

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: September 7, 2016
Time: 2:00 p.m.
Location: Rose Caracappa Legislative Auditorium
William H. Rogers Legislature Building
North County Complex
Hauppauge, New York 11788

Members Present (10)

Samuel Chu – Town of Babylon
Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
Nicholas Morehead – Town of Shelter Island
John Finn – Town of Smithtown
Barbara Roberts – Town of Southampton
Nicholas Planamento – Town of Southold (arrived late)
Adrienne Esposito – Villages Over 5,000 (left early)
Michael Kaufman – Villages Under 5,000
Errol Kitt – At Large

Staff Present (6)

Sarah Lansdale – Director of Planning
Andrew Freleng – Chief Planner
Ted Klein – Principal 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 September 7, 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. Motion to adopt the minutes as written was made by Commission member Kaufman, seconded by Commission member Kramer. Vote Approved: 9 ayes, 0 nays, 0 abstentions (Planamento had not arrived yet).
- The adoption of the August 2016 Meeting Minutes. Motion to adopt the minutes as written was made by Commission member Kaufman, seconded by Commission member Kramer. Vote Approved: 9 ayes, 0 nays, 0 abstentions (Planamento had not arrived yet).

Public Portion – Six (6) members of the public addressed the Commission about two applications on the agenda.

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

- The Chair announced that the next meeting of the Suffolk County Planning Commission will be held in the Maxine S. Postal Auditorium, Evans K. Griffing Building, Riverhead Center on October 11th at 11 a.m.; noting the meeting is not taking place as usual, on the first Wednesday of the month, and will also be at an earlier time of the day.
- Chairwoman Casey stated that this year’s Federation Conference is coming in the Fall with a date yet to be determined, and deferred to 2nd Vice Chair Chu to update the Commission on the Conference; Mr. Chu indicated that this year’s Conference will have a simplified format with a ‘Developer Retrospective Panel’, as well as a ‘Town Planning Commissioner’s Roundtable’, and the ‘Land Use Law Update Session’. Chairwoman Casey stated that the Conference will be take place in the morning instead of being a later afternoon/early evening event which it has been in past years. Mr. Chu mentioned that the actual date of the conference will be confirmed very soon and that it is expected to be scheduled sometime during the week of October 24th-28th.

Guest Speaker – Brett Robertson, representative of the Village of Southampton, gave a presentation overview of the Villages rationale for the North Sea Road-Windmill Lane Office Business District Zoning Study.

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

Gateway Plaza Development; the application is referred by the Town of Huntington, received on August 3, 2016 - the Commission’s jurisdiction for review is that the application is adjacent to New York Avenue (S.R. 110). The applicant seeks site plan approval from the Town of Huntington Planning Board for the construction of a three story building consisting of 16,516 SF of commercial/retail space and surface area parking on the ground floor and 44,460 SF of living area on the second and third floors for 66 residential rental units. The proposed apartments include studios and one bedroom units only.

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

The staff report recommended approval of the site plan application and offered seven (7) 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 seven (7) comments.

The motion to approve the site plan application with seven (7) comments for their consideration and use by the Town of Huntington Planning Board was made by Chairwoman Casey and seconded by 1st Vice Chair Esposito, Approved; 10 ayes, 0 nays, 0 abstention.

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

Canal Properties; the application is referred by the Town of Southampton, received on July 29, 2016 - the Commission's jurisdiction for review is that the application is adjacent to Montauk Highway (S.R. 27A), Newtown Road (C.R. 62), and the channel line of the Shinnecock Canal. The applicant seeks site plan approval from the Town of Southampton Planning Board for the construction of a 37 unit townhouse project (each with 3 bedrooms; on average 2,000 SF/unit in floor area), 1,900 SF clubhouse, pool, drainage reserve area, a 17 boat private marina, and a public canal access path to a viewing/fishing platform and floating dock. The site plan request also includes the construction of an off-site wastewater treatment facility and an easement to the Town of Southampton for public access to be used for passive recreation in connection with the Paumanok Path.

The staff report recommended approval of the site plan application and offered seven (7) comments for their consideration and use by the Town of Southampton Planning Board. After deliberation the Commission resolved to generally agree with the staff report and approve the site plan application with seven (7) comments.

The motion to approve the site plan application with seven (7) comments for their consideration and use by the Town of Southampton Planning Board was made by Commission member Roberts and seconded by Commission member Kaufman, vote to Approve; 9 ayes, 0 nays, 1 recusal (Kramer).

North Sea Road-Windmill Lane Office Business District Zoning Study; the application is referred by the Village of Southampton, received on July 29, 2016 - the Commission's jurisdiction for review is that the application is an amendment to the Zoning Code/Map, and being in an area adjacent to County Roads 39 and 80 . The Village of Southampton proposes to adopt the 'Study' which comprises a total area of approximately 61 acres including public streets and right-of-ways. There are a total of 77 tax lots within the study area with an average lot size of approximately 0.63 acres. The 'Study' area is within the North Sea Road 'Office' District, between the Village's 'Highway Business' and 'Village Business' Zoning Districts; and partially within one of the Village's 'Historic' Districts.

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

- **North Sea Road-Windmill Lane Office Business District Zoning Study** (continued); The primary focus of the 'Study', according to the document, was to identify issues or obstacles to orderly development, address land use needs, and develop a viable strategy that resolves identified deficiencies and provides a blueprint for the future. After adoption of the 'Study' the Village's Comprehensive Plan will be amended and will be a framework for future zoning code amendments intended to improve future land development within the study area.

The staff report recommended approval of the 'Zoning Study' and offered six (6) comments for their consideration and use by the Village of Southampton. After deliberation the Commission resolved to generally agree with the staff report and approve the adoption the Zoning Study with seven (7) comments.

The motion to approve the adoption the Zoning Study with seven (7) comments for their consideration and use by the Village of Southampton was made by Commission member Kaufman and seconded by Commission member Roberts, vote to Approve; 9 ayes, 0 nays, , 0 abstention (1st Vice Chair had left before vote).

Other Commission Business

- The Commission agreed to table the adoption of the 2016 Rules of Proceedings.
- The Chair announced that the Planning staff has been working on a 'Parking Reduction Model Code' and Chief Planner Andy Freleng indicated that it would be ready for adoption by the Commission very soon.

Meeting Adjournment (3:45 p.m.)

- The motion to adjourn the meeting was made by Chairwoman Casey and seconded by 2nd Vice Chair Chu; Vote Approved: unanimously.