

SUFFOLK COUNTY PLANNING COMMISSION

- Date: June 7, 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)
Richard O Dea (Riverhead)
Mardooni Vahradian, (At Large)
Richard London, (Village 5,000 & Under)
Thomas Thorsen (East Hampton)
Michael Macco (Huntington)
Laure Nolan (Village 5,000 & Over)
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: George J. Dickerson (Shelter Island)
Linda Petersen (At Large)
Frank Tantone (Islip)
- Guests: Dave Casciotti, Town of Southampton
William Cremers, Town of Southold
Ronald Parr, Parr Company
Lori Talmage, Office of the County Executive
Betty Gallagher, Office of the County Executive
Peter Lambert, Planning Department
Amanda Jedlicka, Summer Intern
Robert Stocks, Summer Intern
Vi Hoglund

The meeting of the Suffolk County Planning Commission was called to order by Chairman Eversoll at 12:05 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 London, seconded by Commissioner Rosavitch, the minutes of the May 3, 2000, Planning Commission meeting were unanimously approved.

Correspondence and Director's Report

Steve Jones introduced the three new appointees to the Planning Commission; David Casciotti, Ronald Parr and William Cremers, as well as two of the three summer interns in the Planning Department; Amanda Jedlicka and Robert Stocks.

Steve Jones briefed the Commission on a letter he received from Andrew R. Mendelsohn, Chairman of the Planning Board of the Incorporated Village of Asharoken, dated May 6, 2000, which stated that the Village is in the process of updating its Master Plan and requested assistance from the Planning Department similar to that received in 1984. As a result, a meeting has been scheduled for June 22, 2000, by the Planning Department. Several members of the Planning Department staff will attend.

Following are two proposed resolutions which were put before the Commissioners by Steve Jones for discussion and adoption:

a. A resolution (No. 2) was discussed by the Commission regarding a Draft Environmental Impact Statement for the East Side Access Project which would allow commuters using the Long Island Railroad to access a tunnel at 63rd Street bringing them into Grand Central Station. The intent of this project is to attract patrons to use public transportation which would reduce and minimize traffic on Long Island roads, especially auto commuting into Manhattan.

Commissioner Macco objected to the last phrase of the "RESOLVED" clause which reads: ".....as contributing both directly and indirectly to the overall quality of life in Suffolk County." It was his feeling that the resolution should reflect "support" only of the East Side Access Project by the Planning Commission. A motion was made by Commissioner London to accept this resolution contingent upon deletion of the phrase. The motion was seconded by Commissioner Dietz and passed unanimously.

b. A resolution (No. 3) stating that Nassau and Suffolk Counties are working together to protect open space, natural resources, drinking water and amenities enjoyed by residents, businesses, the South Shore Estuary Reserve, etc., and that the Suffolk County Planning Commission extends both its support and assistance in the implementation of the Open Space Plan which is under consideration by Nassau County. A motion was made by Commissioner Rosavitch to accept this resolution as written. Motion was seconded by Commissioner Thorsen and passed unanimously.

Steve Jones directed the Commissioners to their copy of Resolution #272 adopted by the Town of Riverhead regarding the Route 58 Committee appointed by the Town Board. This

Committee was formed to recommend solutions to alleviate the traffic congestion existing in and around the Route 58 corridor. The Planning Director said that DPW and the Planning Department will work with the Town of Riverhead in an attempt to solve the problem of excessive traffic.

The Commissioners were advised by Steve Jones that the coming summer meetings will be held as follows:

Wednesday, July 5, 2000 - Village Hall in Port Jefferson

Wednesday, **August 9, 2000 (second Wednesday of the month)**- Fishers Island

Wednesday, September 6, 2000 - Cedar Beach in Southold

The Commissioners were requested to respond early as to their attendance to insure that there would be a quorum.

Steve Jones directed the attention of the Commissioners to Resolution No. 212-2000 which was signed by the County Executive in March 2000 establishing a Smart Growth policy. Also presented was a Smart Growth Policy Plan outline that was prepared by the Planning Department. The Plan, which will include a series of Public Hearings, will be presented to the County Executive before the end of September 2000.

Funding for an Affordable Housing Program has been approved by the Legislature for housing projects. The Planning Department will work directly with the towns to line up the zoning for these projects and put a package together for review by the Legislature. The Towns of Islip, East Hampton, Babylon and Riverhead would like to take advantage of this program which will be on a first-come-first-served basis.

For information purposes, the package for the Commissioners contained a map prepared by the Planning Department showing existing open space in Suffolk County as well as a chart indicating the various land programs and amounts invested in each as of 1986.

Steve Jones told the Commission that a software package is being finalized to put the agenda of the Planning Commission on the County intranet.

Attention was directed to the draft of the Planning Commission Advisory News bulletin (Volume 3, Issue 1, Spring - 2000). The topic covered is "Land Use Regulations and Religious Use," which addresses the legal issues of religious institutions to towns and villages before they are confronted with a problem of this nature. It was the recommendation of Basia Braddish, Esq., that this pamphlet be reviewed further by the Department of Law before it is distributed to villages and towns since it contains many cites. Commissioner Nolan indicated her willingness to cite some additional New York cases.

Commissioner's Roundtable

Commissioner Thorsen told the Commission that there is a 15-month moratorium on building in East Hampton and that a contract has been accepted by Lee Koppleman to assist the Town in updating its comprehensive plan.

Commissioner Vahradian expressed his thanks to the Commission for an enjoyable 14 years of service on the Planning Commission. This meeting will end his term of office.

Commissioner O'Dea said that the Town of Riverhead was working on the proposed redevelopment of the Grumman airfield.

Commissioner Nolan said there is an infestation of rats near the harbor in Northport.

Commissioner London said that the Village of the Branch has incurred the traffic from Route 25 which is under construction for widening. The West Nile Virus has been discovered in 4 different species of birds and there are predictions of epidemic proportions by August.

Commissioner Eversoll requested an updated Planning Commission membership list and a list of recent land acquisitions authorized by the Legislature.

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-29	S-IS-00-10
ZSR-30	S-BR-00-05
ZSR-31	BA-00-13
ZSR-32	BR-00-24
ZSR-33	BR-00-25
ZSR-34	BR-00-26
ZSR-35	BR-00-28
ZSR-36	SM-00-12
ZSR-37	IS-00-2

S-1 - Bayview Avenue (a.k.a. Causeway Enterprises) (S-IS-00-10)

Motion: Disapproved per Staff Report by Commissioner London, seconded by Commissioner Macco.

Vote: 10 Ayes - 0 Nays - 0 Abstentions

S-2 - Oakwood Estates (S-BR-00-5)

Motion: Disapproved per Staff Report by Commissioner Macco, seconded by Commissioner O'Dea.

Vote: 10 Ayes - 0 Nays - 0 Abstentions

Z-1 - Town of Babylon (BA-00-13)

Motion: Approved per Staff Report by Commissioner Dietz, seconded by Commissioner Thorsen.

Vote: 10 Ayes - 0 Nays - 0 Abstentions

Z-2 - JTB Corporation (BR-00-24)

Motion: Disapprove as per Staff Report by Commissioner Macco, seconded by Commissioner Rosavitch.

Vote: 10 Ayes - 0 Nays - 0 Abstentions

Z-3 - G&S Investors (BR-00-25)

Motion: Disapproval per Staff Report by Commissioner Rosavitch, seconded by Commissioner Macco.

Vote: 10 Ayes - 0 Nays - 0 Abstentions.

Z-4 - Maria Fernandes (BR-00-26)

Motion: Disapproval as per Staff Report by Commissioner Rosavitch, seconded by Commissioner London.

Vote: 10 Ayes - 0 Nays - 0 Abstentions

Z-5 - 7-Eleven, Inc. (BR-00-28)

Motion: Disapproval as per Staff Report by Commissioner Thorsen, seconded by Commissioner O'Dea.

Vote: 10 Ayes, 0 Nays - 0 Abstentions

Z-6 - Nessa Acquisitions LLC (SM-00-12)

Motion: Disapproval as per Staff Report by Commissioner Rosavitch, seconded by Commissioner Macco. Commissioner Rosavitch suggested consideration be given to this location for a future Smart Growth site.

Vote: 9 Ayes, 0 Nays - 1 Abstention (Commissioner Martin)

Z-7 - Motor Parkway Associates, LLC (IS-00-2)

Motion: Approval as per Staff Report by Commissioner Macco, seconded by Commissioner London. A condition was added for a van/mini bus shuttle service for hotel guests to lessen dependence on automobiles in accordance with Smart Growth polices of Suffolk County.

Vote: 10 Ayes, 0 Nays - 0 Abstentions

There being no further business, the regular meeting of the Suffolk County Planning Commission was adjourned at 1:30 P.M.