

SUFFOLK COUNTY PLANNING COMMISSION

Date: March 1, 2000

Place: Arthur H. Kunz Memorial Library, 4th Floor, H. Lee Dennison Bldg., Hauppauge

Present: Donald Eversoll, Chairman (At Large)
Robert Martin (Smithtown), Vice Chairman
Louis Dietz (Babylon), Secretary
Edward Rosavitch (Brookhaven)
Linda Petersen (At Large)
Richard O Dea (Riverhead)
Mardooni Vahradian, (At Large)
Richard London, (Village 5,000 & Under)
Thomas Thorsen (East Hampton)
Michael Macco (Huntington)
Basia Braddish, Esq., Counsel
Stephen M. Jones, Director of Planning
Harold Withers, Deputy Director
Gerald Newman, Chief Planner
Andy Freleng, Principal Planner
Kathleen Rigano, Principal Stenographer
Claire Chorny, Sr. Clerk-Typist

Absent: Laure Nolan (Village 5,000 & Over)
Frank Tantone (Islip)
George J. Dickerson (Shelter Island)

Guests: Elizabeth Gallagher, County Executive Assistant
Lori Talmage, County Executive's Office
George Proios
David Emilita, Village Southampton Planning Consultant
Dave Casciotti, Town of Southampton Planning & Development Administrator
Bill Manger, Village Trustee, Southampton

The meeting of the Suffolk County Planning Commission was called to order by Chairman Eversoll at 12:12 P.M. in the Arthur H. Kunz Memorial Library, 4th Floor Conference Room, H. Lee Dennison Building, Hauppauge, NY.

Minutes:

On a motion by Commissioner Thorsen, seconded by Commissioner Dietz, the minutes of the February 5, 2000, Planning Commission meeting were unanimously approved with the following correction:

Commissioner O'Dea requested that his comments at the Commissioners' Roundtable be modified to read as follows: "...the Town of Riverhead passed a limited site plan and a change of zone for Traditional Links."

Correspondence and Director's Report

Steve Jones briefed the Commission on County Executive Gaffney's State of the County's address with regard to Affordable Housing, Smart Growth and the Planning Commission. He stated that research will be done before the April Planning Commission meeting to show the Commission some possible sites for Affordable Housing. A report will be developed with the Planning Commission regarding Smart Growth principles as applied to the Commission development guidelines. Mr. Gaffney recommended a Transportation Task Force to analyze transportation in 2000.

Mr. Jones advised the Commission that the status of the Local Law, as introduced by Legislator Maxine Postal, to require full background disclosure for County Planning Commission determinations, was discussed at a Public Hearing at the Legislature. The Planning Department must notify notified all Departments, Agencies and Boards of the County. The Local Law was sent back to the Parks Committee. The Health Department was present at the Committee and stated that it would have to review 2000 applications a year and, as a result, more employees would need to be hired. Mr. Jones stated that review of the applications would actually be delayed since most are done within 24/48 hours. It was suggested by the Health Department that the time for review be extended. A decision has yet to be made.

Mr. Jones spoke of the initiative undertaken with consent of the Towns of Southampton and East Hampton to take a look at the Pine Barrens South Fork extension. The Advisory Committee to the Pine Barrens Commission was reactivated. SCPD was asked to prepare factual information as to where all the land was for development. Mr. Jones stated that the bulk of the land is already subdivided and scattered with the exception of the farm portion of Sagaponack and a portion of Bridgehampton.

The State Legislature will have to consider whether they may want to defend the Towns' actions as to development disapprovals in the high priced areas of the South Fork.

Presentation on Southampton Village

Dave Emilita, Village of Southampton Planning Consultant, addressed the Commission regarding the adoption of a Village Comprehensive Plan.

A map of Southampton was distributed to the Commission showing the shore line and boundaries of the Village. Mr. Emilita stated that the Village is fully developed and that 50% of the properties in Southampton are owned by out-of-towners. As a result, there are seasonal traffic issues which were addressed, as well as increasing development of existing parcels, increasing commercialization, retail development, lack of bicycle paths and pedestrian walkways and improvement of the quality of the Village beaches.

Mr. Emilita advised the Commission of the proposals of the plan to lessen the traffic in the Village, i.e., a new library, move and expansion of the art museum with a redesign of the parking lot, new police station, improved bicycle paths, etc. Three specific farming areas are to remain. This plan would extend sidewalks, add crosswalk signs and slow traffic at intersections in the Village.

Commissioner Eversoll suggested the Commission adopt a Resolution in support of the plan. Commissioner Vahradian made a motion to approve the plan as presented. The motion was seconded by Commissioner Thorsen. (See page 4)

Presentation on Lindenhurst Planning Study

Peter Lambert, Senior Planner in the Planning Department, presented a study done in Downtown Lindenhurst. The purpose of the study was to maintain and protect the viability of existing business and residences, improve the condition and attractiveness of the area and make it a more appealing place to live and do business. This study will be put on the agenda for the April 2000 meeting for discussion and endorsement by the Planning Commission.

Smart Growth

The County Executive has requested that a copy of the Smart Growth report be mailed to all the Town Planners before we post it on the internet.

Commissioner's Roundtable

Commissioner Vahradian stated that an animal shelter is being constructed in the Town of Southampton.

Commissioner Petersen stated that Newsday published an article on Affordable Housing and wanted to bring attention to the fact that the Town of Brookhaven was not supportive of designating a large parcel near Calabro Airport for housing.

Basia Braddish, Counsel to the Commission, stated there was no "new" information to report on the Amper, et al. lawsuit.

Pursuant to the requirements of Section A14-24 of the Suffolk County Administrative Code of the Suffolk County Charter, the proposed subdivision plats and zoning actions are duly considered and acted upon as appended hereto:

<u>Resolution Number</u>	<u>File Number</u>
ZSR-06	Sh-00-1
ZSR-07	S-SH-00-03
ZSR-08	BR-00-07
ZSR-09	EH-00-06
ZSR-10	SM-00-03
ZSR-11	RH-00-05

Village of Southampton Comprehensive Plan (Sh-00-1)

Motion: Approved, as presented, by Commissioner Vahradian, seconded Commissioner Thorsen.
Vote: 10 Ayes - 0 Nays

S-1 Bridgehampton Road Races Corp. (S-SH-00-03)

Motion: Approved as amended per Staff Report by Commissioner Vahradian, seconded by Commissioner London. Amendment included a request for a fence and buffer area.
Vote: 10 Ayes - 0 Nays

Z-1 Pres Associates, LLC (BR-00-07)

Motion: Disapprove as per staff report by Commissioner London, seconded by Commissioner Macco. Vote: 10 Ayes, 0 Nays

Z-2 Driftwood on the Ocean, Inc. (EH-00-06)

Motion: Disapproval per staff report by Commissioner Rosavitch, seconded by Commissioner Vahradian.
Vote: 10 Ayes - 0 Nays

Z-3 P.J. Venture (SM-00-3)

Motion: Approve as per staff report by Commissioner London, seconded by Commissioner Petersen.
Vote: 9 Ayes, 0 Nays, 1 Abstention (Commissioner Martin)

Z-4 Riverhead Centre, LLC (RH-00-05)

Motion: Disapproval as per staff report by Commissioner Dietz, seconded by Commissioner Macco.
Vote: 9 Ayes, 0 Nays, 1 Abstention (Commissioner O'Dea)

There being no further business, the regular meeting of the Suffolk County Planning Commission was adjourned at 1:45 P.M.