

# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

## SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

David L. Calone  
Chairman

Sarah Lansdale, AICP  
Director of Planning

Date: December 2, 2015  
Time: 2:00 p.m.  
Location: Rose Caracappa Legislative Auditorium  
William H. Rogers Legislature Building  
North County Complex  
Hauppauge, New York 11788

### Members Present (13)

Ramon Accettella Jr. – Town of Babylon  
Michael Kelly – Town of Brookhaven (left meeting @ 4:39 p.m.)  
Samuel Kramer – Town of East Hampton  
Jennifer Casey – Town of Huntington  
Matthew Chartrand – Town of Islip  
Carl Gabrielsen – Town of Riverhead  
John Finn – Town of Smithtown (left meeting @ 4:40 p.m.)  
Barbara Roberts – Town of Southampton  
Nicholas Planamento – Town of Southold  
Adrienne Esposito – Villages Over 5,000 (left meeting @ 4:42 p.m.)  
Michael Kaufman – Villages Under 5,000  
David Calone – At Large  
Kevin Gershowitz – At Large (arrived after meeting start @ 2:12 p.m.)  
Samuel Chu – At Large

### Staff Present (5)

Andrew Freleng – Chief Planner  
Ted Klein – Senior Planner  
John Corral – Senior Planner  
Christine DeSalvo – Senior Clerk Typist  
Brittany Gelormino – Assistant County Attorney (Counsel to the Commission)

### Call to Order

- The Suffolk County Planning Commission meeting of December 2, 2015 was called to order by Chairman David Calone at 2:12 p.m.

### The Pledge of Allegiance

### Adoption of Minutes

- The adoption of the November 2015 Meeting Minutes. Motion to adopt as amended made by 2<sup>nd</sup> Vice Chair Kelly, seconded by Commission member Accettella. Vote Approved: 12 ayes, 0 nays, 0 abstentions. (Vote take prior to Commission member Gershowitz arrival).

**Public Portion** – Twenty two members of the public spoke to the Commission about one of the application on the agenda.

**Chairman's Report** – Chairman Calone updated the Commission as follows:

- On "Professional Certification", the Chairman stated that the Long Island Business News did an article on professional certification a week or two ago that included the Commission's effort to get a pilot project going; and indicated that once the New York State legislative session starts in January, the Commission will need to work with ABLI to get the necessary state legislation passed, mentioning that there are several towns including the Towns of Brookhaven and Huntington that are interested in pursuing this if the Commission can get the necessary state approvals.
- On the issue of "North Fork Traffic", Chairman Calone indicated that the Commission has talked about putting together a working group to look at how it can help improve North Fork traffic flow during the busiest tourist times of the year. The Chair stated that after the tragic accident, the Commission has discussed expanding that effort to include traffic safety. Chairman Calone noted talking with Legislator Al Krupski, as well as the Supervisors of the Towns of Riverhead and Southold, indicated that the working group would get going soon.
- On the "Public Safety" model code which the Commission adopted in concept last year that would provide guidelines to help municipal planning boards keep public safety principles in mind when evaluating site plans. The Chair indicated that the County Executive's office and the State Attorney General's office are eager for the Commission to complete this project. The Chairman stated that Governor Cuomo's former head of Public Safety for New York State has reviewed our proposed code and thought it was well done. The Chair stated that the Commission has had further discussions at the staff level with the Towns of Babylon and Brookhaven this past month and they have indicated interest and support. Chairman Calone acknowledged the work and time that was put into this public safety model code and is looking forward to seeing it completed soon.

**Chairman's Report** (continued)

- Regarding "Housing", the Chairman stated that the Commission's Housing Survey has gone out in draft form to a few of the towns for feedback, the goal is to allow the Commission to start collecting that data from Suffolk's municipalities on an annual basis so it can better establish regional housing strategies and goals.
- On the 'East End Wind Code', which has already been adopted by the Town of Brookhaven, the Chairman indicated that the Code is also up for adoption in the Town of Riverhead. Chairman Calone stated that he and David Pennetta from the Commercial and Industrial Brokers gave a presentation on the code to the Long Island Regional Planning Council last month with the idea of getting their support as well as generating some interest from the western Suffolk towns in looking at the code.
- The Chair acknowledged that Director Lansdale presented the County's Comprehensive Plan, which was recently adopted by the County Legislature, to the Long Island Regional Planning Council this past month. In addition, the Chairman indicated that he would be presenting an overview of the Comp Plan at the next Supervisors and Mayors conference.
- The Chairman stated that the next Commission meeting will be held on January 6<sup>th</sup> at the Legislature in Hauppauge at 2 o'clock.
- On the topic of establishing a "regionally valuable" designation to support development projects that the Commission determines particularly worthwhile and important based on the Commission's existing guidelines, the Chairman indicated that he has circulated some proposed draft criteria which he hopes to discuss amongst the Commission towards the end of the meeting.
- On the "Village Innovation Award", which is intended to recognize villages doing good things to support regional and county-wide goals; the Chair stated that Commission member Kaufman and himself will be giving those awards to the Village of the Branch and the Village of Old Field at the Village Officials Association dinner tonight for their water quality work.
- And lastly, Chairman Calone reminded the Commission that the organizational meeting where they will elect Commission officers is coming up at the beginning of next year and that he has appointed Commission members Carl Gabrielsen and Kevin Gershowitz, and asked Matt Chartrand also, to serve on the nominating committee to propose an officers slate and rules for 2016.
- Chairman Calone mentioned the "Development Retrospective Event" – that would look back at a few projects that have been proposed and completed over the last few years, looking back to see what the claims were made by developers and what were the claims made by those opposed to the project, and see actually what impacts have come to pass. The Chair indicated that he believes that the "Event" could happen in early 2016, and the staff was beginning to work on.

**Director's Report** – The Planning Director Sarah Lansdale informed the Commission about recent activities within the Division including the following:

- Director Lansdale announced that the Farmland Protection Board approved the 2015 County's Parkland Protection Plan yesterday, and indicated that she would present an overview of the newly adopted plan to the Commission at a future date.

- The Director stated that the Legislature adopted three bills relating to planning; the first was a resolution creating the Regional Planning Alliance, which was recommended as part of the framework in the County's Comprehensive Plan. In addition to that, two bills regarding wastewater; one requiring training for persons in the septic pool industry for the installation of innovative alternative septic systems. And the other bill requiring septic system upgrades to all failing systems at County parks. Director Lansdale acknowledged appreciation to all the stakeholders that help on those bills.

### Guest Speaker(s)

Anthony Tohill, Village Attorney for the Village of Shoreham, gave a presentation overview of the Village of Shoreham's proposed Comprehensive Plan, and addressed the questions and concerns of the Commission.

Gilbert Andersen, Commissioner of Department of Public Works for the County of Suffolk, gave an opinion of potential traffic impacts and mitigations relating to the Tuckahoe Center shopping center proposal referred to the Commission by the Town of Southamptton, and expressed the confidence DPW staff has that impacts to traffic as a result of the proposal can be addressed and mitigated with no reduction in the level of service.

### Section A14-14 thru A14-25 of the Suffolk County Administrative Code

- **Tuckahoe Center;** the application is referred by the Town of Southamptton, received on November 10, 2015 – the Commission's jurisdiction for review is that the application is adjacent County Road 39 (North Highway). The applicant seeks change of zone approval from the Southamptton Town Board for the construction of a 58,500 S.F. shopping center on a 7.3 acre parcel of land located at the southeast corner of Magee Street (Town road) and North Highway (County Road 39) in the hamlet of Tuckahoe. The petitioner is requesting a change of zone on three parcels and part of a fourth parcel from Highway Business and R-20 Residence to Shopping Center Business to construct a 40,000 SF supermarket, an 8,400 SF retail and commercial use building, a 6,600 SF retail/commercial use building and a 3,500 SF bank with drive-thru.

The staff report recommended approval of the change of zone application and offered six (6) comments for consideration and use by the Town of Southamptton Planning Board. After deliberation the Commission resolved to disapprove the application for (4) reasons.

The motion to disapprove the change of zone application was made by Commission member Roberts and seconded by Commission member Kramer, vote to Approve; 8 ayes, 5 nays, 0 abstentions.

- **Village of Shoreham Comprehensive Plan (Zoning Code and Zoning District Map);** the Incorporated Village of Shoreham in accordance with Village Law section 7-722 caused the preparation of a Comprehensive Plan an in accordance with Municipal Home rule Law section 20 and village Law Article 7 has caused the preparation of the Village of Shoreham Zoning Law and accompanying Zoning District Map. The enactment

- addresses the zoning districts, permitted uses, parking, fences, and walls, mechanical equipment, pools, lights, tents, waterfront lots, nonconforming uses and structures, single and separate parcels, merger, compulsory termination, planning board, site plan review, board of appeals, administration and enforcement.

The staff report recommended approval of the Comprehensive Plan, Zoning Code and Zoning District Map, and offered nine (9) comments for consideration and use by the Shoreham Village Board. After deliberation the Commission resolved to generally agree with the staff report and approve the application with twelve (12) comments.

**Section A14-14 thru A14-25 of the Suffolk County Administrative Code** (continued)

- **Village of Shoreham Comprehensive Plan** (continued)

The motion to approve the Comprehensive Plan, Zoning Code and Zoning District Map with twelve (12) comments for their consideration and use by the Shoreham Village Board was made by Commission member Kaufman and seconded by Commission member Chu, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

**Other Commission Business**

- The Commission briefly discussed regionally significant criteria for determining a "regionally valuable" designation to support development projects that the Commission determines particularly worthwhile.

**Meeting Adjournment** (5:10 p.m.)

The motion to adjourn the meeting was made by Commission member Accettella and seconded by Commission member Gabrielsen. The motion was unanimously approved.