

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey
Chairwoman

Sarah Lansdale, AICP
Director of Planning

Date: July 6, 2016
Time: 2:00 p.m.
Location: Maxine S. Postal Auditorium
Evans K. Griffing Building, Riverhead County Center
300 Center Drive, Riverhead, New York 11901

Members Present (11)

Samuel Chu – Town of Babylon
Michael Kelly – Town of Brookhaven
Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
Nicholas Morehead – Town of Shelter Island
John Finn – Town of Smithtown
Nicholas Planamento – Town of Southold
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – 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
Richard Weinschenk – Assistant County Attorney (Counsel to the Commission)

Call to Order

- The Suffolk County Planning Commission meeting of July 6, 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 June 2016 Meeting Minutes. Motion to adopt the minutes as written was made by Commission member Kaufman, seconded by Commission member Kramer. Vote Approved: 11 ayes, 0 nays, 0 abstentions.

Public Portion – Two (2) members of the public addressed the Commission about an application on the agenda.

Chair's Report – Chairwoman Casey updated the Commission of following:

- Chairwoman Casey stated that on this Friday the East End Transportation Summit will take place from 10 a.m. to 12 noon at the Cornell Cooperative Extension in downtown Riverhead, and that all Commissioners are encouraged to attend.
- The Chair announced that the next Planning Federation Conference is coming in the Fall, and that 2nd Vice Chair Chu will be working on that and would update the Commission when they will need more help from them as they get closer to the actual date of the conference which is scheduled for October 26th.

Director's Report – Director Lansdale thanked the Commissioners in advance for their participation in the upcoming East End Transportation Summit.

Guest Speaker(s)

- Joseph Sanzano, of the Town of Brookhaven Department of Planning, Environmental and Land Management, Presented an overview of the Town of Brookhaven's reasoning for a proposed 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville; and addressed the questions and concerns of the Commission.

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

- **Town of Brookhaven's Draft 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville;** the application is referred by the Brookhaven Town Board, received on June 6, 2016 - the Commission's jurisdiction for review is that the application is a zoning action, amendment to a local law and/or a moratorium. The Town has proposed adoption of the Study and Plan as part of the Town Comprehensive Plan as a policy document that the Town will use as a guide for decision making. The Plan provides a set of recommendations and design parameters to sustain and improve the Farmingville study area and Horseblock Road corridor.

The staff report recommended approval of the 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville and comments for their consideration and use by the Brookhaven Town Board. After deliberation the Commission resolved to generally agree with the staff report and approve the Study and Land Use Plan with one (1) comment.

The motion to approve made by Commission member Kaufman and seconded by Commission member Chartrand, vote to Approve; 10 ayes, 0 nays, 0 abstention, 1 recusal (Kelly).

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

- Country Pointe at Yaphank;** the application is referred by the Town of Brookhaven, received on June 6, 2016 – the Commission’s jurisdiction for review is that the application is adjacent to County Route 46 (William Floyd Parkway) and State Route 495 (Long Island Expressway); and within the Suffolk County Pine Barrens Zone. The applicants are seeking site plan approval from the Town of Brookhaven Planning Board for the construction of 400 attached residential units (300 retirement housing and 100 non-age restricted units) on approximately 75.88 acres of land in the hamlet of Yaphank. Ten (10%) of the units (40) are to be affordable units in accordance with local and State requirements. The site plan includes private roadways (not to be dedicated to the Town), an 11,621 SF clubhouse, pools common areas, tennis courts, gazebos, shuffleboard, 5 ponds and other typical. The proposed site plan and improvements are intended to be consistent with the Town of Brookhaven approved “Meadows at Yaphank” change of zone of the property to a PDD (Planned Development District).

The staff reported that the Suffolk County Planning Commission previously reviewed the Change of Zone petition to the current PDD at its regular meeting on September 7, 2011 and resolved to approve it with three (3) comments; the Commission also reviewed a subdivision and some ‘Phase 1’ site plan construction for the residential component of the Meadows at Yaphank PDD which the Commission resolved to approve with eight (8) comments at their regularly scheduled meeting of April 2, 2014.

The current staff report recommended approval of the Site Plan application and offered six (6) 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 was made by Commission member Kelly and seconded by Commission member Finn, vote to Approve; 11 ayes, 0 nays, 0 abstention.

- Gurwin Senior Housing Inc;** the application is referred by the Town of Huntington, received on June 14, 2016 – the Commission’s jurisdiction for review is that the application is adjacent to County Road 4 (Commack Road). The applicant is seeking Change of Zone approval from the Huntington Town Board for a 10.47 acre parcel currently split zoned R-20 (Residential 20,000 SF) and R-40 (Residential 40,000) to R-HS (Residential Health Services) to allow for the construction of a 237 unit independent senior living complex.

The staff report recommended approval of the Change of Zone application with two (2) modifications and offered eleven (11) comments for consideration and use by the Huntington 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 subject to two (2) modifications and with eleven (11) comments for their consideration and use by the Huntington Town Board was made by Chairwoman Casey and seconded by Commission member Kelly, vote to Approve; 11 ayes, 0 abstentions.

Other Commission Business

- The Commission agreed to table the adoption of the 2016 Rules of Proceedings.
- The Chair announced that the next Planning Commission meeting would be held at the Riverhead County Center at 2 p.m. on August 3rd. And prior to the meeting, at 1 p.m.
- Chairwoman Casey reminded the Commission members that next Friday was the East End Transportation Summit and hopes to see all them there. Director Sarah Lansdale briefed the Commission members on what the format would be at the Summit.
- The Chair recognized Chief Planner Andy Freleng, and the presentation he had given at last month's Commission meeting on 'parking stall reduction strategies', and announced that a working group would be forming soon to move that initiative forward, and that she was looking for interested Commission member to be involved.

Meeting Adjournment (3:05 p.m.)

- The motion to adjourn the meeting was made by Chairwoman Casey with no objections; Vote Approved: unanimously.