

# 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: August 3, 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 (9)

Michael Kelly – Town of Brookhaven  
Samuel Kramer – Town of East Hampton  
Jennifer Casey – Town of Huntington  
Matthew Chartrand – Town of Islip  
Carl Gabrielsen – Town of Riverhead  
Nicholas Morehead – Town of Shelter Island  
Adrienne Esposito – Villages Over 5,000  
Michael Kaufman – Villages Under 5,000  
Errol Kitt – At Large

### Staff Present (5)

Andrew Freleng – Chief Planner  
Ted Klein – Senior Planner  
John Corral – Senior Planner  
Christine DeSalvo – Senior Clerk Typist  
Robert Braun – Deputy County Attorney (Counsel to the Commission)

### Call to Order

- The Suffolk County Planning Commission meeting of August 3, 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 July 2016 Meeting Minutes was tabled.

**Chair's Report (taken out of order)** – Chairwoman Casey updated the Commission of following:

- Chairwoman Casey indicated that there was a very successful East End Transportation Summit a couple of weeks ago, and following the meeting some of the Commissioners met with the President of the Long Island Rail Road. The Chair indicated that she sent an e-mail around that announced that year-round service would resume out to the North Fork; and that the Commission will be assembling working groups for both the North Fork and South Fork sometime after Labor Day to work in conjunction with both the local as well as the railroad officials in coming up with strategies to improve transportation issues out on the East End.
- The Chairwoman stated that the Commission will next hear the staff report for one of the projects before the Commission today, and then go back to the Public Portion of the meeting before hearing the presentation for the Islandia project on the agenda.

**Section A14-14 thru A14-25 of the Suffolk County Administrative Code (taken out of order)**

**515 Broad Hollow Catering & Sports Center;** the application is referred by the Town of Huntington, received on July 15, 2016 - the Commission's jurisdiction for review is that the application is adjacent to Broad Hollow Road (S.R. 110). The applicant seeks site plan approval from the Town of Huntington Planning Board for the conversion of an existing industrial building, currently office/warehouse and restaurant, to be a mixed-use office/entertainment (catering and sports center) establishment. The subject property is located on the southeast corner of Broad Hollow Road (NYS Rte. 110) and Baylis Road in the hamlet of Melville. The subject property is 13.8 acres and includes an existing 195,067 SF building.

The staff report recommended approval of the site plan application and offered five (5) comments for their consideration and use by the Town of Huntington Planning Board. After deliberation the Commission resolved to adopt the staff report and approve the site plan application with five (5) comments.

The motion to approve the site plan application with five (5) comments for their consideration and use by the Town of Huntington Planning Board was made by Commission member Kelly and seconded by Commission member Chartrand to Approve; 9 ayes, 0 nays, 0 abstention.

**Public Portion** – Twenty One (21) members of the public addressed the Commission about the Delaware North Islandia Properties LLC application on the agenda.

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

**Delaware North Islandia Properties LLC**; the application is referred by the Village of Islandia, received on July 29, 2016 - the Commission's jurisdiction for review is that the application is adjacent to Long Island Expressway (S.R. 495). The applicants request Special Permit approval from the Islandia Village Board of Trustees for an accessory video lottery gaming facility at an existing Islandia Marriott Long Island Hotel. The proposed accessory use would consist of Video Lottery Terminals (VLTs) facility, Suffolk Off-Track Betting (OTB) simulcast location, food and beverage locations, and back-of-house support areas. Proposed modifications to the existing hotel would primarily be interior reallocations of spaces. Specifically, 2 suites and 31 guest rooms, existing meeting rooms, banquet rooms and the pool would be replaced with approximately 30,255 SF of gaming area (13.9% of the overall 216,650 SF hotel).

The staff report recommended Local Determination of the Special Permit application and offered nine (9) comments for their consideration and use by the Village of Islandia Board of Trustees. After deliberation the Commission resolved to generally agree with the staff report recommendations and deem the application a matter for local determination.

The motion to deem the Special Permit application to be a matter for Local Determination and to offer nine (9) comments for their consideration and use by the Village of Islandia Board of Trustees was made by Commission member Chartrand and seconded by Commission member Kaufman to Approve; 8 ayes, 1 nays (Gabrielsen), 0 abstention.

**Other Commission Business**

- The Commission agreed to table the adoption of the 2016 Rules of Proceedings.
- The Chair announced that the next Planning Federation Conference is coming in the Fall, and that Commission member 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.

**Meeting Adjournment (3:50 p.m.)**

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