

SUFFOLK COUNTY PLANNING COMMISSION

Date: June 6, 2001

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)
Thomas Thorsen (East Hampton)
Linda Petersen (At Large)
Richard O?Dea (Riverhead)
Laure Nolan (Village 5,000 & Over)
David Casciotti (Southampton)
Ronald Parr (At Large)
Michael Macco (Huntington)
George J. Dickerson (Shelter Island)
Richard London, (Village 5,000 & Under)
Basia Braddish, Esq., Counsel
Thomas A. Isles, Director
Harold Withers, Deputy Director
Gerald Newman, Chief Planner
Dewitt Davies, Chief Environmental Analyst
Andy Freleng, Principal Planner
Lauretta Fischer, Principal Planner
Kathleen Rigano, Principal Stenographer
Claire Chorny, Sr. Clerk Typist

Absent: Frank Tantone (Islip)
William Cremers (Southold)

Guests: Lori Talmage, Office of the County Executive
Violet Hوجلund

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 May 2, 2001, Planning Commission meeting were unanimously approved.

Director's Report:

Thomas Isles, Director of Planning, briefed the Commission on the following:

1. The Planning Department/Division of Real Estate held its annual surplus property auction on May 23 and May 24, 2001, at the Marriott Hotel in Hauppauge. Auctioned properties generated revenue for Suffolk County in excess of \$8.1 million.
2. Summer Field Trips: The visit to the Gardiner property discussed at last month's Commission meeting will not be scheduled for the summer of 2001. A visit to Calverton for the meeting in the month of July (July 11) is being considered at this time. The visit would consist of a tour of the Calverton site followed by the Commission meeting in Riverhead Town Hall.
3. The County is getting involved in a redevelopment plan called the 'Route 110 Corridor. Two County Legislators have requested resolutions for County funding for this plan. A planning effort now in its early stages indicates that the Planning Department may take on a larger presence in the year to come.
4. A Certificate of Appreciation has been prepared for former Planning Commissioner Mardooni Vahradian citing his 18 years of service on the Suffolk County Planning Commission and will be circulated to the present Commission members for signature. Mr. Vahradian will be invited to the meeting on July 11, 2001, which will be held at the Riverhead County Center, and will be presented with the framed Certificate at that time.
5. Introductory Resolution No. 1494-2001, introduced by Legislator Fields, entitled: "A Charter Law to Promote Smart Growth by Diversifying Composition of County Planning Commission," was distributed to the Commission members. This is a resubmission which, if adopted, will reduce the membership of the Planning Commission from 15 to 11 and amend the qualifications for membership. Upon discussion, the Commission instructed the Director of Planning to advise the Chair of the Suffolk County Supervisors Association of the proposed change.
6. Dewitt Davies, Chief Environmental Analyst in the Planning Department, was introduced to the Planning Commission and addressed the members on the new "1/4% Sales Tax Program" which was approved by the Legislature and the County Executive last year. Funds from this program go to open space, tax stabilization, farmland protection and water quality protection and restoration.

In his overview, Mr. Davies stated that the Department of Planning submitted a report on implementation of the Water Quality Protection and Restoration Program to the Office of the County Executive and the Legislature on February 28, 2001. The guidance in this report on policy issues, procedures and priorities provides a starting point for Suffolk County elected officials as they deliberate on decisions to implement this new initiative.

The Program is significant because of its focus on nonpoint source pollution control and aquatic habitat restoration activities; and the magnitude of funds dedicated to it – currently estimated at \$98.6 million over its authorized 13-year duration. The intent of the Program emphasizes use of funds to offset the County cost of projects and activities recommended by the Peconic Estuary Program, Long Island Sound Study and the South Shore Estuary Reserve. Projects are grouped under Nonpoint Source Abatement and Control (e.g., stormwater runoff treatment); Aquatic Habitat Restoration (e.g., wetlands enhancement); Agricultural Nonpoint Source Abatement and Control (e.g., best management practices to reduce agricultural chemical loads to surface waters) and Pollution Prevention Initiatives (best management practices for commercial, industrial and residential uses). Other types of projects, such as educational outreach programs, are also authorized.

The Dept. of Planning staff believes that projects providing benefits to county highways, parks, facilities and resources should receive the highest priority for use of Program funds. Priority should be given to fund mandates established through County laws that provide nonpoint source pollution abatement, reduction in pesticide usage and/or other environmental benefits. It is not clear at this time whether or not potential projects conducted by towns/villages involving town/village roads, etc. will be eligible for funding. The same thing can be said about nonpoint source management actions that target *privately owned farmland* to reduce fertilizer and other chemical loadings to ground and surface waters. Hence, significant legal and policy questions need to be resolved in order to determine how the Program will be implemented in the future. Action is also needed to designate implementation oversight responsibility; and to establish priorities, eligibility requirements, and the mechanism for soliciting and screening proposed projects. The report contains suggested alternatives with regard to these topics.

After some questions, Mr. Isles stated that there is no mechanism at this time as to how the towns would share in the proceeds of this program. The Planning Department is recommending to the Legislature that a screening committee be appointed to address how the program should be administered.

CORRESPONDENCE:

Mr. Isles stated that he received a letter from the Shelter Island Planning Board asking for a clarification on a question regarding a subdivision reviewed by the Planning Commission

approximately one year ago. The Planning Board is inquiring if a resubmission is necessary since the specifications have been modified. This matter has been referred to the County Attorney's Office.

COMMISSIONERS' ROUNDTABLE:

Commissioner Thorsen stated that an article which appeared in Newsday covered a program in East Hampton addressing the parking problem during the summer months. Machines are available which dispense a punch card that is to be placed on dashboards indicating the time the parking space was taken. Two hour parking is allowed. The program was discontinued last fall, but will resume this year because of the shortage of parking spaces and may be extended into the off season. A shuttle bus is also available from a parking field which is located outside the downtown district.

Commissioner Macco spoke of the recent lumber yard fire in Huntington and the resulting damage.

Commissioner Nolan stated that all but two of the capital bond issues in the Town of Huntington passed. Traffic problems in Northport are being looked at which may have some negative affect on the parking. Heavy traffic exists in Northport which is not unusual for this time of year.

David Casciotti stated that in an effort to address the traffic problems in Southampton, a reversible lane demonstration will take place. Hopefully, the critical wild lands and groundwater protection study will give some direction to the Town as to which land should be bought through the Environmental Protection Fund.

Commissioner O'Dea stated that the Burman negotiations for the Calverton property are getting close to finalization.

Commissioner Petersen stated that the Town of Brookhaven is holding a Community Summit on Monday, June 11, 2001, at Center Moriches High School for the residents from the southeastern portion of the Town. The Town Council and the Town Supervisor would like to hear the community's feeling on land use in eastern Brookhaven.

Commissioner Rosavitch stated that he attended a seminar of the Longwood Association which was presented by Dan Burton on traffic calming. Commissioner Rosavitch suggested that the Planning Commission consider inviting Mr. Burton to make a presentation to the Commission, but his fee may pose a problem.

Commissioner London advised the Commission that along with the warm weather months comes the West Nile Virus. Unlike previous years, homeowners in both Nassau and Suffolk Counties have been objecting to spraying. Removal of standing water was encouraged. Building in the Village of the Branch is coming to an end. Housing prices in this area are escalating.

Commissioner Dietz stated that a Public Hearing was held for the Narraganset property in Lindenhurst.

Donald Eversoll, Chairman, referred to his appearance before the Environment, Land Acquisition and Planning Committee and read to the Commission his response to Legislator Bishop's request for a summary of actions taken by the Planning Commission on applications made by big builders. Where the corporations and builders were able to be identified, it was determined that of 21 applications, 8 were approved with conditions and 13 were denied.

Commissioner Eversoll suggested that the Commissioners approach those officials who recommended them for the Planning Commission and express their opposition to the Introductory Resolution which is being proposed to change the composition of the Commission. Commissioner Eversoll noted the loss of a working relationship with the towns under the proposal.

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-01-34	BR-01-45
ZSR-01-35	BR-01-46
ZSR-01-36	BR-01-47
ZSR-01-37	BR-01-48
ZSR-01-38	RH-01-8

Z-1 - Eastport Senior Living LLC (BR-01-45)

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

It was suggested that a comment be added, such as: It is recommended that the entire triangle between Eastport Road, East Moriches-Riverhead Road (CR 51) and Sunrise Highway (NYS Rte. 27) be utilized for a Smart Growth Initiative.

Vote: 13 Ayes - 0 Nays - 0 Abstentions

Z-2 - Nicholas Aliano (BR-01-46)

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

Vote: 13 Ayes - 0 Nays - 0 Abstentions

Z-3 - Structural Technology (BR-01-47)

Motion: Disapproved, per the amended Staff Report, by Commissioner Rosovitch, seconded by Commissioner Macco.

Vote: 13 Ayes - 0 Nays - 0 Abstentions

Z-4 - North American Self Storage, LLC (BR-01-48)

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

Vote: 13 Ayes - 0 Nays - 0 Abstentions

Z-5 - T.S. Haulers, Inc. (RH-01-8)

Motion: Disapproved, per the Staff Report, by Commissioner Macco, seconded by Commissioner Petersen

Vote: 12 Ayes - 0 Nays - 1 Abstentions (Commissioner O'Dea)

There being no further business, the regular meeting of the Suffolk County Planning Commission was adjourned at 1:20 PM.