

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: March 2, 2016
Time: 2:00 p.m.
Location: Arthur Kunz Memorial Library
H. Lee Dennison Building – 2nd Floor
100 Veterans Memorial Highway
Hauppauge, New York 11788

Members Present (11)

Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
Carl Gabrielsen – Town of Riverhead
Nicholas Morehead – Town of Shelter Island
Barbara Roberts – Town of Southampton
Nicholas Planamento – Town of Southold
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – At Large
Samuel Chu – At Large
Errol Kitt – At Large

Staff Present (5)

Sarah Lansdale – Director of Planning
Andrew Freleng – Chief 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 March 2, 2016 was called to order by Chairwoman Jennifer Casey at 2:05 p.m.

The Pledge of Allegiance**Adoption of Minutes**

- The adoption of the February 2016 Meeting Minutes. Motion to adopt the minutes as amended was made by Commission member Kaufman, and seconded by Commission member Kramer. Vote Approved: 11 ayes, 0 nays, 0 abstentions.

Public Portion – No members of the public requested to address the Commission.

Chair's Report – Chairwoman Casey updated the Commission as follows:

The Chair began her report by mentioning that she had met with the former Chair of the Planning Commission, David Calone, and indicated that she would like to continue several initiatives began under his time as Chairman.

- First mentioning the 'Professional Certification' initiative and that she would be following up ABLI regarding getting the necessary State legislation passed, mentioning that was something she had worked on earlier with Commission member John Finn and there are several towns that are interested in pursuing this if the Commission can get the necessary state approvals.
- On the issue of "North Fork Traffic Study", Chairwoman Casey 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 noted that she would be talking with several Commission members and Legislator Al Krupski, as well as the Supervisors of the Towns of Riverhead and Southold, indicated that the working group would get going soon.
- Regarding the 'East End Wind Code', which has already been adopted by some eastern towns, the Chairman mentioned that Sammy Chu was one of the Commission members on the committee generating interest from the western Suffolk towns in looking at the code.
- On Agriculture; The Chair asked Commission member Carl Gabrielsen for an update the "farmers of the future" effort.
 - Mr. Gabrielsen informed the Commission about the \$1 million grant from the State to help young and transitioning farmers afford the capital equipment that they need to get started. And mentioned that the use of hydroponics within greenhouses has been getting increased interest in Suffolk County.
 - Brief discussions occurred about the limitations placed on greenhouse farming as it relates to the County's purchase of development rights (PDR) program, and the issues of extending the growing season and improving the distribution network of locally grown produce.
- Regarding other Commission business;
 - Chairwoman Casey mentioned that the next Planning Federation Conference will be in October, and that it may be different this year in that it could be a coordinated event with another planning organization. The Chair mentioned that the Commission has talked about conducting a "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, and she indicated that the 'Retrospect' could be a good topic to be covered at the Conference.

- Regarding the Commission reviewed and deliberated the existing Rules of Proceedings; Chairwoman Casey acknowledged that Commission member Roberts has brought up a lot of important issues and the Commission's Counsel has been helpful; the proposed amendments will be circulated around to all the Commissioners for comment. Then the Nominating Committee, which is also the Rules Committee, will review the comments so that the Rules of Proceedings could be adopted by the Commission in April. The Chair also stated that the Planning Commission Guidebook will be updated this year and that the newly adopted 2016 Rules of Proceedings will be included within the Guidebook 2016 edition.
- Chairwoman Casey announced that the next Commission meeting is to be held on April 4th in the Riverhead Legislative Auditorium at 2 p.m.

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

- Director Lansdale acknowledged the Division of Planning and Environment's move from the building's 4th floor to the 2nd and 11th floors was complete.
- The Director added that the Suffolk County Land Bank Corporation has issued 'requests for proposals (RFPs) to redevelop a number of environmentally challenged properties; part of an ongoing effort to put these type properties back to a productive use. And the Director stated that since founding the Land Bank Corporation, which is a separate entity from the County but is staffed by County employees, has generated \$4.5 million in back taxes from tax defaulted properties. She identified several properties by name and location, and stated that that funding has been received from the E.P.A and the State's Attorney General's Office to do Phases I and II site assessments of the properties. Adding that access to the properties has been made available by coordination with the County Health Department, and that the due dates for the RFPs is March 18th.
- Director Lansdale announced that the County is about to release its second round of its 'innovative and alternative septic systems program' formal expression of interest requests for new technologies. And is currently conducting demonstrations and sampling the results of the first round of the 'program'. The Director indicated that the 19th and last remaining system is set to be installed in the Mastic area very soon and that particular one will be of the 'shallow-narrow drain field system' ideal for keeping the nitrogen close to the surface were it can optimally benefit and be absorbed by the ground cover vegetation.
 - Brief discussions began about the potential benefits of various sanity technologies, as well as the topic of linking water usage to sewer funding.
- The Director stated that March is the 'open enrollment period' for entering into the County Agriculture Protection Program, which is governed by the New York State Agriculture & Markets Law, and provides additional rights to farmer to conduct agricultural activities.
- Director Lansdale informed the Commission that the County has issued a request for expressions of interest to repurpose the County's slaughterhouse located at its Yaphank farm property. The Director stated that up until December of 2015 the Cornell Cooperative operated the facility, and staffed and trained the County Correction Facility inmates in 'butchery'. Since Cornell Cooperative will no longer be running the facility, the County is now looking for a private entity interested in assuming that roll in the local agriculture community.

Director's Report – continued

- Brief discussion occurred about the issue of the Commissioners financial disclosure requirements.

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

- **Middle Country Meadows at Selden;** the application is referred by the Town of Brookhaven, received on February 18, 2016 – the Commission's jurisdiction for review is that the application is adjacent to State Route 25 (Middle County Road). The applicants are seeking site plan approval from the Town of Brookhaven Planning Board for the construction of a 124 unit Planned Retirement Community (PRC) with associated site improvements in accordance with a Change of Zone approval adopted by both the Commission and the Brookhaven Town Board.

The Suffolk County Planning Commission previously reviewed the Change of Zone petition at its regular meeting on April 3, 2013 and resolved to approve it with five (5) comments.

The staff report recommended approval of the Site Plan application and offered five (5) comments for consideration and use by the Town of Brookhaven Planning Board. After deliberation the Commission resolved to agree with the staff report and approve the application with the six (6) comments.

The motion to approve the site plan application for the 124 unit Planned Retirement Community development application with six (6) comments for their consideration and use by the Town of Brookhaven Planning Board was made by 2nd Vice Chair Chu and seconded by 1st Vice Chair Esposito, vote to Approve; 11 ayes, 0 nays, 0 abstentions.

- **Park Avenue Bay Shore LLC;** the application is referred by the Town of Islip, received on January 21, 2016 – the Commission's jurisdiction for review is that the application is within 500 feet of Union Boulevard (County Road 50). The applicant is seeks Change of Zone approval from the Islip Town Board to allow for the construction of a mixed use, 117,735 SF five (5) story (53' high) building with 90 apartments (18 units or 20% will be workforce housing units) and 1,000 SF of office space. Ground floor and surface parking are proposed providing 126 off street parking stalls, a proposed shortfall whereas 162 are required in accordance with Town zoning requirements. The subject property is the assemblage of 4 lots for a total of 1.6 acres. The applicant requests a change of zone from Business District (BD) to Downtown Development District (DDD) in order to increase the allowable Floor to Area Ratio (FAR) and building height on the subject property.

The staff report recommended approval of the Change of Zone application and offered six (6) comments for consideration and use by the Islip Town Board. After deliberation the Commission resolved to agree with the staff report and approve the application with the six (6) comments.

The motion to approve the change of zone application with six (6) comments for their consideration and use by the Islip Town Board was made by 2nd Vice Chair Chu and seconded by 1st Vice Chair Esposito, vote to Approve; 11 ayes, 0 abstentions.

Meeting Adjournment (3:15 p.m.)

The motion to adjourn the meeting and go into Executive Session was made by 1st Vice Chair Esposito and seconded by 2nd Vice Chair Chu.