGNAGE PACKAGE
§ 57A-12	SETBACK REQUIREMENTS: MINIMUM FRONT YARD SETBACK = 10 FT MINIMUM SIDE YARD SETBACK PER SPEED LIMIT • 30 MPH = 12 FT 31 - 40 MPH = 17 FT 41 - 55 MPH = 22 FT SIGN SHALL NOT BE LOCATED WITHIN THE TRIANGLE FORMED BY THE TWO PROPERTY LINES AND AN INTERSECTING LINE 30' FROM THE PROP. CORNER.	AWAITING SIGNAGE PACKAGE

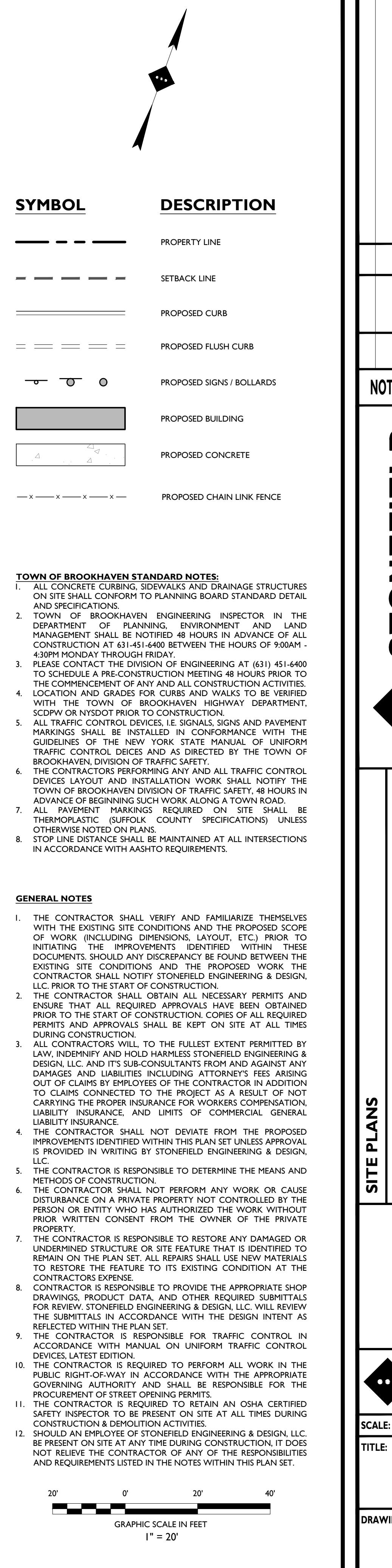
(\*) OTHER PERMITTED WALL SIGNS MAY NOT EXCEED 32 SF  
(V) VARIANCE

MOTOR VEHICLE FUELING / ACCESSORY CONVENIENCE STORE SPECIAL PERMIT REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§85-467.B.1	APPLICANT MUST DEMONSTRATE A PLAN WHEREBY VEHICLES WISHING TO RECEIVE FUELING SERVICES CAN DO SO WITHOUT INCONVENIENCE	COMPLIES
§85-467.B.2	ALL CONVENIENCE STORES SHALL HAVE PUBLIC RESTROOMS ATTACHED THERETO.	COMPLIES
§85-467.B.3	MAXIMUM OF 750 SF OF BUILDING AREA SHALL BE DEVOTED TO THE RETAIL SALE AND DISPLAY AREA. TOTAL BUILDING AREA SHALL NOT EXCEED 1,500 SF.	WAIVER REQUIRED
§85-467.B.4	THE PLANNING BOARD SHALL APPROVE ALL SIGNS DISPLAYED AT THE SITE IN CONNECTION WITH THE CONVENIENCE STORE. PORTABLE AND MOBILE SIGNS ARE PROHIBITED.	COMPLIES
§85-467.B.5	OUTSIDE DISPLAY SHALL BE PROHIBITED.	COMPLIES
§85-467.B.6	A DUMPSITE ENCLOSURE FOR SEPARATE RUBBISH AND CARDBOARD RECYCLING SHALL BE PROVIDED. ENCLOSURE SHALL MEASURE 8 FT IN HEIGHT AND WALLS SHALL COMPLEMENT THE BUILDING FAÇADE.	COMPLIES
§85-467.B.7	BUFFERS AND PLANTINGS IN ACCORDANCE WITH THE LAND DEVELOPMENT STANDARDS, EXCEPT THAT THE REAR YARD SETBACK SHALL BE 40 FT.	WAIVER REQUIRED
§85-467.B.8	A MINIMUM 6 FT TALL SOLID (OPAQUE) FENCE ALONG ANY PROPERTY LINE ADJACENT TO A RESIDENTIAL DISTRICT IS REQUIRED.	COMPLIES
§85-467.B.9	WASTE RECEPTACLES FOR CUSTOMER USE SHALL BE PROVIDED AND MAINTAINED ON SITE.	COMPLIES
§85-467.G.1	USE SHALL BE LIMITED TO RETAIL SALE OF MOTOR FUELS, LUBRICANTS AND OTHER MOTOR VEHICLE SUPPLIES.	COMPLIES
§85-467.G.2	NO REPAIR WORK SHALL BE PERFORMED IN THE OPEN. ALL REPAIR WORK, EXCLUDING EMERGENCY SERVICE, SHALL BE CONDUCTED ONLY BETWEEN THE HOURS OF 7:00 AM AND 9:00 PM.	N/A
§85-467.G.3	THE OVERALL LENGTH OF PARKED VEHICLES SHALL ONLY BE PERMITTED WITH THE REVIEW AND APPROVAL OF THE TOWN BOARD AND THE ISSUANCE OF A SPECIAL PERMIT.	COMPLIES
§85-467.G.4	A FLOWERING STATION SHALL BE PROHIBITED WITHIN 500 FT OF ANY LOT LINE BOUNDING AN AREA OF PUBLIC ASSEMBLY.	COMPLIES
§85-467.G.5	THE PLANNING BOARD SHALL APPROVE ALL SIGNS DISPLAYED AT THE SITE IN CONNECTION WITH THE MOTOR VEHICLE FUELING STATION. PORTABLE AND MOBILE SIGNS ARE PROHIBITED.	COMPLIES
§85-467.G.6	OUTSIDE DISPLAY SHALL ONLY BE PERMITTED WITH THE REVIEW AND APPROVAL OF THE TOWN BOARD AND THE ISSUANCE OF A SPECIAL PERMIT.	WILL COMPLY
§85-467.G.7(a)	A MINIMUM OF ONE (1) PUBLIC FUEL PUMP ISLAND SHALL BE FULL SERVICE FROM 8:00AM THROUGH 8:00 PM ANY DAYS ON WHICH THE PUBLIC FUELING STATION IS OPEN FOR BUSINESS	COMPLIES
§85-467.G.8	CURB CUT REQUIREMENTS: MAXIMUM ONE CURB CUT PER 75 FT OF ROAD FRONTPAGE 434 LF FRONTAGE * (1 PER 75 FT) = 6 CURB CUTS MINIMUM CURB CUT SEPARATION FROM INTERSECTION OR RESIDENTIAL PROPERTY = 25 FT MINIMUM WIDTH = 20 FT MAXIMUM WIDTH = 35 FT MINIMUM SEPARATION = 25 FT	2 CURB CUTS 73.5 FT COMPLIES COMPLIES
§85-467.G.9	SCREENING: BUFFERS AND FENCING SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT STANDARDS.	WAIVER REQUIRED

LANDSCAPING STANDARDS		
CODE SECTION	REQUIRED	PROPOSED
§85-843.A.1-4	MINIMUM LANDSCAPING = 20% (1,1990 SF) MINIMUM LANDSCAPING IN FRONT YARD = 50% OF REQUIRED (5,995 SF) STREET TREE SPACING = 30 FT MINIMUM LANDSCAPE WIDTH (STREET FRONTPAGE) = 15 FT	70.6% (63,670 SF) 152.5% (9,140.3 SF) COMPLIES 6.4 FT (W.M. FLOYD PKWY) (V)
§85-843.A.7	ALL PARKING AREAS SHALL BE SCREENED FROM VIEW WITH A HEDGE, BERM AND/OR DECORATIVE WALL OR FENCE.	WILL COMPLY
§85-843.B.1	MINIMUM RESIDENTIAL BUFFER = 25 FT	25.0 FT

(V) VARIANCE

**RECEIVED**  
By Brookhaven Town Clerk at 12:40 pm, Oct 11, 2024



SITE PLANS	CREST GROUP PROPOSED CONVENIENCE STORE WITH FUEL SALES	DISTRICT 200 SECTION 476 BLOCK 2 LOTS 10, 32.1 & 34.1 396 NYS ROUTE 112 MIDDLE COUNTRY ROAD & NYS ROUTE 12 HAMPTON COUNTRY, CORAM, TOWN OF BROOKHAVEN SUFFOLK COUNTY, NEW YORK
SCALE: 1" = 30' PROJECT ID: NYC-240130 TITLE: SITE PLAN DRAWING: I OF I		



May 21, 2025

Town of Brookhaven  
Office of the Town Clerk  
Kevin J. Lavalle  
One Independence Hill  
Farmingville, NY 11738

**RE: Crest Coram 7-11  
396 Middle Country Road, Coram, Town of Brookhaven  
SCTM Numbers 200-476-2-30, 32.1, 34.1  
Compatible Growth Area of the Central Pine Barrens**

Dear Mr. Lavalle:

Timothy C. Hubbard  
*Member*

Maria Z. Moore  
*Member*

Daniel J. Panico  
*Member*

Edward P. Romaine  
*Member*

On May 1, 2025, the Central Pine Barrens Commission received a referral of the subject proposal. The project site is in the Compatible Growth Area (CGA) of the Central Pine Barrens.

### **Existing Conditions and the Proposed Project**

The project site is comprised of three separate parcels totaling 2.11 acres and is located on the south side of the Middle Country Road-Route 112 intersection in Coram. Two parcels (200-476-2-32.1 and -34.1) are in the J Business 6 zoning district, whereas the third parcel (200-476-2-30) is in the A Residence 1 zoning district.

The applicant categorizes the project site as 1.35 acres of forested habitat with 0.05 acres of state and federal wetlands. Impervious and landscaped surfaces total 0.79 acres.

The proposal consists of a change of zone to J Business 5 with Special Permits for a 2,999 square foot convenience store, parking lot, and vehicle fueling station. The Site Plan, prepared by Stonefield Engineering & Design dated October 7, 2024, illustrates the building, gas station, and parking lot layout.

The applicant also seeks relief from covenants recorded on January 25, 2023 in connection with a previously proposed Special Permit project for a major restaurant and drive-through. The Commission provided comments on March 12, 2020 and December 21, 2022 regarding the previous project's conformance with the standards in the Central Pine Barrens Comprehensive Land Use Plan (the Plan).

### **Central Pine Barrens Status**

The proposal constitutes development activity, pursuant to New York State Environmental Conservation Law Article 57 Section 57-0107(13). Therefore, it must conform with the standards of the Central Pine Barrens Comprehensive Land Use Plan (the Plan), as implemented by the Brookhaven Town Code. If it does not conform to one or more standards, and the project is not revised to conform, then a hardship waiver application must be submitted, subject to Commission review and decision.

### **Comments on the Project**

As per your request for comments, the following items relate to review of the project's consistency with the Plan and the goals and objectives of the Long Island Pine Barrens Protection Act (the Act). The applicant must demonstrate conformance with the standards that became effective on July 19, 2024 prior to development on the project site.

**Standard 5.3.3.1.1 Suffolk County Sanitary Code Article 6 compliance**

The project is subject to conformance with Article 6 of the Suffolk County Sanitary Code and shall meet the applicable requirements of the Suffolk County Department of Health Services.

**Standard 5.3.3.1.4 Commercial and industrial compliance with the Suffolk County Sanitary Code**

If materials stored on site or activities related to the proposed commercial/industrial use require conformance with the Suffolk County Sanitary Code, ensure conformance and employ protection measures to preserve groundwater quality and the ecological resources of the Central Pine Barrens.

**Standard 5.3.3.4.1 Nondisturbance buffers and Standard 5.3.3.4.2 Buffer delineations, covenants and conservation easements**

- Part of a 7.8 acre state regulated freshwater wetland identified as P-16 is within the boundaries of the project site. The project is subject to conformance with state and town wetland protection regulations and shall coordinate with and meet the applicable requirements of the Town of Brookhaven and New York State Department of Environmental Conservation.
- The NYSDEC regulated freshwater wetland habitat and adjacent non-disturbance wetland buffers should be delineated, staked and protected prior to the commencement of construction. These limits should be inspected before and after construction. Consideration should be given to installing minimal but protective fencing to establish and delineate the open space area, avoid encroachments, and alert individuals on site that the area is protected and remains natural habitat.
- Clearing limits should be delineated and inspected prior to clearing to protect wetland habitat and the remaining natural area.
- Prior to disturbance, open space and buffer areas should be protected with covenants and/or conservation easements recorded in the Office of the Suffolk County Clerk. Protected areas should be identified in the final site plan.

**Standard 5.3.3.6.1 Vegetation clearance limits and Standard 5.3.3.6.2 Open space standard requirement, unfragmented open space and habitat**

- The project must demonstrate conformance with these standards. Standard 5.3.3.6.1.2 states "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." Refer to Figure 5-1: Clearance and Open Space Standards in Chapter 5 of the Plan for requirements.
- Please have the applicant provide the amount of project site area in both zoning districts as each area is subject to a different clearing limit. Revise the site plan to reflect the existing and proposed clearing amounts, and the existing and proposed amount of natural areas.

Delineate the open space boundary lines and include the calculation of open space areas to demonstrate conformance with Standard 5.3.3.6.2.

- Prioritize the use of existing cleared areas on the western and northern boundaries for development and retain existing native vegetation as open space. Clustering development to the roadfront edge of the project site will allow for contiguous open space toward the southern portion of the project site, which is encompassed by 5.49 acres of open space owned by CV Village at Coram, LLC.
- If unable to demonstrate conformance with the clearing limit or open space requirement, please have the applicant revise plans to conform or apply for a CGA Hardship to permit non-conforming development.
- Protect open space through the recording of conservation easements or covenants and require recording prior to site disturbance.

#### **Standard 5.3.3.5.1 Stormwater recharge**

A Stormwater Pollution Prevention Plan must be submitted, reviewed and approved by the Town Engineer prior to site disturbance for the project

#### **Standard 5.3.3.6.3 Fertilizer-dependent vegetation limit and Standard 5.3.3.6.4 Native Plantings**

- The project must demonstrate conformance with these standards. Fertilizer-dependent vegetation is limited to a maximum of 15% over the project site. The limit protects ecosystems, water resources and minimizes pollution in stormwater runoff.
- The current site plan states 70.6% of the site will be landscaped. Have the applicant provide landscape details and confirm conformance with the land use standard. Details should include the proposed list of plants, planting specifications including quantities, size, species and sources of plant material. Require native tree species and shrubs to support pine barrens ecological communities.

#### **Standard 5.3.3.7.1 Special species and ecological communities**

- The project must demonstrate conformance with this Standard. The project site is wooded with natural pine barrens vegetation. The natural pine barrens ecological communities, plant and wildlife habitats should be protected to the maximum extent.
- Coordinate the application with the New York State Department of Environmental Conservation to demonstrate conformance with the protection of listed species and their habitats including the Federal and State-listed Threatened species, Northern Long-eared Bat (NLEB). The conversion of habitat or land use from natural and undeveloped to developed impacts the habitat of NLEB. Clearing may only occur from December through February of a given year.

#### **Other Comments**

- Consider impacts to traffic with the location of this land use at the intersection of two principal arterial roads as defined by the New York State Department of Transportation Functional Class Viewer.

- Consider the increase in density of similar land uses in this location. The proposed land use is in direct proximity to other fueling stations on the south side of Middle Country Road serving east-bound traffic. Two gas stations with convenience stores within the CGA are roughly 350 feet and 630 feet away from the project site. Just beyond the CGA boundary, another gas station with convenience store is about 1.5 miles south of the project site on the west side of Route 112, and an existing 7-Eleven is roughly 1,100 feet north of the project site on the east side Route 112.
- Where fencing is proposed to protect open space, utilize a split rail fence between the development and open space to allow for the unrestricted movement of wildlife.
- Confirm the completion of the SEQR process for this project.

The proposal must conform to all other involved agency jurisdictions and permit requirements in effect on the project site. Thank you for your attention, and if you have any questions, please do not hesitate to contact me at (631) 563-0307.

Sincerely,



Tara Murphy  
Environmental Planner

cc: Judy Jakobsen, Executive Director, CPBJPPC  
Julie Hargrave, Policy and Planning Manager, CPBJPPC  
John C. Milazzo, Counsel, CPBJPPC  
Michael Albano, Town of Brookhaven  
Crest Coram LLC, Applicant