

COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF HEALTH SERVICES

JAMES L. TOMARKEN, MD, MPH, MBA, MSW  
COMMISSIONER

January 2, 2001

**SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES  
GENERAL GUIDANCE MEMORANDUM #16  
RECOMMENDED PROCEDURE FOR REVIEWING APPLICATIONS  
INVOLVING BED AND BREAKFAST TYPE OF USES**

**AUTHORITY**

The Suffolk County Sanitary Code sets forth requirements for approval of water supply and sewage disposal systems. The statutory authority for these guidelines can be found in Article 5, Section 760-502, Article 6 Section 760-602, 603, and Article 7 Section 760-705A. Detailed specifications can be found in Standards for Approval of Plans and Construction - Sewage Disposal Systems for Single Family Residences and Standards for Approval of Plans and Construction for Sewage Disposal Systems for Other Than Single Family Residences, also known as Commercial Standards.

**PURPOSE**

The Suffolk County Sanitary Code along with the aforementioned construction standards provide guidelines for determining a project's feasibility in light of various criteria such as site location, existing subsoil conditions, allowable population density, and the proposed uses of the site, etc. This memorandum defines further criteria for evaluating applications involving bed and breakfast type of uses. These criteria have been formulated based upon the definition of a *Bed and Breakfast dwelling* as stated in the New York State Building Code.

According to the State Building Code, §606.3, Section 21, a Bed and Breakfast dwelling is defined as, **“An owner-occupied one-family dwelling used for providing overnight accommodations and a morning meal to not more than 10 transient lodgers, containing at least three but not more than five bedrooms for such lodgers.”**

General Guidance Memorandum #16, Page 1 of 2

## **REVIEW CRITERIA**

Based upon the State's definition and town zoning of a parcel, bed and breakfast applications may be categorized as either single family or other than single family. The review criteria are as follows:

1. Properties zoned as residential: A bed and breakfast application in residential zones will be processed as a single family application. The sewage disposal system design will be required to conform to the single family construction regulations of Suffolk County Department of Health Services, provided the limit of occupancy set forth by the State Code is maintained.
2. Properties zoned as business/commercial: Bed and Breakfast application in these zones will be processed using current commercial standards and the design will be used based upon the flow rate for motels and the floor area of each unit. The sewage disposal system should be designed accordingly. A grease trap *will not be* required in this case as long as the State limitations are maintained. A project's design sewage flow will be limited to the population density equivalent of the property as required by Article 6 of the Suffolk County Sanitary Code.

In all cases a floor plan showing all the units will be required. For residentially zoned properties that exceed the State limitations, the application will be processed as other than single family. All bed and breakfast units must be equipped with Carbon Monoxide Alarms in accordance with the Suffolk County Sanitary Code for Carbon Monoxide Alarms, already in effect since June 16, 1999.

Issued by: Stephen A. Costa, P.E.  
Office of Wastewater Management