

SUFFOLK COUNTY PLANNING COMMISSION

Date: December 6, 2000

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

Present: Donald Eversoll, Chairman (At Large)
Robert Martin (Smithtown), Vice Chairman
Louis Dietz (Babylon), Secretary
Edward Rosavitch (Brookhaven)
Richard London, (Village 5,000 & Under)
Thomas Thorsen (East Hampton)
Frank Tantone (Islip)
Linda Petersen (At Large)
Richard O Dea (Riverhead)
Ronald Parr (At Large)
David Casciotti (Southampton)
Michael Macco (Huntington)
George J. Dickerson (Shelter Island)
Stephen M. Jones, Director of Planning
Basia Braddish, Esq., Counsel
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)
William Cremers (Southold)

Guests: George Proios
Lori Talmage, Office of the County Executive
Betty Gallagher, Office of the County Executive
Vi Hoglund

The meeting of the Suffolk County Planning Commission was called to order by
Chairman Eversoll at 12:00 P.M. in the Suffolk County Arthur H. Kunz Memorial Library.

Minutes:

On a motion by Commissioner Petersen, seconded by Commissioner Rosavitch, the minutes of the November 1, 2000, Planning Commission meeting were unanimously approved.

Director's Report:

Steve Jones advised the Commission of the following

1. He has resigned from his position as Director of the Planning Department, effective December 11, 2000, and accepted a position as CEO of the Suffolk County Water Authority. He indicated an interest in working with the Suffolk County Legislature and a number of Departments on Smart Growth.
2. Each Commissioner was given a copy of an editorial which appeared in today's Newsday relative the Smart Growth Report and the Suffolk County Planning Federation. Steve feels that after having met with the County Executive's Office, the Planning Commission might have a role in a capacity that the County will purchase open space properties, take the development rights to those properties, set them aside and have them available for Affordable Housing projects. The Commission may then help to decide if this is a good project in a good location.
3. Steve indicated that Ginny Fields may re-introduce legislation to reconstitute the Planning Commission. This legislation was voted down at a previous Legislative Session in 2000.
4. A survey went out to people who live within walking distance of a train station and live in multi-family residences in an effort to find out what percentage use the train.
5. Steve Jones noted Resolution No. 1028, dated November 21, 2000, passed by the Town of Riverhead, rescinding Resolutions 649 and 650 of 1999, which created a Transportation Improvement Fund and Transportation Development District. Resolution No. 1028 states that the Town Board will reconsider the propriety of the creation of a Transportation Development District in conformance with State law at such time as a traditional traffic impact analysis for the Calverton site is prepared. This action may possibly call into question the validity of the zoning approval taken by the Town which was predicated on the rescinded resolutions.
6. Steve asked the Commission if they would endorse a study that characterizes the land on the east end in the five eastern towns as to what land is developed and what it is undeveloped for on a parcel-by-parcel basis. The information in this study is strictly factual in nature with no recommendations from Suffolk County, but will be a good source of reference material for local governments.

7. Steve Jones introduced Brad Cantor who recently joined the Planning Department. Brad will be working with Gerald Newman and Andy Freleng on the research that is done for material presented to the Planning Commission and the process of all local zoning submittals to the Commission.

Commissioners' Roundtable:

Commissioner Casciotti stated that a hearing is scheduled for Friday, December 8, 2000, on the agricultural changes in zoning in Southampton. A Transportation Advisory Committee has been set up to advise the Town Board on SEEDS (Sustainable East End Development Study).

Commissioner Parr, as well as all the other Commissioners, expressed their good wishes to Steve Jones in his new position at the Suffolk County Water Authority.

Commissioner Petersen said Brookhaven is preparing for the transitional changes which will take place with the appointment of the new Highway Superintendent and a new Supervisor.

Commissioner Rosavitch said a Public Hearing has taken place with regard to the Reckson property on the south side of Sunrise Highway at Swan River. Over 300 people attended. The Supervisor stated that there should be some public benefit for the Town with regard to a zone change and it was not obvious here. Therefore, the matter will be looked at again. Legislator Foley, who was present at the Town hearing, was questioned with regard to working with the Town on acquisitions, using Greenways funds and working with the Town's money that was set aside for buying land-sensitive projects. Commissioner Rosavitch feels it will come before the Planning Department again to see if there are enough funds available to acquire this property (28 acres).

Commissioner Rosavitch said he is a member of the Citizens' Advisory Committee for the South Shore Estuary and this matter was brought up as well. It was felt that this is part of the South Shore Estuary and would fit into the plan that is being put together to find the funds to stop the development of an apartment complex and two additional restaurants on Sunrise Highway.

Commissioner Dietz said there are plans to tear down the Narragansett Inn on Montauk Highway in Babylon and put 133 senior citizen housing units up in its place.

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 - 58	HU-00-10
ZSR - 59	BR-00-76

Z-1 - Melville Hospitality LLC (HU-00-10)

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

Vote: 12 Ayes - 0 Nays - 0 Abstentions

Z-2 - Gateway Industrial Associates (BR-00-76)

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

Vote: 12 Ayes - 0 Nays - 0 Abstentions

A motion was made by Commissioner Thorsen to endorse the GIS-based Land-use Characterization Study covering the eastern five towns. The motion was seconded by Commissioner Petersen and passed unanimously.

There being no further business, the regular meeting of the Suffolk County Planning Commission was adjourned at 12:55 PM.