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SUFFOLK COUNTY PLANNING COMMISSION
L.I. Horticultural Research and
Extension Center
3059 Sound Avenue
Riverhead, New York
-----x

September 5, 2007
12:00 p.m.

BEFORE:

JOHN CARACCIOLO, Chairman

ACCURATE COURT REPORTING, INC.
6 FRANCES LANE
PORT JEFFERSON, NEW YORK 11777
631-331-3753

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2 A P P E A R A N C E S :

3

LINDA HOLMES, Vice Chairwoman,
Town of Shelter Island

4

5

THOMAS ISLES, Director of Planning

6

DAVID CALONE, Commission Member
Town of Babylon

7

EDWARD J. PRUITT, Commission Member
Town of Brookhaven

8

9

DONALD J. FIORE, Commission Member
Town of Islip

10

ADRIENNE ESPOSITO, Commission Member
Villages Once 5,000 Population

11

12

BARBARA ROBERTS, Commission Member
Town of Southampton

13

SARAH LANSDALE, Commission Member
At Large

14

15

ROBERT BRAUN, Commission Member
Town of Smithtown

16

JESSE R. GOODALE, Commission Member
Town of Riverhead

17

18

TOM MC ADAM, Commission Member,
Town of Southold

19

JENNIFER B. KOHN, Assistant County Attorney

20

DANIEL GULIZIO, Deputy Director of
Suffolk County Planning Department

21

22

ANDREW P. FRELENG, Chief Planner,
Suffolk County Planning Department

23

TED KLEIN, Senior Planner,
Suffolk County Planning Department

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2 A P P E A R A N C E S (Continued):

3

4 CLAIRE CHORNY, Staff

5 JESSICA KALMBACHER, Staff

6

7

ABSENT MEMBERS:

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9

10 CHARLA BOLTON, Secretary, Commission Member
At Large

11 CONSTANTINE KONTOKOSTA, Commission Member
Villages Under 5,000 Population

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13

14 GUESTS:

15

16 MARK BRIDGEN, Director, Long Island
Horticultural Research and Extension
17 Center

18 BENNETT ORLOWSKI, Long Island Horticultural
19 Research and Extension Center

20 RAY CORWIN, Pine Barrens Commission

21 BRENDA A. PRUSINOWSKI, AICP
Deputy Commissioner Planning,
22 Environment and Land Management

22

23

24

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2 (WHEREUPON, this hearing convened
3 at 12:00 p.m. Off-the-record
4 discussions ensued, after which the
5 following transpired:)

6 (Time noted 12:15 p.m.)

7 VICE CHAIRWOMAN HOLMES: Good
8 afternoon, everyone. The Suffolk County
9 Planning Commission section is now in
10 progress, and we want to thank Mark
11 Bridgen and his staff for welcoming us
12 to this beautiful spot on this day. We
13 sure planned a good day to bring you out
14 here.

15 We do not have a flag, so we will
16 forego the Pledge.

17 Did you all receive a copy of the
18 minutes of July 11th?

19 COMMISSIONER FIORE: Yes.

20 COMMISSIONER ROBERTS: I don't
21 think I did -- I don't --

22 VICE CHAIRWOMAN HOLMES: Does
23 anyone besides me have any corrections?

24 Just a couple. There were several
25 typos, but they don't matter as much.

2 On page 13, line 22, the word is
3 "wind turbine," not "winter."

4 And on page 85, line 20, when
5 Commissioner Kontokosta was talking
6 about "the cost being passed through,"
7 not P-A-S-T, but P-A-S-S-E-D.

8 And on page 117, line 25, I was
9 referring to the Cross Sound Ferry, not
10 the Cross Town Ferry. So those were
11 my -- well, you know, it's a very easy
12 phonetic thing to do. But in any event,
13 those were mine. Does anybody else have
14 any corrections?

15 (WHEREUPON, Chairman Caracciolo
16 joined the hearing in progress.)

17 (Time noted 12:17 p.m.)

18 CHAIRMAN CARACCILO: Hi. Hi.

19 VICE CHAIRWOMAN HOLMES: There he
20 is. Thank goodness.

21 CHAIRMAN CARACCILO: I'm the
22 furthest west.

23 VICE CHAIRWOMAN HOLMES: We were
24 just reviewing the minutes, and we had a
25 few little corrections.

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2 COMMISSIONER ESPOSITO: Well, we --
3 we -- we had a few little corrections.

4 VICE CHAIRWOMAN HOLMES: The editor
5 had a few --

6 COMMISSIONER ESPOSITO: The
7 editor -- our editor.

8 CHAIRMAN CARACCIOLO: And I see you
9 even edited the directions. Thank you.
10 That was very helpful, as you could
11 tell.

12 VICE CHAIRWOMAN HOLMES: Good.

13 CHAIRMAN CARACCIOLO: Okay. That's
14 fine. Why don't you finish up.

15 VICE CHAIRWOMAN HOLMES: All right.
16 If there are no further corrections,
17 I'll entertain a motion to accept the
18 minutes as amended.

19 COMMISSIONER GOODALE: So moved.

20 VICE CHAIRWOMAN HOLMES: Thank you.
21 Second?

22 COMMISSIONER FIORE: Second.

23 VICE CHAIRWOMAN HOLMES: Don Fiore,
24 thank you.

25 All in favor?

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2 (WHEREUPON, the members voted.)

3 VICE CHAIRWOMAN HOLMES: Opposed --

4 no.

5 Thank you.

6 Next.

7 CHAIRMAN CARACCIOLO: Thank you,

8 Linda.

9 Public portion, do we have anyone
10 to speak?

11 COMMISSIONER ESPOSITO: Look at the
12 crowd in here today.

13 CHAIRMAN CARACCIOLO: Strategically
14 moving a surrounding county prevents
15 that, and that's very good.

16 We have a presentation from Mark?

17 DIRECTOR ISLES: Yeah, if I could
18 just do an introduction to Mark?

19 As indicated by Linda Holmes in
20 expressing appreciation for hosting the
21 meeting today, Mark has been with this
22 location for --

23 MR. BRIDGEN: Five years.

24 DIRECTOR ISLES: -- five years
25 now -- okay. We deal with Mark and

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2 certainly Benny Orłowski from this
3 office with the County Farmland
4 Committee, and a number of the County
5 programs.

6 This is a rather fascinating place.
7 Mark is the Director. He's a Ph.D.
8 (sic)

9 I'm not sure of your exact field,
10 but maybe you could explain that to
11 us --

12 MR. BRIDGEN: Okay. Sure.

13 DIRECTOR ISLES: -- and some of
14 your background. And, once again, thank
15 you on behalf of --

16 MR. BRIDGEN: Sure.

17 DIRECTOR ISLES: -- the Commission.

18 MR. BRIDGEN: You're welcome, and
19 thank you for coming. I really
20 appreciate your using our facility.
21 Your committee is very important to
22 Suffolk County, and we're really very
23 honored to have you here.

24 So this location, the Long Island
25 Horticultural Research and Extension

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2 Center, is actually a campus of Cornell
3 University. You are probably all
4 familiar with Cornell Cooperative
5 Extension of Suffolk, because it now
6 comes under Tom's control. Actually,
7 recently -- recently -- we've used it a
8 couple of years.

9 We are actually -- we're -- we're
10 separate from Cornell Cooperative
11 Extension, because they're actually a
12 County entity, we're -- we're actually
13 University property. But we work very
14 closely with Cooperative Extension, in
15 fact, three of them -- their staff
16 members are housed here at the Research
17 Center. So we work real closely, and
18 the rest of their agricultural team,
19 there's about 14 -- there's 14 members,
20 their pictures are up in the hallway,
21 they -- they do their research here,
22 unless it's at a farm site. So we work
23 very closely with them. So some of our
24 staff are actually University faculty,
25 and some of our staff are Cooperative

2 Extension.

3 And what you may not know is that
4 this center here is the only one in the
5 country that actually -- it's
6 exclusively horticulture. And we have
7 professionals that represent each of the
8 commodity areas in floriculture, woody
9 winter meadows, vegetables, grapes,
10 fruits and so on. And, also, the
11 cross-commodity areas, plant disease,
12 plant insects, weeds and tissue culture.
13 So we're kind of the last one of what
14 used to be pretty common 30 years ago
15 around the United States.

16 We have 68 acres. We've been here
17 85 years. The reason the University
18 spends its money for us -- funds us here
19 is because agriculture is so important
20 to Suffolk County. As you all know,
21 it's -- Suffolk County is the number one
22 producer of crops in the State of New
23 York, number one for greenhouse crops,
24 number one for nursery crops, number one
25 for chickens -- we don't do chickens

2 here. But agriculture is important, and
3 the University wants to demonstrate that
4 it supports that program.

5 So I -- we will be offering a tour
6 to you after your meeting, if you'd like
7 to stay and -- and take a walk around,
8 we can -- we can show you around, or if
9 you want a longer tour, we can do that
10 too.

11 So in a nutshell, that's what we
12 are.

13 Did I miss anything, Ben?

14 Ben -- I think some of you --

15 COMMISSIONER ROBERTS: Can you
16 give --

17 MR. BRIDGEN: -- know Ben, he's our
18 farm manager.

19 COMMISSIONER ROBERTS: Could you
20 just give one or two sentences of what
21 you do; the purpose, the mission?

22 MR. BRIDGEN: Okay. Our mission,
23 in a nutshell -- again, we have a longer
24 mission statement -- but, essentially,
25 we help the farmers -- be they

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2 viticulturists -- grape growers,
3 greenhouse growers or whatever -- we
4 consider farmers all horticulturists --
5 to make money. We help -- we do,
6 primarily, applied research down here.
7 So we also have a disease clinic and the
8 insect clinic so the farmers --
9 anybody -- I say farmers and I include
10 everybody, nurserymen and greenhouses
11 and golf --
12 VICE CHAIRWOMAN HOLMES:
13 Residents --
14 MR. BRIDGEN: -- golf course --
15 VICE CHAIRWOMAN HOLMES: -- of
16 Shelter Island and ticks.
17 MR. BRIDGEN: Well, yeah, we
18 actually have --
19 VICE CHAIRWOMAN HOLMES: He does --
20 MR. BRIDGEN: -- a tick --
21 VICE CHAIRWOMAN HOLMES: Yup --
22 MR. BRIDGEN: -- program --
23 VICE CHAIRWOMAN HOLMES: -- yup.
24 MR. BRIDGEN: -- that we're
25 starting, and --

2 VICE CHAIRWOMAN HOLMES: He raises
3 them.

4 MR. BRIDGEN: So we -- they come to
5 us with problems -- and it may be
6 something simple like we've identified
7 the disease and tell them how to control
8 it, but sometimes it's a long-term
9 problem. Like we have this situation,
10 and then we set up the research
11 experiment, we kind of study the --
12 study the problem and then tell them
13 what results we found out.

14 COMMISSIONER ROBERTS: And just for
15 Suffolk County or --

16 MR. BRIDGEN: Well, mostly for
17 Suffolk County. The Cooperative
18 Extension Members of Suffolk County,
19 they have to stay within the County.
20 Those of us -- like I'm a -- I'm a
21 member of the faculty. My home
22 department up there is in horticulture.
23 I'm actually a plant breeder. So those
24 of us who are faculty, we're responsible
25 to help the entire state, but -- but

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2 mostly we help those on Long Island. So
3 we do Nassau County as well as Suffolk
4 County.

5 And so that's -- so we do a lot of
6 things. We -- we -- a major concern of
7 ours is farmland preservation, so we --
8 we kind of work with the farmers. When
9 they ask -- some of the older farmers
10 ask us questions on -- on how they can
11 preserve their land and that kind of
12 thing, we answer.

13 We're very involved with
14 environmental concerns, ways to keep our
15 environment safe. So we work with
16 farmers on how -- ways that they can
17 decrease the amount of pesticides that
18 they use, and -- but -- and still have a
19 profitable crop that saves the
20 environment.

21 COMMISSIONER ROBERTS: Thank you.

22 CHAIRMAN CARACCIOLO: Thank you,
23 Mark.

24 MR. BRIDGEN: Sure.

25 CHAIRMAN CARACCIOLO: I appreciate

2 it.

3 MR. BRIDGEN: So afterwards, I'll
4 be around and we'll -- we'll -- if
5 anybody wants to stay, we can show you
6 some of the --

7 COMMISSIONER ROBERTS: Great.

8 MR. BRIDGEN: -- we won't walk the
9 whole 68 acres.

10 CHAIRMAN CARACCIOLO: Great. You
11 can help me figure out why I didn't get
12 any tomatoes this year.

13 MR. BRIDGEN: We actually can.

14 CHAIRMAN CARACCIOLO: Director's
15 Report. Tom?

16 DIRECTOR ISLES: Okay. We have a
17 relatively light agenda today. We had a
18 number of cases that were not quite ripe
19 yet for the Planning Commission, no pun
20 intended.

21 COMMISSIONER GOODALE: Very good
22 one.

23 VICE CHAIRWOMAN HOLMES: Very good
24 choice.

25 DIRECTOR ISLES: So it will provide

2 an opportunity, perhaps, for a bit more
3 discussion at the roundtable, which
4 oftentimes gets shortchanged. And
5 certainly for the tour of this facility,
6 which I've done on a number of
7 occasions. They actually have
8 laboratories and greenhouses, as well as
9 the exterior products that are rather
10 fascinating, the experiments that are
11 going on, that is very important to
12 Suffolk County.

13 Benny Orłowski was here a moment
14 ago, he's the actual -- he's the
15 Chairman of Suffolk County Farmland
16 Committee. The Suffolk County Planning
17 Department administers that program.
18 Benny is also the farm manager here, so
19 somebody County Planning deals with
20 quite a bit.

21 In terms of the Director's Report
22 today, I'd like to begin with -- noting
23 in your packets handed out today is some
24 correspondence that we received right
25 after the last Commission meeting, and

2 it's from Senator Ken LaValle. It's in
3 the back of your packet, and I just
4 wanted to bring it to your attention.
5 He sent in a letter concerning the Tall
6 Grass Application, the DeLalio farm
7 property, as well as the Fairfield
8 application in Rocky Point, expressing
9 concern about the cumulative impacts.

10 I did draft a reply, and I did
11 indicate to him that I would make his
12 comments known to the Suffolk County
13 Planning Commission.

14 Certainly, the Commission has
15 jurisdiction on these three cases. You
16 did act on the Tall Grass application
17 relatively recently. As part of both
18 the -- the County Planning Commission
19 review, as well as the Town SEQRA
20 review, a consideration of cumulative
21 impact is certainly one of the items
22 that is required in the process, and
23 certainly has been done in that case.

24 Certainly, if you have any
25 questions on that, you can feel free to

2 ask me about it.

3 I would like to run through, since
4 we do have a little extra time today, a
5 few extra items on the Director's Report
6 to bring to your attention.

7 No. 1: To begin with, we are in
8 the County budget process, at this
9 point, for 2008. And the County
10 Planning Commission often doesn't get
11 too involved in the administrative side
12 of things, but I do want to bring to
13 your attention that, you know, we've had
14 some challenges in the County budget
15 with State sales tax issues, for
16 example. We've lost 18 percent of our
17 professional staff this year, already.
18 And we have not been able to replace
19 them, due to these uncertainties of
20 sales tax and revenues and so forth. So
21 it's a pretty strained situation at this
22 point.

23 We have a lot of mandated functions
24 in the department, including the
25 statutory review required for the

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2 Planning Commission. We have executive
3 mandates, we have contracts we
4 administer and so forth. So the
5 18 percent has been a real impact on our
6 general planning program in terms of
7 planning projects that we're able to
8 complete.

9 The County Executive has been
10 trying to work the budget as best as
11 possible. And I'm hopeful that by the
12 time it's submitted and considered by
13 the Legislature -- and, certainly, if
14 the State authorizes the sales tax
15 extensions and so forth, we'll be back
16 in shape. But it's a pretty intense
17 process, and obviously, affects and
18 impacts what County Planning can
19 accomplish going forward.

20 And I just wanted to bring that to
21 your attention today, as we are at that
22 critical time.

23 The next item --

24 COMMISSIONER ROBERTS: Is there
25 anything we should do --

2 COMMISSIONER ESPOSITO: Can I ask
3 just one question about that?

4 DIRECTOR ISLES: Please.

5 COMMISSIONER ROBERTS: You go
6 first.

7 COMMISSIONER ESPOSITO: Well, I
8 just want to get clarity.

9 So you're saying that, if or when
10 the sales tax gets redone by the State
11 Legislature, you feel confident there
12 will be funding in the budget, or there
13 won't be funding in the budget to
14 replace the 18 percent that you've lost?

15 DIRECTOR ISLES: It's not certain,
16 so --

17 COMMISSIONER ESPOSITO: Okay.

18 DIRECTOR ISLES: The information we
19 got back last week is that, the
20 positions are not being eliminated,
21 they're being held --

22 COMMISSIONER ESPOSITO: Okay.

23 DIRECTOR ISLES: -- vacant.

24 COMMISSIONER ESPOSITO: Okay.

25 DIRECTOR ISLES: And I guess

2 everything aligns with -- there's a
3 couple of bills in State Legislature.
4 The big one is the 1 percent --

5 COMMISSIONER ESPOSITO: Yeah.

6 DIRECTOR ISLES: -- of the sales
7 tax.

8 COMMISSIONER ESPOSITO: Uh-huh.

9 DIRECTOR ISLES: That's the big
10 one. But there are other bills also
11 that affect revenue.

12 The other factor is sales tax
13 receipts, and that rides with the
14 overall economy. I honestly don't know
15 the answer to that, as to how we stand
16 right now --

17 COMMISSIONER ESPOSITO: Okay.

18 DIRECTOR ISLES: -- in that, but
19 that also impacts on how much is
20 available in the operating budget.

21 The assurances that I have from the
22 County Exec's office is that, they will
23 do everything they can to replace the
24 three positions that are vacant, the
25 18 percent positions. As far as going

2 forward with new positions, that's a
3 whole other matter.

4 COMMISSIONER ESPOSITO: Right.

5 DIRECTOR ISLES: But it is somewhat
6 tight right now, and, certainly, there's
7 no assurance. It's going to depend on
8 these other factors and how they align.

9 COMMISSIONER ESPOSITO: Okay.

10 DIRECTOR ISLES: My thought is that
11 I'm probably going to get at least a
12 couple of those -- you know, positions
13 back, but whether I'm going to be able
14 to get all the positions back is very,
15 very difficult to say at this point.

16 COMMISSIONER ESPOSITO: Okay.

17 COMMISSIONER ROBERTS: Can we do
18 something about this? Can we write
19 our --

20 DIRECTOR ISLES: Well, I just
21 wanted to make you aware of it --

22 COMMISSIONER ROBERTS: Right.

23 DIRECTOR ISLES: -- in your circles
24 of conversation and so forth, and just
25 so you know in terms of the department,

2 and what we can do and -- and try to
3 produce as much as we can for the
4 Planning Commission -- I'll give you an
5 example that -- historically, we provide
6 planning services to municipalities.
7 We'll do research for them at times, and
8 even do studies for them at times.
9 That's something we have not been able
10 to offer at this point.

11 I received a request two weeks ago
12 from a Mutual Insurance Company that
13 insures volunteer fire districts,
14 wanting some assistance in preparing
15 population numbers. It's something we
16 have the capability of doing. It's
17 about two weeks worth of staff time,
18 which at this point I don't have to
19 give. So they will probably have to
20 hire a private consultant to do that
21 work.

22 There are other functions that we
23 have to pull back on, including
24 agricultural districts, which, here
25 again, continue on. But until we can

2 actually replace a body to do that...

3 So we're going to do everything we
4 can possibly do, we're going to do the
5 best we can possibly do. It's a great
6 department. But on the other hand, we
7 have to make sure that the required
8 things -- the court functions, are
9 completed satisfactorily. And here
10 again, I'm hoping maybe next month they
11 come back or two months actually, if
12 everything's fine and we're back in
13 shape -- but I felt you should be aware
14 of it and, you know, at least take it
15 from there any way.

16 VICE CHAIRWOMAN HOLMES: Tom's not
17 voting for the sales tax.

18 CHAIRMAN CARACCIOLO: They're going
19 to take our lunch away, aren't they?

20 DIRECTOR ISLES: It's possible.

21 Yeah, we've had a -- purchase
22 freezes, and things --

23 CHAIRMAN CARACCIOLO: Yeah.

24 COMMISSIONER ESPOSITO: Right.

25 DIRECTOR ISLES: -- like that so --

2 COMMISSIONER ESPOSITO: Well,
3 hopefully we'll know at the end of this
4 month about the State --

5 DIRECTOR ISLES: Right.

6 COMMISSIONER ESPOSITO: --
7 Legislature, so --

8 COMMISSIONER BRAUN: Tom, were
9 people let go, or were there unfilled
10 seats that were not filled, or --

11 DIRECTOR ISLES: Well, these are --
12 the 18 percent reduction were occupied
13 positions coming into the year. They --
14 as a result of retirements or
15 resignations, offers from towns that pay
16 more than the County and so forth at
17 this point, we have not been able to
18 refill. So --

19 COMMISSIONER BRAUN: Okay.

20 DIRECTOR ISLES: -- they were not
21 layoffs. No, we have not gotten to that
22 point. You know, that's the direct
23 coning-in outcome, if we don't get the
24 1 percent. And that's -- that's a --
25 staff close your ears -- that's a -- you

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2 know, that's the worse-case scenario --

3 COMMISSIONER ESPOSITO: Right.

4 DIRECTOR ISLES: -- but we don't

5 think that we'll get to that point.

6 As I mentioned at the last meeting,

7 we are going to be doing a presentation

8 to NYMTC, which is the New York

9 Metropolitan Transportation Coordinating

10 Council. That's the MPO, which is the

11 Metropolitan Planning Organization for

12 this region. It's a very -- all the

13 transportation funding, federal funding

14 comes through NYMTC.

15 They've asked for a presentation on

16 Suffolk County, in terms of all our

17 plans and so forth. We will be doing

18 that on September 21st. I'd like to

19 also do that for the Commission, on the

20 summary version, maybe in October or

21 November, depending on how the calendar

22 shapes up.

23 I mentioned to you as well, the

24 Suffolk County Planning Federation,

25 which is the training arm of the

2 Planning Commission, the Planning
3 Department -- we do two conferences a
4 year. We have our major conference
5 coming up on October 25th. That program
6 announcement will be coming out in about
7 two days. We're finalizing the printing
8 of it at this point. Here again, just
9 so you're aware. Obviously, all of you
10 will be getting copies of that. That
11 does serve as an eligible training
12 program for your State required four
13 hours a year that you must do as a
14 County Planning Commission Member. Many
15 of you went to the earlier session that
16 we did in the spring, and certainly that
17 counts as well.

18 COMMISSIONER ESPOSITO: Can you say
19 the date again?

20 DIRECTOR ISLES: The date of that
21 is October 25th. It's going to be held
22 at Touro Law School in Central Islip.

23 COMMISSIONER FIORE: What time?

24 COMMISSIONER ROBERTS: What time
25 does it begin?

2 DIRECTOR ISLES: It starts at
3 3 o'clock, because we have three
4 separate sessions --

5 COMMISSIONER FIORE: It's starts at
6 3:00 p.m.?

7 DIRECTOR ISLES: 3:00 p.m.

8 COMMISSIONER ESPOSITO: Oh, I
9 already have it down.

10 DIRECTOR ISLES: You can catch a
11 later session, if you want.

12 COMMISSIONER ROBERTS: And who are
13 the appropriate attendees? Is this
14 something that we should work with some
15 of the zoning board members --

16 DIRECTOR ISLES: The target --

17 COMMISSIONER ROBERTS: -- locally
18 and --

19 DIRECTOR ISLES: Exactly. The
20 target audience for this, in terms of --
21 the reason for the Planning Federation
22 was created in 1994, was to serve as the
23 training arm for planning board, zoning
24 board members, staff members, civic
25 representatives and so forth.

2 So we're running nine courses over
3 the three sessions. We do offer CLE
4 training for attorneys on two of the
5 courses we're offering.

6 We have attendance of about 175
7 people at these events, and they come
8 from all across the County. So we get
9 them from the East End, from the West
10 End, usually a few Nassau County folks
11 coming in as well. So it should be a
12 pretty good program.

13 COMMISSIONER ROBERTS: And we will
14 get copies so we can --

15 DIRECTOR ISLES: Absolutely.

16 COMMISSIONER ROBERTS: -- get the
17 appropriate local people to come?

18 DIRECTOR ISLES: Sure. We'll --

19 COMMISSIONER ROBERTS: Okay.

20 DIRECTOR ISLES: Yeah, we'll be
21 happy to provide additional copies.

22 COMMISSIONER ROBERTS: We could
23 over do you, I think. Is there a
24 capacity level, because this is the hot
25 issue --

2 DIRECTOR ISLES: No. We'll --

3 COMMISSIONER ROBERTS: -- in our
4 community?

5 DIRECTOR ISLES: We could probably
6 go up to like 250, but we never do that
7 number. Touro College is providing a
8 great facility too, at no cost to the
9 County, so we appreciate that.

10 COMMISSIONER ESPOSITO: Oh, we like
11 that.

12 MR. FRELENG: Tom, I'm sorry --

13 DIRECTOR ISLES: We like that very
14 much.

15 MR. FRELENG: -- maybe I missed
16 it, but --

17 DIRECTOR ISLES: Please.

18 MR. FRELENG: -- did you mention
19 that the -- qualifies the Commission for
20 their training --

21 COMMISSIONER ESPOSITO: Why do you
22 think we're here --

23 DIRECTOR ISLES: I mentioned it.

24 COMMISSIONER ESPOSITO: -- writing
25 it down.

2 COMMISSIONER ROBERTS: -- down.

3 MR. FRELENG: I didn't hear it
4 over --

5 COMMISSIONER ROBERTS: What was the
6 end time, Tom, 3:00 to 7:00?

7 DIRECTOR ISLES: 9:30.

8 COMMISSIONER ROBERTS: Oh, 3:00 to
9 9:30 --

10 COMMISSIONER ESPOSITO: 3:00 to
11 9:30?

12 COMMISSIONER ROBERTS: -- at night.
13 Okay.

14 MR. FRELENG: The last session
15 starts at 8:00, and should go an hour
16 and a half.

17 COMMISSIONER ROBERTS: Okay. So
18 3:00 to 9:30 p.m.

19 DIRECTOR ISLES: We do include a
20 meal --

21 COMMISSIONER ROBERTS: Oh, you do.

22 COMMISSIONER ESPOSITO: How about
23 water?

24 COMMISSIONER ROBERTS: How about
25 water?

2 DIRECTOR ISLES: The Suffolk County
3 Water Authority provides water.

4 And, you know, certainly, if a
5 person can't make the full session, they
6 can always -- you know, there are breaks
7 where you can leave --

8 CHAIRMAN CARACCIOLO: Sign me in.

9 DIRECTOR ISLES: -- discretely.

10 COMMISSIONER ROBERTS: Sign you in?

11 CHAIRMAN CARACCIOLO: Strike that.

12 DIRECTOR ISLES: As I mentioned at
13 the last meeting as well, we are
14 proceeding with the development of
15 Greenhouse Guidelines, appropriately
16 today. Talking about this subject, this
17 is an important subject for the County
18 Farmland Committee, but just, here
19 again, informational for you, is that we
20 have contacted all the towns in the
21 County, with the exception of Babylon,
22 they have no farms --

23 VICE CHAIRWOMAN HOLMES: They have
24 no farms.

25 DIRECTOR ISLES: -- in the County

2 program at the present time. So you may
3 hear from your town planning
4 departments, perhaps, on that. But that
5 will be the subject of the special
6 meeting of the Farmland Committee in
7 about two weeks.

8 We are proceeding with requests for
9 proposals for Plaza Theater in East
10 Patchogue. As well as a grants
11 coordinator, the County is seeking to
12 get --

13 COMMISSIONER ESPOSITO: We want the
14 best proposal for that.

15 DIRECTOR ISLES: We'll get it.

16 COMMISSIONER ESPOSITO: Okay.

17 DIRECTOR ISLES: We'll get it.

18 That's coming along well.

19 We are also working both with the
20 Town of Brookhaven, as well as the Town
21 of Islip, on the Sunrise Highway
22 Corridor Study. We have a full-time
23 planner. We were able to swing some
24 staff around, who are working on that
25 right now. And we're actually setting

2 up a meeting with Brookhaven and Islip
3 to get into the nut and bolts on
4 actually scoping out the work that he's
5 going to accomplish, and all that.

6 We hope to have this study done by
7 the end of this year, so it's on a
8 pretty fast track at this point. But
9 the key thing behind this is that, this
10 is not just going to be a County
11 planning study as an advisory document
12 to the towns, we want the towns to be
13 coauthors and researchers on this, and
14 help development policies. We'd like to
15 work with the towns on the
16 implementation of the recommendations,
17 once the report is completed. So it's
18 going to actually be the first of its
19 kind in terms of the close cooperation
20 with the two towns and the County.

21 The take off of the report we did
22 last year on the growth centers in the
23 five areas in the County, where we did
24 involve the towns on an advisory basis,
25 that was good, but we want to take this

2 the next step further. And I think it
3 really leads up to the topic of just
4 inter-municipal cooperation and trying
5 to work -- do a better job at the County
6 Planning level of working with municipal
7 planning departments.

8 We have Ray Corwin here today, from
9 the Pine Barrens Commission, and the
10 Executive Director of that. We are
11 working with them and the Advisory
12 Committee on the review of the land use
13 plan. It will actually be a separate
14 topic of discussion at the -- a session
15 of the conference we're hosting on
16 October 25th.

17 This is important to the County, as
18 well as to the three towns within the
19 Pine Barrens. The Pine Barrens Plan was
20 adopted in 1995. This is the first
21 major update of the -- of that portion
22 of the plan.

23 And the last item I'd just like to
24 bring up is -- and ask Dan Gulizio to
25 jump in for a moment, is one of the

2 things we've been doing and working with
3 the Commission on, and the Commission
4 has been aware of the -- trying to
5 strive towards more inter-municipal
6 agreements with the municipalities. We
7 have 42 municipalities in the County --

8 COMMISSIONER ESPOSITO: Is that
9 all?

10 DIRECTOR ISLES: -- we receive a
11 high volume of applications.

12 The purpose of the County Planning
13 Commission Review, by County Code, is to
14 look at County-wide and inter-municipal
15 issues. Which could be pretty broadly
16 construed, but the purpose is not to be
17 second guessing local decisions.

18 And so what happens is, many of the
19 applications that come to us are then
20 returned as local determinations. And
21 what Dan's been doing, working with Andy
22 and his staff on regulatory review, is
23 looking at, what is the flow of
24 applications that we do get; what
25 happens to those applications in terms

2 of the recommendations of the Planning
3 Commission; and are we doing the best we
4 can in terms of the -- the role of the
5 Commission in terms of having a positive
6 influence on County-wide and
7 inter-municipal issues. From our local
8 land use decision making process, are we
9 deploying our staff in the best possible
10 way, especially with constrained
11 staffing resources at this time.

12 So Dan's done some analysis of
13 that, and I'd like to ask Dan to come to
14 the table, number one, and, number two,
15 just to -- just give us a brief intro in
16 terms of what you have found so far.

17 What this is leading to, is perhaps
18 some suggestions -- which we're not
19 prepared to make today in terms of some
20 refinements to the process
21 improvements -- but I'd like Dan at
22 least to address what you've found so
23 far.

24 MR. GULIZIO: Sure. One of the
25 interesting aspects of working in the

2 Department, and being a member of the
3 Commission, is that we have an infinite
4 number of issues that we'd like to get
5 involved with, and we'd like to tax on a
6 fine amount of resources in order to do
7 that.

8 When we look at the number of
9 applications that we actually receive
10 from the 42 municipalities -- the
11 32 villages and the ten towns -- we
12 actually take in about 2,400
13 applications a year. You only see a
14 small fraction of those 2,400 referrals.
15 About 65 referrals a year come before
16 the Commission for hearing and
17 discussions. But that means there's
18 over 2,300 applications staff is looking
19 at on a daily basis, processing. And
20 also that's 2,350 applications, roughly,
21 the towns and villages are referring to
22 us, we're reviewing, taking a look at
23 and determining whether or not they're
24 regionally significant or they have
25 inter-municipal or regional impacts.

2 And then sending back a notice, in most
3 cases, saying it's a matter of the local
4 determination.

5 So what we're trying to do is to
6 look at the role of the Commission and
7 the finite resources in the staff, to
8 determine maybe a better way of ensuring
9 that only those applications that have
10 true inter-municipal or regional impacts
11 are referred, and that, therefore, we
12 can maximize the amount of time staff
13 has on reviewing those applications and
14 coordinating our efforts with the towns
15 and villages.

16 Again, we're not prepared at this
17 point to say how that ought to occur,
18 but, certainly, in looking at the
19 valuable time that you all extend on
20 coming to these meetings, we want to
21 make sure that you're maximizing the
22 amount of effort that you have in terms
23 of looking at applications, and truly
24 have those inter-municipal and
25 County-wide impacts and concerns, and

2 not spending a lot of your time looking
3 at, say, two-lot land additions or
4 variances associated with small
5 commercial buildings or single-family
6 homes.

7 Again, we can fashion those. There
8 are solutions out there that we're
9 looking at through inter-municipal
10 agreements with towns and villages, to
11 kind of better regulate the flow of
12 applications. But we want to look at it
13 as comprehensively as possible so that,
14 again, we can have the greatest impact
15 in terms of those regional applications
16 and kind of make the best use of both
17 the Commission's efforts as well as the
18 staff's efforts.

19 DIRECTOR ISLES: Okay. So that
20 completes the Director's Report at this
21 time.

22 CHAIRMAN CARACCIOLO: Thank you,
23 Tom.

24 We'll move on to Commission
25 business. You only have two items on

2 the agenda.

3 Andy, are you starting us off?

4 MR. FRELENG: Two, but good ones.

5 CHAIRMAN CARACCIOLO: Oh, my --

6 COMMISSIONER BRAUN: We like good
7 ones.

8 CHAIRMAN CARACCIOLO: Oh, boy.

9 MR. FRELENG: So in the time it
10 takes to do six, we're going to have to
11 do two.

12 CHAIRMAN CARACCIOLO: Oh, that's
13 just great.

14 MR. FRELENG: Now, there's a couple
15 of administrative items that I wanted to
16 touch base on before we got into the
17 regulatory review.

18 The first being that there are two
19 sets of minutes on your agenda. Did I
20 miss a set?

21 VICE CHAIRWOMAN HOLMES: No,
22 they -- they hadn't arrived to us yet,
23 they were just mailed.

24 CHAIRMAN CARACCIOLO: I had them on
25 e-mail.

2 COMMISSIONER ESPOSITO: We have
3 them e-mailed.

4 VICE CHAIRWOMAN HOLMES: Oh --

5 MS. CHORNY: Yours was mailed, but
6 everybody else gets it e-mailed.

7 MR. FRELENG: Okay. So either you
8 can address that now or table that to
9 the next meeting.

10 CHAIRMAN CARACCIOLO: Does everyone
11 have that -- did everyone print that?

12 COMMISSIONER ESPOSITO: It was
13 170 pages --

14 COMMISSIONER ROBERTS: Yeah, I
15 can't do that.

16 COMMISSIONER FIORE: That's another
17 thing, speaking about 170 pages --

18 COMMISSIONER ESPOSITO: -- I mean,
19 it would wipe out my --

20 COMMISSIONER FIORE: I mean, is
21 there any way maybe we can condense that
22 down to maybe 100? I say that
23 facetiously also.

24 CHAIRMAN CARACCIOLO: No, that's a
25 good point, I don't think --

2 COMMISSIONER FIORE: And I
3 understand that effort that was put into
4 it. Please, it was fine. You did a
5 good job, but --

6 COMMISSIONER ROBERTS: Or maybe we
7 should delegate different people to get
8 them each meeting, and they're
9 responsible for reading for the group.

10 VICE CHAIRWOMAN HOLMES: Oh, I
11 still --

12 CHAIRMAN CARACCIOLO: I think
13 that --

14 VICE CHAIRWOMAN HOLMES: -- there
15 aren't enough --

16 CHAIRMAN CARACCIOLO: -- that we'd
17 have to check.

18 VICE CHAIRWOMAN HOLMES: -- of us
19 who can print out --

20 CHAIRMAN CARACCIOLO: Yeah, we'd
21 have to check that.

22 I think if we could just have them
23 printed and not have them e-mailed, I
24 don't think that burden should be put on
25 the members. So we'll just print them

2 and mail them.

3 COMMISSIONER FIORE: I mean, even
4 if printing them -- if it was done in --
5 on a format as a -- that you do -- can't
6 we put this out in -- we can get more
7 than one word on a line, or something
8 like --

9 COMMISSIONER BRAUN: Oh, it came
10 out looking like reporter's paper --

11 COMMISSIONER FIORE: Yeah. Yeah.

12 COMMISSIONER BRAUN: -- I didn't
13 get to print it.

14 COMMISSIONER ROBERTS: I think
15 the --

16 COMMISSIONER FIORE: That's what it
17 came out as.

18 I'm just wondering, can that be
19 done or -- or if it can be done, then --

20 (Discussion held off the record)

21 CHAIRMAN CARACCILO: So you can go
22 back on the record.

23 COMMISSIONER ESPOSITO: All right.
24 I'll make a list of what I want.

25 CHAIRMAN CARACCILO: Okay.

2 Andy, you could do this quick
3 presentation for us.

4 MR. FRELENG: Another item I just
5 wanted to mention, the jurisdictional
6 map has been --

7 VICE CHAIRWOMAN HOLMES: Yes.

8 MR. FRELENG: -- internally
9 reviewed and bedded, and we are ready to
10 send that out to the towns, villages and
11 others. And I wanted to apologize, I
12 didn't get the chance to write the cover
13 letter that would go with it for your
14 review and John's signature, but that
15 will be done and I will get that out.

16 COMMISSIONER ROBERTS: When do you
17 think they will go, Andy?

18 MR. FRELENG: Within the next week
19 or so.

20 COMMISSIONER ROBERTS: That's
21 great.

22 VICE CHAIRWOMAN HOLMES: Wonderful.

23 MR. FRELENG: And just so you know,
24 we are sending CD copies of the map out,
25 and -- so there maybe questions or

2 issues related to that, but we're not
3 sending out the book that I had showed
4 you at the last meeting.

5 COMMISSIONER ROBERTS: Could we
6 also get a copy of the CDs so we know --

7 MR. FRELENG: We can make
8 arrangements.

9 COMMISSIONER ROBERTS: Okay.

10 COMMISSIONER BRAUN: Wouldn't that
11 be nice.

12 COMMISSIONER ROBERTS: Are you
13 doing any press ties to releasing this
14 map to the communities? Because it
15 could be very effective.

16 DIRECTOR ISLES: I agree. It's
17 something we're talking to the press
18 office about.

19 VICE CHAIRWOMAN HOLMES: I think
20 that would be very good. And do include
21 the Long Island editor for the New York
22 Times, because they would be interested
23 in being able to disburse that
24 information also, because it's really
25 very important.

2 CHAIRMAN CARACCIOLO: Do you have
3 any other items, Andy?

4 MR. FRELENG: Yes, I have one other
5 item.

6 COMMISSIONER ESPOSITO: This is
7 like, say whatever you want day.

8 MR. FRELENG: The --

9 VICE CHAIRWOMAN HOLMES: It's the
10 air.

11 MR. FRELENG: The guidelines, which
12 we've been working on, has suffered a
13 little and has been back-burnered. We
14 haven't forgotten about the guidelines.
15 We've been hung up, if you will, on the
16 affordable housing section and on the
17 section that we want to create for
18 leads. But we haven't forgotten about
19 those. We're trying to shake some time
20 loose so we can get something back to
21 the Committee and to the Board so we can
22 keep that moving ahead.

23 And I just want to go back to the
24 first thing I mentioned, we are tabling
25 for now the August 1st --

2 CHAIRMAN CARACCIOLO: We are going
3 to table the minutes --

4 MR. FRELENG: Okay.

5 CHAIRMAN CARACCIOLO: -- for
6 August 1st. I am going to go look at
7 them and review them on my computer.

8 MR. FRELENG: Okay.

9 CHAIRMAN CARACCIOLO: Then we will
10 all --

11 MR. FRELENG: The first regulatory
12 item for the Commission is referred to
13 us from the Village of Islandia. This
14 is the project of Islandia Partners,
15 LLC. Jurisdiction for the Commission is
16 that the subject property is within
17 500 feet of the Town of Islip.

18 The applicants are proposing -- or
19 seeking a Village Board change of zone
20 approval for an approximate ten acre
21 parcel, from Agricultural to
22 Multi-Family, for the construction of
23 75 attached non-restricted condominium
24 units, a clubhouse, pool and tennis
25 courts. 151 parking spaces are

2 required, and 212 are provided.

3 Wastewater for the proposed action is
4 intended to be pumped off-site via a
5 pump station to a regional sewage
6 treatment facility, as regulated by the
7 Suffolk County Department of Health
8 Services, and the Suffolk County Sewer
9 Agency.

10 The subject property is located on
11 the southeast corner of Old Nichols
12 Road, which is a Village road, and
13 Schley Place, which is an unopened
14 Village street, and this is in the
15 Incorporated Village of Islandia.

16 A review of the character of the
17 land use and zoning pattern in the
18 vicinity indicates that the subject
19 premises is located in an area of mixed
20 zoning and land uses. The site is
21 currently zoned Agriculture, Ag, and is
22 an existing horse farm.

23 You can see up on the screen, we
24 have the zoning map of the entire
25 Village, and the subject property is

2 outlined in red. (Indicating)

3 Adjacent to the site, east and
4 west, is Low Density Residence zoning
5 districts. Medium Density Residence
6 zoning districts is located north,
7 across Nichols Road. Two spots of
8 Neighborhood Retail zoning exist on
9 Nichols Road in proximity to the subject
10 property. West of the subject property
11 is improved Multi-Family Residence
12 zoning. South and adjacent to the
13 subject site is Greenbelt district
14 zoning.

15 The area south to the subject site
16 is predominantly vacant.

17 If we can go back to the aerial a
18 second --

19 MS. KALMBACHER: (Complying)

20 MR. FRELENG: -- you can see that
21 the area south of the site is
22 predominantly vacant. (Indicating)

23 High density housing is found in
24 the vicinity to the west, and medium
25 density housing characterizes the

2 remainder of the area.

3 You can't really see it, but
4 there's a high density housing project
5 here (indicating). You can see the
6 remainder of the character of the area
7 is relatively medium density housing.
8 (Indicating)

9 At the southwest corner of the
10 parcel, across from Nichols Road, a
11 small retail food establishment is
12 located, a convenience store/deli.

13 When we did the site inspection,
14 that was currently vacant, so it is no
15 longer an operating convenience
16 store/deli.

17 And adjacent to the north, is a
18 four-acre groundwater pumping and
19 treatment facility, operated by the
20 Suffolk County Water Authority.

21 So this is a well site and a
22 treatment facility (indicating). This
23 doesn't show the shed, but they have
24 recently built -- unless those are them,
25 I don't think those are them

2 (indicating) -- they have recently built
3 sheds at the treatment facility on that
4 property.

5 Access to the proposed site is
6 intended to be from one point at Nichols
7 Road.

8 If you could just skip over to the
9 site plan.

10 MS. KALMBACHER: (Complying)

11 MR. FRELENG: So we have one point
12 of access from Nichols Road.

13 (Indicating)

14 No emergency or alternate access is
15 proposed. The internal road system is
16 proposed to be a 25-foot wide loop
17 right-of-way. The unopened, Village
18 street, Schley Place, is proposed to be
19 condemned by the Village, and 15 feet of
20 the right-of-way is to be conveyed to
21 the applicant.

22 You can see on the site plan that
23 they have the unopened street, Schley
24 Place (indicating). At 15 feet,
25 there's -- well, you can't see that

2 here, but 15 feet is being relayed to
3 the project sponsor. We're not clear
4 how that is to be done.

5 There are no significant
6 environmental conditions on site.
7 However, the subject property is
8 situated approximate to inter-municipal
9 open space and Greenbelt parkland
10 assemblages, associated with the
11 headwaters of the Connetquot River.

12 With respect to comprehensive plan
13 recommendations, the Village of Islandia
14 does not have an adopted comprehensive
15 land use plan; however, in 1987, Suffolk
16 County Planning Department "Development
17 Plan" makes a specific recommendation
18 for this parcel to cluster and extend
19 the Town of Islip's open space corridor
20 out to Nichols Road.

21 Go back to the aerial a second.

22 MS. KALMBACHER: (Complying)

23 MR. FRELENG: So you can see this
24 is the existing Greenbelt trail
25 (indicating), the Connetquot River

2 (indicating), the headwaters pretty much
3 start down here (indicating). This
4 Greenbelt trail wraps around
5 (indicating). The County recommendation
6 was to cluster the development, and to
7 provide some sort of Greenbelt access
8 way to the road. Now, that might be
9 subject to debate, considering that
10 there really is no connectivity to open
11 space here (indicating). But the
12 recommendation for clustering away from
13 the Greenbelt, is certainly -- it's
14 still a valid recommendation.

15 In terms of the staff analysis,
16 it's the belief of the staff that the
17 proposal is a logical request for the
18 change of zone, but as proposed, may
19 constitute the unwarranted
20 over-intensification of the use of the
21 premises. The proposed site plan
22 depicts a yield of 7.4 units per acre,
23 including the street to be condemned by
24 the Village, and the area that is
25 conveyed to the applicant. The proposed

2 site plan, however, includes no
3 alternate or emergency access into the
4 condominium project.

5 And as you know, that is a
6 Commission requirement, to have an
7 alternate or emergency access going into
8 the development.

9 There is a tax map in the staff
10 report, which you should refer to as we
11 discuss this.

12 Sampson Avenue, a Village street,
13 intersects Schley Place at the northeast
14 corner of the subject site, and would be
15 a logical location for an alternate
16 access point into the proposed
17 development. The building configuration
18 would need to be rearranged.

19 COMMISSIONER BRAUN: Andy, is that
20 Witmer Place open -- Witmer Court?

21 MR. FRELENG: I'm not sure I see
22 where you're --

23 COMMISSIONER BRAUN: The same spot
24 you were just looking at, along the edge
25 of the --

2 MR. FRELENG: Witmer Court, there
3 is some -- I'm sorry, Jess, could you go
4 back to the aerial again?

5 MS. KALMBACHER: (Complying)

6 MR. FRELENG: You can see that
7 Witmer Court is partially paved to about
8 here (indicating). This area here is
9 being used by the horse farm
10 (indicating), and I think they've
11 encroached a little bit and they're
12 storing some stuff on the side. But to
13 answer your question, yes, Witmer Court
14 is open, but the rest of the street is
15 only a dirt road and partially open.

16 COMMISSIONER ESPOSITO: Andy, is
17 this the owners of the horse farm who
18 want to do this, or did they sell the
19 horse farm and it's new owners.

20 MR. FRELENG: I'm not aware of
21 that.

22 COMMISSIONER ESPOSITO: All right.
23 Just curious.

24 MR. FRELENG: Okay. So, if we do
25 bring in an alternate access to this

2 point, their proposed building
3 arrangement, obviously, would have to be
4 shifted around a little bit.

5 There was no traffic impact
6 analysis provided with the Environmental
7 Assessment Form, or any referral
8 material that examined the trip
9 generation and site distance issues
10 associated with the construction of
11 75 non-age restricted condominium units.
12 The proposed access point to Nichols
13 Road is located at a curve in the
14 roadway, with relatively high motor
15 vehicle speeds. It is not known if any
16 traffic control or congestion management
17 mitigations are necessary that would
18 mitigate any potential decreases in the
19 level of service or safety to Nichols
20 Road.

21 Furthermore, only a minimal attempt
22 at buffering the Town of Islip Greenbelt
23 property to the south of the subject
24 site is put forth in the site plan. It
25 is Commission policy that a buffer or

2 conservation easement, at least 50 feet
3 in width, be established along the
4 common boundary line, between private
5 property and public open land, to help
6 preserve the natural vegetation
7 succession within the public open space.
8 The proposed drainage reserve areas
9 proposed in the site plan should be
10 combined into a re-landscaped natural
11 buffer area, creating an un-fragmented
12 or contiguous open space, along the
13 common boundary with the Town Greenbelt
14 land. For these reasons, the building
15 configuration would also need to be
16 rearranged.

17 So staff observes that there is no
18 real buffer along this property
19 boundary, between the proposal and the
20 Greenbelt property here (indicating).
21 It is Commission policy to have at least
22 a 50 foot easement -- conservation
23 easement along that boundary.

24 Typically, we also require that a
25 fence be constructed between public land

2 and private property. And, also, staff
3 believes that a buffer of some sort
4 should be provided along the northern
5 boundary, between the Suffolk County
6 Water Authority property and these units
7 here (indicating).

8 Getting to the parking -- of the
9 proposed parking stalls, 150 of the
10 stalls are in garages and driveways.
11 Garages have been found by the
12 Commission staff to be unsatisfactory
13 off-street parking stalls, as they tend,
14 over time, to be converted to storage or
15 living space. There appears to be ample
16 overflow parking stalls in the proposed
17 conceptual layout, however, alterations
18 to the layout, as outlined above, may
19 reduce the excess parking stalls, and
20 thereby make the conversion of garage
21 space more relevant. It is noted that
22 the internal street right-of-way width
23 is only 25 feet wide, and not readily
24 dedicateable to the Village highway
25 system. The Village should address

2 maintenance and snow removal issues via
3 the requirement of the formation of an
4 HOA, Home Owners Association. In
5 addition, on-street parking in front of
6 units with converted garages may cause
7 circulation issues for emergency and
8 service vehicles in such a narrow
9 right-of-way.

10 To so summarize the staff comments,
11 they're proposing 150 of the required
12 parking spaces in driveways and in the
13 garage space. Should those garage
14 spaces be converted, those parking
15 stalls would be required to be done
16 on-street. We have a 25-foot wide
17 right-of-way, and depending on how the
18 site plan may be rearranged to
19 accommodate the emergency access or the
20 buffering, we may lose -- or the
21 developer may lose a lot of these extra
22 spaces.

23 CHAIRMAN CARACCIOLO: Andy, when
24 they --

25 MR. FRELENG: Therefore, you might

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2 have parking on the street --

3 CHAIRMAN CARACCIOLO: Andy, when

4 they say a garage and a driveway, do

5 they count that as one or two --

6 MR. FRELENG: Two.

7 CHAIRMAN CARACCIOLO: So you're

8 saying the garage is one and the

9 driveway is one.

10 MR. FRELENG: Yes. They provided

11 all their parking in garage and driveway

12 space, and everything on-street is

13 additional extra parking.

14 COMMISSIONER FIORE: So how many

15 spaces would be lost if we took the

16 garages out?

17 COMMISSIONER GOODALE: 75.

18 MR. FRELENG: 75 spaces.

19 COMMISSIONER FIORE: So then were

20 would we be as far as --

21 COMMISSIONER GOODALE: We'd be

22 below that.

23 COMMISSIONER FIORE: -- spots go?

24 We'd be below that; right?

25 MR. FRELENG: They have proposed --

2 COMMISSIONER FIORE: You said 212;
3 right? 2-something?

4 MR. FRELENG: Right. Right. So
5 they would --

6 COMMISSIONER GOODALE: They needed
7 150; right? And --

8 COMMISSIONER FIORE: We needed 150,
9 so --

10 COMMISSIONER GOODALE: So you took
11 75 away --

12 COMMISSIONER BRAUN: It would be
13 there --

14 MR. FRELENG: It would be just
15 there, but then again, we don't know how
16 much -- the extra space they would have
17 to absorb what they've lost. So I
18 just -- we want -- staff wanted to point
19 that out.

20 Commission staff is also aware of a
21 heliport located within one mile of the
22 subject premises. We believe that the
23 units that are constructed should be
24 built with soundproofing, and that the
25 resident of the development should be

2 advised --

3 COMMISSIONER BRAUN: Where is that?

4 MR. FRELENG: -- that there could
5 be noise.

6 It's associated with the --

7 COMMISSIONER ESPOSITO: McArthur
8 Airport?

9 MR. FRELENG: -- no -- Computer
10 Associates, and the other --

11 COMMISSIONER GOODALE: Oh, oh, oh,
12 oh. Oh.

13 MR. FRELENG: -- along the
14 Expressway there.

15 COMMISSIONER GOODALE: Good news.

16 MR. FRELENG: We learned that.

17 Finally, the proposed 75 unit
18 non-restricted condominium units does
19 not have an affordability component. It
20 is Commission policy that 20 percent of
21 the units proposed be set aside for
22 affordable housing.

23 As a final thought, or a post
24 script, it should be noted to the
25 Commission that we will get a second

2 review of this application. It is
3 coming to us for a change of zone for
4 the appropriateness of providing
5 attached units on the site. They are
6 required -- the locality is required to
7 forward the site plan to the Commission.
8 So we will have a second look at any
9 amendments or any changes that they've
10 made to their conceptual plan when they
11 come in for site plan.

12 So, therefore, staff is
13 recommending approval, with the
14 following conditions:

15 The first being that an alternate
16 means of access to the proposed
17 development be provided. We are noting
18 that Schley Place and -- I forget the
19 name of that street -- is open over here
20 (indicating), and is a logical place for
21 an emergency or alternate access.

22 A second condition is that a
23 50-foot easement or conservation buffer
24 be established along the Town of Islip
25 boundary, the southern end of the

2 property.

3 Third, that a fence, in accordance
4 with zoning requirements as to height
5 and type, be constructed along the open
6 space and the Town of Islip property.

7 It would be logical to assume that we
8 would want a fence along the water
9 district property as well, but they do
10 have a fence already constructed there.

11 And the final condition of approval
12 would be that 20 percent of the proposed
13 units be set aside for affordable
14 purposes, pursuant to Article XXXVI of
15 the Suffolk County Administrative Code.

16 And the comments which follow are
17 comments related to the site plan,
18 which, again, we did not want to
19 condition, because we will get the site
20 plan back, and some of these comments
21 may be moot if they do amend the plan.

22 So that is the staff report.

23 CHAIRMAN CARACCILOLO: Thank you,
24 Andy.

25 And just to confirm, this is for a

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2 zone change from Agricultural to
3 Multi-Family, and it's not for the site
4 plan.

5 MR. FRELENG: That is correct.

6 CHAIRMAN CARACCIOLO: Okay. Thank
7 you.

8 Any questions or comments from the
9 Commission?

10 COMMISSIONER PRUITT: I just have
11 one question, Andy.

12 Is Old Nichols Road a two-lane
13 road --

14 MR. FRELENG: It is --

15 COMMISSIONER PRUITT: -- at that
16 point?

17 MR. FRELENG: -- one lane in either
18 direction.

19 COMMISSIONER PRUITT: Right.
20 Right.

21 MS. KOHN: Just one question.

22 Does the fact that this is an
23 Ag district mean that any special type
24 of notice has to be given to the State
25 or --

2 MR. FRELENG: I don't believe it's
3 an Ag district -- it is not -- I don't
4 believe it is an Ag district, I think we
5 checked that.

6 COMMISSIONER BRAUN: It's zoning.

7 MR. FRELENG: It is an existing
8 horse farm --

9 MS. KOHN: Oh, okay.

10 MR. FRELENG: -- and it is zoned --

11 MS. KOHN: I'm sorry.

12 MR. FRELENG: -- agricultural, but
13 it is not a district.

14 MS. KOHN: I misread it. Thank
15 you.

16 MR. FRELENG: If it was a district,
17 there would be no advisory that would be
18 necessary to any of the adjacent
19 properties.

20 CHAIRMAN CARACCIOLO: Thank you.

21 Sarah?

22 COMMISSIONER LANSDALE: Does the
23 Village of Islandia have a track record
24 for sending site plans to the
25 Commission?

2 MR. FRELENG: They have sent site
3 plans --

4 COMMISSIONER LANSDALE: Okay.

5 MR. FRELENG: -- in the past.

6 COMMISSIONER LANSDALE: I want to
7 make sure --

8 COMMISSIONER GOODALE: So we get
9 the --

10 MR. FRELENG: That is a comment,
11 though, at the tail end of --

12 COMMISSIONER GOODALE: The last one
13 there.

14 MR. FRELENG: Yes.

15 CHAIRMAN CARACCIOLO: Don?

16 COMMISSIONER FIORE: Well, I was
17 just concerned with the approval, based
18 on the fact that it's just for a zoning
19 approval. And that's fine with the
20 zoning approval, per se, but to approve
21 a zoning -- to go ahead and do it
22 without having -- in other words, a site
23 plan -- are you sure that's going to
24 come to us? Because --

25 VICE CHAIRWOMAN HOLMES: Without

2 knowing that --

3 COMMISSIONER FIORE: Because
4 there's problems there, the way -- from
5 what you come up with.

6 COMMISSIONER MC ADAM: A lot of
7 problems, yeah.

8 COMMISSIONER FIORE: Problems alone
9 on the egress for the second -- a second
10 system for egress, there's a --

11 MR. FRELENG: Well, I am sure that
12 they're required to refer it, but I am
13 not sure that they will or we will
14 receive it.

15 COMMISSIONER FIORE: And then you
16 have a parking issue.

17 MR. FRELENG: Yes.

18 COMMISSIONER GOODALE: Could have
19 potential for a parking issue.

20 CHAIRMAN CARACCIOLO: Yeah, if we
21 were approving this as a site plan, we'd
22 have some issues --

23 COMMISSIONER GOODALE: Right.

24 CHAIRMAN CARACCIOLO: -- and some
25 discussion.

2 COMMISSIONER GOODALE: Yeah, right.

3 MR. FRELENG: Those comments and
4 concerns, Commissioner Fiore, are in the
5 comments.

6 COMMISSIONER FIORE: Okay -- yes.

7 MR. FRELENG: So they are aware of
8 that. So I think it would be -- they
9 know they have to refer it, and they
10 know these are the Commission's
11 comments. So it would be -- I don't
12 know what the word is, but they should
13 amend the plans to address our concerns,
14 so they would know some of the
15 predisposed concerns of the Commission.
16 They could anticipate what would happen
17 if they didn't amend the plan.

18 COMMISSIONER ESPOSITO: I think the
19 plan is terrible, but I think --

20 CHAIRMAN CARACCIOLO: Right, but --

21 COMMISSIONER ESPOSITO: -- I mean,
22 this is the worst plan we've seen in a
23 while --

24 CHAIRMAN CARACCIOLO: Right, but
25 we're not -- we're not --

2 COMMISSIONER ESPOSITO: But we're
3 not --

4 CHAIRMAN CARACCIOLO: -- reviewing
5 that now.

6 COMMISSIONER ESPOSITO: -- yeah,
7 exactly.

8 COMMISSIONER GOODALE: Right.

9 COMMISSIONER ESPOSITO: And it's
10 actually not a bad place to put --

11 CHAIRMAN CARACCIOLO: Correct.

12 Right, but it is not a good plan.

13 COMMISSIONER ESPOSITO: Right.

14 It's a bad plan, but a good spot.

15 CHAIRMAN CARACCIOLO: Correct.

16 Tom?

17 COMMISSIONER MC ADAM: Yeah, I have
18 a question.

19 When you approve the zone change,
20 and say the zone change is for that
21 particular seller, and for some reason
22 or other the project doesn't go forward,
23 is the zoning still --

24 DIRECTOR ISLES: The zoning change
25 runs with the land.

2 VICE CHAIRWOMAN HOLMES: Yes, it
3 does.

4 DIRECTOR ISLES: Zoning is a
5 regulation of land, not a licensing of
6 individuals. So if this person sells
7 the property or decides to change the
8 project, that is not affected by the
9 zoning law.

10 The zoning lives with the property.
11 Unless there's some sort of reverter
12 with the -- the Village may do, and
13 says, well, if you don't do anything
14 within two years, the zoning reverts
15 back to that --

16 COMMISSIONER GOODALE: Reverts --

17 DIRECTOR ISLES: -- zoning, upon
18 public hearing and so forth. But it's
19 not simply dependant upon the owner --
20 you know, it's not with the land -- or
21 with the owner, it runs with the land.

22 COMMISSIONER MC ADAM: Okay. And
23 the SEQRA, who is the lead agency on
24 that?

25 MR. FRELENG: That would be the

2 Village.

3 COMMISSIONER ESPOSITO: The
4 Village.

5 COMMISSIONER MC ADAM: The Village.
6 And there was no SEQRA determination,
7 no --

8 MR. FRELENG: No. We received the
9 Environmental Assessment Form, but there
10 was no determination of significance.

11 COMMISSIONER ESPOSITO: Well,
12 especially on something like this, where
13 the land is already totally cleared.

14 COMMISSIONER GOODALE: Yeah.

15 MR. FRELENG: It is an active horse
16 farm.

17 COMMISSIONER GOODALE: Yeah.

18 CHAIRMAN CARACCIOLO: Are there any
19 other questions or comments from the
20 Commission?

21 (WHEREUPON, there was no response)

22 CHAIRMAN CARACCIOLO: Then a
23 motion's in order.

24 COMMISSIONER GOODALE: So moved.

25 CHAIRMAN CARACCIOLO: Second?

2 COMMISSIONER ROBERTS: Second.

3 CHAIRMAN CARACCIOLO: Second,
4 Barbara.

5 All those in favor?

6 (WHEREUPON, the members voted.)

7 CHAIRMAN CARACCIOLO: Opposed?

8 (WHEREUPON, the members voted.)

9 CHAIRMAN CARACCIOLO: Abstentions?

10 (WHEREUPON, the members voted.)

11 CHAIRMAN CARACCIOLO: Okay. The
12 motion carries.

13 MR. FRELENG: I'm sorry, who
14 seconded?

15 CHAIRMAN CARACCIOLO: Barbara.

16 MR. FRELENG: Okay. The next item
17 for the Commission is the referral from
18 the Town of Brookhaven of the Middle
19 County Road, Coram, Middle Island and
20 Ridge Land Use Plan, and some change of
21 zones for the implementation of that, on
22 the Town Board's Own Motion.

23 The jurisdiction for the Commission
24 is that this is a Comprehensive Plan
25 Amendment, and therefore, subject to

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2 referral to the Suffolk County Planning
3 Commission, as well as the zone changes
4 are also subject to referral to the
5 Commission.

6 I would just like to go through
7 some of these graphics first, just to
8 show you, because I don't want to keep
9 bouncing back and forth. This is the
10 proposed area of the Middle Country
11 Road, Coram, Middle Island and Ridge
12 Land Use Plan (indicating). These are
13 the three hamlets outlined in blue
14 (indicating). Some of the major road
15 corridors are outlined in red
16 (indicating). This is William Floyd
17 Parkway, the tag for William Floyd
18 Parkway, for some reason, wouldn't stay
19 on the map.

20 Jess, can you go to the next one?

21 MS. KALMBACHER: Sure. (Complying)

22 MR. FRELENG: Okay. This is the
23 Coram West Hamlet Center concept
24 (indicating). There are six hamlet
25 centers that are being proposed. This

2 is Coram West Hamlet Center concept
3 (indicating). It is hard to see up on
4 the screen, but this is the road
5 corridor of Route 25 (indicating).
6 There are other road corridors, as well
7 as some proposed road corridors that you
8 can see (indicating). So this is what
9 is being envisioned for the Coram West
10 Hamlet Center.

11 Okay. Next one.

12 MS. KALMBACHER: (Complying)

13 MR. FRELENG: This is the Coram
14 East Hamlet Center concept (indicating).
15 It's attached to the west. So it's a
16 further extension of Route 25. This is
17 no longer part of the hamlet center
18 (indicating).

19 This is the Westfield Neighborhood
20 Center concept (indicating).

21 Moving along eastward on Route 25,
22 this is basically the Gordon Heights
23 area, I believe (indicating). So this
24 is existing strip commercial in the
25 Gordon Heights area (indicating), known

2 as the Westfield --

3 The Coram overlay district includes
4 some industrial land. As you can see
5 here (indicating) -- I believe that's
6 industrial. There is some -- this is
7 the hamlet center (indicating). These
8 pink areas are what's known as
9 transitional areas (indicating), and
10 we'll talk about those in a minute.

11 Okay. The next one.

12 MS. KALMBACHER: (Complying)

13 MR. FRELENG: This is the Middle
14 Island Hamlet Center concept plan
15 (indicating). You might recall Sandy
16 Hills was on this parcel here
17 (indicating). This was -- we
18 deliberated a little bit about this
19 proposed road, and its effect on the two
20 county roadways. So, again, this is the
21 Middle Island concept.

22 This is the Artist Lake, which is a
23 little further east of those four
24 corners of Middle Island (indicating).

25 This is now an abandoned -- I think it's

2 a K-mart (indicating). This is an
3 abandoned structure as well
4 (indicating), it's been there for a
5 while. And as you can see, they're
6 proposing new commercial areas here
7 (indicating).

8 This is the Middle Island Overlay
9 concept (indicating). These are
10 transitional areas, we will talk about
11 (indicating). And these are the
12 development areas we just took a look at
13 (indicating).

14 This is the Ridge Hamlet Center
15 concept (indicating). Again, it's at
16 the intersection of Ridge Road and 25,
17 and some existing and proposed
18 development. And this is the overlay,
19 which shows the transitional areas
20 (indicating), which are significant.
21 And that's the Ridge Hamlet right there.

22 I think that's all of them; right.

23 MS. KALMBACHER: (Nodding)

24 MR. FRELENG: You can go back to
25 the first one.

2 MS. KALMBACHER: (Complying)

3 MR. FRELENG: All right. So I just
4 wanted to show you that. If you want to
5 go back to any of them, just please, you
6 know, sound out.

7 The "Final 2006 Middle Country Road
8 Land Use Plan for Coram, Middle Island
9 and Ridge" analyzes land use patterns
10 and transportation issues associated
11 with Middle Country Road, which is New
12 York State Route 25, running from
13 Patchogue-Mount Sinai Road, which is
14 County Road 83, east to the Brookhaven
15 Town line, through the communities of
16 Coram, Middle Island and Ridge, a
17 distance of approximately ten miles.

18 The goals of the corridor study are
19 essentially four main goals:

20 One of them is to establish future
21 land use and zoning trends, that provide
22 for the appropriate commercial and
23 residential development in a traditional
24 neighborhood fashion, in order to reduce
25 commercial sprawl.

2 The second goal being, to support
3 and encourage appropriate roadway
4 improvements.

5 The third being, to provide for
6 larger, well-placed and centrally
7 located public spaces.

8 And the fourth major goal is to
9 enhance the aesthetic appeal of the
10 area, with particular attention to the
11 building architecture and street scape.

12 To achieve these goals, the plan
13 proposes to establish six hamlet
14 centers. In addition, the plan
15 recommends the establishment of a heavy
16 commercial center along the north and
17 south sides of Middle Country Road, west
18 of New York State Route 112, within the
19 Hamlet of Coram. Finally, the plan
20 includes the establishment of transition
21 areas located east and west of each of
22 the hamlet centers.

23 The hamlet centers permit the
24 highest density of development in a
25 traditional downtown form, and allows a

2 greater density of development than
3 standard retail areas. The transitional
4 areas are intended to help support the
5 hamlet centers and permit a lower
6 density of development, based upon the
7 underlying zoning.

8 The plan indicates that there are
9 presently 2.4 million square feet of
10 existing development along the corridor
11 within the communities of Coram, Middle
12 Island and Ridge. It further indicates
13 that under the existing zoning, maximum
14 build-out would allow an additional
15 3.1 million square feet, increasing the
16 total square footage within the corridor
17 to approximately 5.5 million square
18 feet, as of right. Thus, under the
19 existing zoning, there is potential to
20 increase the development approximately
21 129 percent above the existing
22 development levels. The plan, to the
23 proposed hamlet centers, the heavy
24 commercial center and the transition
25 areas, would permit a maximum build-out

2 of approximately 10.3 million square
3 feet, or 7.9 million square feet above
4 the existing development levels. This
5 represents an increase of 329 percent
6 above the existing development levels.

7 The addition of 7.9 million square
8 feet of development above the existing
9 development levels, along the Middle
10 Country Road corridor, raises a number
11 of concerns in terms of traffic, Pine
12 Barrens Clearing limits and the ability
13 of the region to support such an
14 expansion, based upon existing
15 population needs and anticipated
16 population growth.

17 Much of the corridor study area is
18 located within either the Compatible
19 Growth Area or the Core Preservation
20 Area of the Pine Barrens. The
21 development of high density hamlet
22 centers would violate clearing
23 restrictions and standards established
24 by the Suffolk County Planning
25 Commission and the Central Pine Barrens

2 Joint Planning and Policy Commission.

3 The Coram East, the Coram West and
4 the Middle Island Hamlet Centers are
5 located in designated wetland protection
6 areas, according to illustrations
7 contained within the plan. The
8 development of compact identifiable
9 hamlet centers, is consistent with good
10 planning and consistent with community
11 visioning. However, the plan does not
12 detail in the manner in which the
13 additional density and development will
14 be accommodated in close proximity to
15 designated wetland areas. This issue
16 must be addressed prior to the
17 determination of the Town.

18 The plan proposes to increase
19 development potential along Middle
20 Country Road from 2.4 million square
21 feet to 10.3 million square feet. This
22 additional 7.9 million square feet of
23 development represents an increase of
24 329 percent.

25 The proposed increase in trip

2 generation, associated with the
3 expansion of development along the
4 corridor, has not been adequately
5 analyzed within the plan. While the
6 plan emphasizes the State's
7 responsibility in managing the roadway,
8 the land use plan must carefully
9 consider potential impacts associated
10 with the development proposed along the
11 corridor.

12 In the opinion of the staff, the
13 economic analysis, which was introduced
14 within the appendix of the plan -- the
15 plan indicates that the -- with regard
16 to economic analysis, the plan will have
17 a positive economic impact on the
18 corridor and the Town of Brookhaven.
19 However, in the opinion of staff, the
20 economic analysis fails to include the
21 cost associated with the 329 percent
22 increase in development along the
23 corridor. The costs in the form of
24 traffic congestion and infrastructure
25 improvements, emergency services and

2 other related impacts associated with
3 such a dramatic increase in development.

4 So while the economic analysis says
5 that there will be a positive impact to
6 the community, they did not analyze or
7 at least reference an analysis based on
8 some of the other issues that we just
9 pointed out.

10 With regard to the Town Board's Own
11 Motion Rezonings -- you could see I'm
12 skipping through the staff report in
13 order to be brief, if you want me to go
14 back and reiterate anything --

15 COMMISSIONER BRAUN: No, that's
16 fine.

17 MR. FRELENG: -- I can.

18 The Town Board Own Motion
19 Rezonings: In conjunction with the
20 establishment of the corridor study, the
21 Town of Brookhaven is proposing a series
22 of rezonings on its own motion. These
23 include the establishment of overlay
24 districts, in conjunction with the
25 proposed hamlet centers and transitional

2 areas, as well as specific rezonings of
3 individual parcels. The current
4 rezonings address the underlying zoning
5 of approximately 300 parcels, involving
6 approximately 1,754 acres, located
7 within primarily the transitional areas
8 along the corridor.

9 So -- let's just go to the next
10 one, please.

11 MS. KALMBACHER: (Complying)

12 MR. FRELENG: So the overlays that
13 are proposed, in essence, are proposing
14 to maintain the existing zoning here
15 (indicating), with some zoning changes,
16 but the cornerstone, if you will, of the
17 transition areas is to allow the
18 transfer of development from the
19 transition areas into the hamlet
20 centers. That is one of the ways in
21 which the density of these hamlet
22 centers raises so high. This is a
23 voluntary TDR program, but these are the
24 receiving sites of the plan. So I
25 wanted to point that out.

2 The Middle Country Road Land Use
3 Plan for Coram, Middle Island and Ridge
4 is an important effort by the Town to
5 address one of the region's most poorly
6 planned corridors. The Town should be
7 recognized for its efforts to address
8 the corridor's historic pattern of
9 chaotic development, which has resulted
10 in a roadway that is both unsafe and
11 inconsistent with the individual
12 communities' desires for compact
13 identifiable hamlet centers and
14 pedestrian design.

15 However, the plan raises a number
16 of questions with respect to the ability
17 of the roadway to accommodate the
18 projected development, its impact on
19 Pine Barrens standards and the
20 environment and the relationship between
21 the amount of commercial growth and
22 anticipated population needs.

23 Staff is recommending a conceptual
24 conditional approval, subject to the
25 following:

2 The first condition being that
3 review by the New York DOT -- this is
4 not in your staff report.

5 CHAIRMAN CARACCIOLO: I was going
6 to say, we don't have that page. I'm
7 wondering what you wanted us to do.

8 COMMISSIONER ESPOSITO: He wanted
9 to see if we were following along.

10 MR. FRELENG: The staff wanted to
11 present this to you in its full form so
12 you would have the ability to digest
13 this without a recommendation from
14 staff. We anticipate that you will
15 deliberate this, but we felt that the
16 staff presentation would not be complete
17 without a recommendation. So staff is
18 recommending conceptual approval with
19 conditions.

20 The first condition being that,
21 this plan needs to be reviewed by the
22 New York State DOT, in order to
23 determine the potential impact and the
24 required mitigations associated with
25 additional development along the

2 corridor.

3 The second condition being that,
4 review and approval of the proposed
5 clearing limit standards, as well as
6 other standards, by the Central Pine
7 Barrens Joint Planning and Policy
8 Commission, if necessary. The
9 modification of the clearing limits
10 within the proposed hamlet centers
11 requires the review and approval of the
12 Pine Barrens Commission, as well as
13 modification of the local code
14 requirements.

15 Staff has deliberated and we are
16 not quite -- come to a conclusion on
17 whether or not the plan itself needs to
18 be improved by the Central Pine Barrens
19 Commission. That's a separate issue,
20 not relevant to this Commission.

21 Staff is recommending that a
22 comment be forwarded to the Town of
23 Brookhaven reading, promoting the
24 development of pedestrian orientated
25 compact hamlet centers and traffic

2 calming measures along Middle Country
3 Road are important steps in the
4 transformation in one of the region's
5 more troublesome roadways. However, the
6 impact that the proposed development
7 will have on its environment and the
8 region's transfer station infrastructure
9 should be carefully considered. In
10 addition, the ability of the market and
11 population to absorb projected growth
12 should be carefully considered.

13 The staff did, and I didn't read to
14 you, the full economic analysis, but we
15 were concerned about some of the issues
16 with regard to the economic analysis and
17 whether or not the population
18 demographics would actually support such
19 a large increase in commercial space.

20 But that is, in essence, the staff
21 report and the staff's recommendation.

22 CHAIRMAN CARACCILO: Thank you,
23 Andy.

24 COMMISSIONER BRAUN: Was this
25 forwarded to us by the Town or the

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2 Town's Planning Department, or has it
3 been adopted by local officials yet
4 preliminary? What's the -- in other
5 words, how did it get here --

6 COMMISSIONER ESPOSITO: The status.

7 COMMISSIONER BRAUN: --
8 procedurally?

9 MR. FRELENG: Okay.

10 DIRECTOR ISLES: Well, Andy, before
11 you answer that question --

12 MR. FRELENG: Okay.

13 DIRECTOR ISLES: -- let me just
14 make the point that we do have a
15 representative from the Town of
16 Brookhaven present today. Deputy
17 Commissioner of Planning, Environment
18 and Land Management, is the person who
19 can now speak and also address direct
20 questions of that nature as well.

21 MR. FRELENG: Okay.

22 DIRECTOR ISLES: But you can take a
23 shot at it.

24 MR. FRELENG: I'll answer the
25 question. It was confusing on how we

2 received it. When we received it, we
3 did not recognize it as a
4 239 Referral -- a General Municipal Law
5 239 Referral. It was referred with some
6 SEQRA documents. And we thought that
7 the plan was for our consideration,
8 along with the SEQRA documents.

9 (WHEREUPON, Commissioner Calone
10 joined the hearing in progress.)

11 (Time noted 1:19 p.m.)

12 MR. FRELENG: That was clarified,
13 and it is now before the Commission as a
14 239 Referral.

15 In the interim, it is our
16 understanding that the Town adopted the
17 plan in April of '05 --

18 COMMISSIONER BRAUN: '05?

19 MR. FRELENG: I believe --

20 COMMISSIONER ESPOSITO: '05?

21 MR. FRELENG: I believe it was '05.
22 So it was April of '05, the Commission
23 staff and the Commission was not aware
24 that the plan was adopted.

25 CHAIRMAN CARACCILOLO: And what's

2 our jurisdiction, Andy, Suffolk County
3 Road 25?

4 MR. FRELENG: Well, the zone
5 changes would be on County Road 25, and,
6 therefore, it's adjacent or within
7 500 feet of a State roadway. However,
8 it is the amendment of the comprehensive
9 plan. The Town of Brookhaven will adopt
10 this as an amendment or an addition to
11 their comprehensive plan. All
12 comprehensive plans and amendments are
13 required to be referred to the
14 Commission, pursuant to General
15 Municipal Law 239.

16 CHAIRMAN CARACCILOLO: So what are
17 you looking for us to do on this;
18 approve this for their comprehensive
19 plan, or disapprove this for their
20 comprehensive plan?

21 MR. FRELENG: No. We believe that
22 the proposal is a good proposal,
23 conceptually. Conceptually we believe
24 that having defined hamlet centers and
25 low density transition areas are

2 commendable, and the Town is moving in
3 the right direction.

4 The staff's issues are some of the
5 details of the plan. We believe that
6 the Town has not fully analyzed the
7 density in the hamlet centers, and how
8 that density could accommodate some of
9 the spin-off effects of traffic and
10 other issues.

11 So, again, conceptually we believe
12 the plan is approvable. We believe that
13 DOT and the Central Pine Barrens
14 Commission need to take a hard look at
15 the plan. And those are our
16 recommendations -- those are our two
17 conditions.

18 CHAIRMAN CARACCILO: Thank you.

19 Would you like to address anything,
20 Deputy?

21 MS. PRUSINOWSKI: Well, I would not
22 that -- in response to Mr. Freleng's
23 comments, that the Town Planning staff
24 has been working very closely with both
25 State DOT as well as the Central Pine

2 Barrens Commission. And I think
3 Mr. Corwin can attest to that as well,
4 in ironing out some of the details.

5 CHAIRMAN CARACCIOLO: And could you
6 comment on the comment by Andy about the
7 329 percent increase. I mean, do you
8 think the area can support that increase
9 in retail space?

10 MS. PRUSINOWSKI: The economic
11 analysis that we've had prepared does
12 indicate that that support is there, and
13 it will be there into the future.

14 CHAIRMAN CARACCIOLO: Thank you. I
15 appreciate you letting me put you on the
16 spot.

17 Jesse?

18 COMMISSIONER GOODALE: Yes, a
19 little bit -- what is the status of this
20 now? This plan? Now, this plan has
21 been -- what -- preliminary approved by
22 the Town?

23 MR. FRELENG: Well, I don't want to
24 characterize how the Town has adopted or
25 approved the plan --

2 CHAIRMAN CARACCIOLO: Can the Town
3 address that?

4 DIRECTOR ISLES: Well, I guess the
5 status is we did receive a referral
6 recently, and that's the action that's
7 before you today.

8 MR. FRELENG: Yes.

9 VICE CHAIRWOMAN HOLMES: But prior
10 to that, was there a general Town
11 approval of the comprehensive plan?

12 MS. PRUSINOWSKI: Of this
13 particular plan?

14 VICE CHAIRWOMAN HOLMES: This
15 particular one. This is not an --

16 COMMISSIONER ESPOSITO: This is an
17 amendment.

18 VICE CHAIRWOMAN HOLMES: --
19 amendment to --

20 COMMISSIONER ESPOSITO: Yes.

21 VICE CHAIRWOMAN HOLMES: -- this is
22 an amendment to the one you approved in
23 April of --

24 MR. FRELENG: No.

25 VICE CHAIRWOMAN HOLMES: -- 2005?

2 MS. PRUSINOWSKI: No.

3 COMMISSIONER ESPOSITO: No.

4 COMMISSIONER BRAUN: This was
5 approved in April --

6 COMMISSIONER GOODALE: This was
7 approved.

8 VICE CHAIRWOMAN HOLMES: This was
9 approved --

10 COMMISSIONER GOODALE: Right.

11 VICE CHAIRWOMAN HOLMES: -- in
12 April.

13 COMMISSIONER CALONE: So they
14 started to do it, you know, acting --

15 CHAIRMAN CARACCIOLO: So if this
16 was approved in April '06, why is it
17 before us again?

18 COMMISSIONER CALONE: It's
19 procedure?

20 DIRECTOR ISLES: It's been
21 referred to us --

22 MR. FRELENG: There is a procedural
23 requirement for comprehensive plan
24 amendments to be referred to the
25 Commission.

2 CHAIRMAN CARACCIOLO: So they're
3 going back and --

4 COMMISSIONER CALONE: Just tidying
5 up.

6 COMMISSIONER ESPOSITO: Fixing
7 their mistakes.

8 DIRECTOR ISLES: Housekeeping.

9 CHAIRMAN CARACCIOLO: -- doing a
10 little housekeeping.

11 So really what we do here is moot
12 at this point?

13 DIRECTOR ISLES: No, it's not
14 moot --

15 MR. FRELENG: No, it's not moot.

16 DIRECTOR ISLES: -- it's a
17 required, by law --

18 COMMISSIONER CALONE: Right.

19 DIRECTOR ISLES: -- referral to the
20 Planning Commission --

21 CHAIRMAN CARACCIOLO: But moot.

22 MR. FRELENG: It would be difficult
23 for staff to characterize the procedural
24 requirements, but as it stands right
25 now, their adoption did not include a

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2 referral to the Suffolk County Planning
3 Commission. So they are referring it
4 now, and they may go back and readopt
5 it, or they may say, well, we referred
6 it and addressed those issues. I can't
7 characterize how the Town is going to
8 move ahead.

9 CHAIRMAN CARACCIOLO: I understand
10 now.

11 COMMISSIONER CALONE: Well,
12 procedurally, it's better late than
13 never, in terms of the -- you know, the
14 legality of it, to make sure there's no
15 later challenge to it, or at least it's
16 not procedurally defective. So, I mean,
17 it's not moot, but it's not --
18 especially if they started acting in
19 accordance with it, it's kind of --

20 CHAIRMAN CARACCIOLO: A true lawyer
21 answer there, Dave.

22 COMMISSIONER BRAUN: No, no, no,
23 that goes -- that goes -- John, that
24 goes along with the concept of --

25 COMMISSIONER ESPOSITO: Thank God

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2 David came.

3 COMMISSIONER CALONE: I've got
4 another one here.

5 COMMISSIONER BRAUN: -- it's easier
6 to get forgiveness than it is to get
7 permission.

8 VICE CHAIRWOMAN HOLMES: That's
9 right.

10 CHAIRMAN CARACCIOLO: Very good.

11 VICE CHAIRWOMAN HOLMES: That's
12 right.

13 CHAIRMAN CARACCIOLO: That's very
14 good.

15 Are there any other questions or
16 comments?

17 VICE CHAIRWOMAN HOLMES: I --

18 COMMISSIONER ESPOSITO: I have --

19 CHAIRMAN CARACCIOLO: Linda --

20 VICE CHAIRWOMAN HOLMES: Yes, go
21 ahead with your comment.

22 COMMISSIONER ESPOSITO: Well, can I
23 just ask for a clarification. When I
24 reviewed this, I didn't understand what
25 you were comparing in this chart at the

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2 very end. Can you -- what is this?

3 MR. FRELENG: I'm going to have to
4 defer to staff on that.

5 COMMISSIONER ESPOSITO: Okay.
6 Because it -- you know, you have the
7 average percent, and then the average
8 percent, but I didn't --

9 COMMISSIONER BRAUN: And then you
10 have the average percent.

11 COMMISSIONER ESPOSITO: Yeah, and
12 it's -- but I didn't really -- I
13 couldn't get it. I tried.

14 MR. FRELENG: Well, let me confer
15 with staff --

16 COMMISSIONER ESPOSITO: Okay.
17 Did anyone else get it?

18 COMMISSIONER BRAUN: No.

19 COMMISSIONER ESPOSITO: Okay.

20 COMMISSIONER GOODALE: I didn't
21 understand it.

22 (Overlapping conversations)

23 COMMISSIONER ROBERTS: What's the
24 difference? There's something missing
25 about --

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2 COMMISSIONER ESPOSITO: I know. I
3 figured there was, but I --

4 CHAIRMAN CARACCIOLO: It's before
5 and after.

6 COMMISSIONER ESPOSITO: -- I
7 couldn't figure it out --

8 COMMISSIONER BRAUN: Oh, yeah,
9 these are titled "before and after" --

10 COMMISSIONER ROBERTS: Before and
11 after?

12 COMMISSIONER BRAUN: -- all right.
13 Okay.

14 COMMISSIONER ROBERTS: Now, after
15 is the first one; right?

16 COMMISSIONER ESPOSITO: Well, I
17 don't -- see, that was my --

18 COMMISSIONER ROBERTS: I'd say this
19 is after, and this is before
20 (indicating).

21 COMMISSIONER ESPOSITO: But i don't
22 know that.

23 CHAIRMAN CARACCIOLO: We could keep
24 this off the record. We'll find out.

25 (Discussion held off the record)

2 CHAIRMAN CARACCIOLO: Back on the
3 record.

4 All right, Andy?

5 MR. FRELENG: What this chart is
6 showing, essentially, in a nutshell, is
7 that about 90 percent of the lands
8 proposed to be rezoned is already in
9 public ownership.

10 COMMISSIONER ESPOSITO: Okay.

11 MR. FRELENG: Okay. Of the
12 remaining lands, you can see private
13 and --

14 VICE CHAIRWOMAN HOLMES: Proposed.

15 MR. FRELENG: -- proposed, you can
16 see the numbers of acres and then the
17 percentage of the overall area.

18 COMMISSIONER GOODALE: So what's
19 the second --

20 COMMISSIONER ESPOSITO: Yeah.

21 COMMISSIONER ROBERTS: What's the
22 second column?

23 MR. GULIZIO: There's three
24 columns.

25 COMMISSIONER CALONE: He's got a

2 lifeline or something.

3 MR. GULIZIO: The first shows
4 that --

5 COMMISSIONER ESPOSITO: Well, we've
6 got the first.

7 MR. GULIZIO: -- out of all the
8 acres that are being considered for
9 rezoning, 90 percent of them are already
10 in public ownership.

11 COMMISSIONER ESPOSITO: Okay.

12 MR. GULIZIO: Out of the remaining
13 acreage, I think the first number is
14 131 acres --

15 COMMISSIONER BRAUN: Right.

16 MR. GULIZIO: -- are being rezoned
17 where there is less yield and --
18 currently permitted under the existing
19 zoning. The remaining 40 acres are
20 privately owned, they're actually being
21 increased in yield --

22 COMMISSIONER ESPOSITO: But
23 what's --

24 MR. GULIZIO: -- from the current
25 zoning. And that's just the percentage

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2 of --

3 COMMISSIONER GOODALE: Okay.

4 That's fine.

5 MR. GULIZIO: -- the acreage in
6 total.

7 COMMISSIONER GOODALE: So what's
8 the last column?

9 CHAIRMAN CARACCIOLO: What's the
10 second column --

11 COMMISSIONER ROBERTS: The last
12 column.

13 CHAIRMAN CARACCIOLO: -- the third
14 column?

15 MR. GULIZIO: Percentages.

16 COMMISSIONER GOODALE: No, here --

17 COMMISSIONER ROBERTS: No, look at
18 it.

19 COMMISSIONER GOODALE: -- this
20 here. (Indicating)

21 VICE CHAIRWOMAN HOLMES: No, that's
22 proposed.

23 COMMISSIONER ESPOSITO: Wait, you
24 wanted us to get all that from this?

25 COMMISSIONER GOODALE: What's the

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2 240, 55, 6, 301?

3 VICE CHAIRWOMAN HOLMES: There --

4 MR. GULIZIO: Right, that's the

5 total --

6 VICE CHAIRWOMAN HOLMES: -- that's

7 proposed.

8 MR. GULIZIO: -- no, that's the

9 total number of parcels. There's

10 300 total parcels involved --

11 COMMISSIONER GOODALE: This is

12 parcels.

13 COMMISSIONER ROBERTS: Okay, this

14 is parcels.

15 COMMISSIONER GOODALE: It's not

16 acreage, it's parcels.

17 COMMISSIONER ROBERTS: Parcels.

18 COMMISSIONER ESPOSITO: Oh.

19 COMMISSIONER GOODALE: Now we're

20 talking. All right.

21 COMMISSIONER BRAUN: Okay. Got it.

22 VICE CHAIRWOMAN HOLMES:

23 (Indicating)

24 CHAIRMAN CARACCILO: Go ahead,

25 Linda.

2 VICE CHAIRWOMAN HOLMES: My
3 concern -- my big concern is the
4 environmental one, where there are so
5 many wetland areas proposed to be
6 filled. That's going to cause an awful
7 lot of flooded basements, flooded roads
8 and a tremendous storm impact. And I'm
9 just wondering, you've been working with
10 the DOT, what about the Pine Barrens and
11 their wetlands environmentally?

12 COMMISSIONER ESPOSITO: DEC.

13 COMMISSIONER FIORE: DEC.

14 VICE CHAIRWOMAN HOLMES: Well, DEC.

15 MS. PRUSINOWSKI: Well, we have
16 been working with the Pine Barrens
17 Commission very closely as well. But
18 there are no wetlands proposed to be
19 filled as a function of this plan or
20 any --

21 VICE CHAIRWOMAN HOLMES: Oh, I
22 thought I read that --

23 MS. PRUSINOWSKI: -- redevelopment.

24 VICE CHAIRWOMAN HOLMES: -- yeah.

25 MR. FRELENG: No --

2 VICE CHAIRWOMAN HOLMES: I
3 misunderstood?

4 MR. FRELENG: -- there are some
5 overlays over wetlands --

6 VICE CHAIRWOMAN HOLMES: Over
7 wetlands.

8 MR. FRELENG: -- which we pointed
9 out -- where was that?

10 COMMISSIONER ESPOSITO: It's on
11 page 2, going into page 3.

12 MR. FRELENG: In the Coram East,
13 the Coram West and the Middle Island
14 Hamlet Centers, there are wetland
15 pockets in there. It looks like there's
16 some development that overshadows that.
17 We would anticipate that when the site
18 development does come in, though, that
19 the municipality would have to address
20 the presence of wetlands and amend those
21 concepts.

22 VICE CHAIRWOMAN HOLMES: Well,
23 that's what I'm wondering. Is -- has
24 that been -- being worked on?

25 MS. PRUSINOWSKI: Yes.

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2 MR. FRELENG: Yeah, sure.

3 MS. PRUSINOWSKI: Yes. On the
4 individual site development basis, yes.

5 VICE CHAIRWOMAN HOLMES: Yes? And
6 with the DEC?

7 MS. PRUSINOWSKI: When necessary,
8 yes.

9 CHAIRMAN CARACCIOLO: Any other
10 questions or comments from the
11 Commission?

12 (WHEREUPON, there was no response.)

13 CHAIRMAN CARACCIOLO: Motions in
14 order?

15 COMMISSIONER FIORE: Motion.

16 CHAIRMAN CARACCIOLO: Don.

17 Second?

18 COMMISSIONER PRUITT: Second by
19 Commissioner Pruitt.

20 CHAIRMAN CARACCIOLO: Second, Ed.

21 All those in favor?

22 COMMISSIONER ESPOSITO: Yeah,
23 what's the motion?

24 CHAIRMAN CARACCIOLO: The motion is
25 accept --

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2 MR. FRELENG: -- the staff report.

3 CHAIRMAN CARACCIOLO: -- the staff
4 report.

5 COMMISSIONER ESPOSITO: With the
6 staff --

7 VICE CHAIRWOMAN HOLMES:
8 Conditional approval, is that it?

9 CHAIRMAN CARACCIOLO: No --

10 COMMISSIONER CALONE: No, just
11 approval.

12 COMMISSIONER FIORE: No, conceptual
13 approval.

14 CHAIRMAN CARACCIOLO: -- conceptual
15 approval --

16 COMMISSIONER CALONE: Conceptual
17 approval.

18 CHAIRMAN CARACCIOLO: -- of the
19 plan --

20 VICE CHAIRWOMAN HOLMES: Conceptual
21 approval.

22 CHAIRMAN CARACCIOLO: -- with the
23 comments that Andy laid out.

24 That's your motion, Don?

25 COMMISSIONER FIORE: That's my

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2 motion.

3 CHAIRMAN CARACCIOLO: And, Ed, that
4 is your second of Don's motion?

5 COMMISSIONER PRUITT: Correct, yes.

6 CHAIRMAN CARACCIOLO: All those in
7 favor of that?

8 (WHEREUPON, the members voted.)

9 CHAIRMAN CARACCIOLO: Opposed?

10 (WHEREUPON, the members voted.)

11 CHAIRMAN CARACCIOLO:
12 Abstentions -- one -- one opposed,
13 Sarah?

14 COMMISSIONER LANSDALE: No,
15 abstention.

16 CHAIRMAN CARACCIOLO: Oh,
17 abstention.

18 COMMISSIONER LANSDALE: Uh-huh.

19 CHAIRMAN CARACCIOLO: Okay.

20 COMMISSIONER GOODALE: Two
21 abstentions.

22 CHAIRMAN CARACCIOLO: Two
23 abstentions. Okay.

24 DIRECTOR ISLES: Okay. So it's
25 9-0-2.

2 CHAIRMAN CARACCIOLO: All right?

3 DIRECTOR ISLES: Yes.

4 CHAIRMAN CARACCIOLO: Great. Thank
5 you.

6 That ends our little business plan.

7 All right. In the Commissioners
8 Roundtable, when we go around, let's
9 also make Claire aware if you want the
10 minutes mailed to you, or if you will
11 accept them on e-mail. Okay.

12 So, Linda, would you like to start?

13 VICE CHAIRWOMAN HOLMES: Yes. And
14 I definitely do want them mailed.

15 And I just want to say, our biggest
16 issue on Shelter Island ties right into
17 where we are today with Cornell, because
18 Mr. Seagraves (phonetic), of this
19 office, is going to be in charge of
20 monitoring our deer and tick program.
21 And we're very grateful that the County
22 has signed on to help us with that
23 expense, and we're very pleased with
24 that progress.

25 CHAIRMAN CARACCIOLO: Thank you.

2 Counselor, anything to add?

3 MS. KOHN: Nothing.

4 CHAIRMAN CARACCIOLO: Barbara?

5 COMMISSIONER ROBERTS: I'd prefer
6 to have paper, Claire, for the -- for a
7 while. I'll try to get back on the
8 computer, but I'm traveling a lot.
9 Thank you.

10 I guess my big thought of the
11 moment is the whole issue of raising the
12 visibility of what the Planning
13 Commission does in comprehensive plans
14 and whatever. I was going back through
15 a few things here. I would hope that we
16 would take a bigger role in lobbying for
17 these positions to be filled, and to
18 make sure that the importance of this
19 Commission is more clearly spread. And
20 I certainly think when the maps are
21 spread out, that the Commission should
22 definitely do a press campaign.

23 Particularly on the East End of
24 Long Island, there is tremendous
25 issue and -- interest in the community

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2 to learn more about comprehensive plans
3 and the importance of that, and really
4 how to do good zoning. And so,
5 certainly, I would have many ideas, as
6 we move forward, of things that the
7 Commission should be doing more of. Of
8 educating and double checking
9 comprehensive plans -- but if we're down
10 three people, I certainly intend to be
11 quite on that today. But I would hope
12 that we might even write a formal letter
13 or even individually try to push harder
14 to get more acknowledgment of this
15 Commission and what we do.

16 CHAIRMAN CARACCILO: Adrienne?

17 COMMISSIONER ESPOSITO: I really
18 just only have two commercial
19 announcements.

20 One doesn't directly pertain to the
21 Commission, but might in the future, and
22 it was just really an FYI: There is, in
23 Albany, on September 19th, if anyone's
24 interested, the Ocean's Estuary and
25 Great Lakes Ecosystem Base Management

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2 Council --

3 CHAIRMAN CARACCIOLO: Sounds like a
4 fun time.

5 COMMISSIONER ESPOSITO: Yeah.

6 Thanks, John.

7 Anyway, they're meeting in Albany
8 for the second time to discuss ecosystem
9 base management for our waterways, and
10 the goal is to take a regional approach
11 to water body management. The reason I
12 think it's significant for us is at some
13 point, they're going to be talking --
14 and are already, actually, right now,
15 talking about watershed management,
16 which, you know, on the south shore,
17 goes up to Sunrise Highway, on the north
18 shore, goes back quite a ways as well,
19 and it's both forks. So at some point,
20 these kinds of principals, ecosystem
21 base management principals are
22 anticipated to be integrated into good
23 planning -- regional planning
24 principals. So I just kind of want to
25 just mention it to people, know it is

2 happening, and it's occurring. New York
3 is the only -- the second state in the
4 nation to adopt these kinds of policies.
5 They're currently formulating the
6 policies, and for the first time ever,
7 we have nine government agencies sitting
8 down in one room to talk about
9 management of resources, including DOT,
10 DEC, DOS, the Governor's staff and
11 Department of Agriculture and the rest.
12 So it actually is a good thing. I don't
13 anticipate swift movement, but at least
14 it's happening, and I think that's good
15 for us to know.

16 And the second thing was just to
17 mention that the Attorney General, for
18 the first time, will be on Long Island
19 the same day, but in the evening, in
20 Melville, at a public meeting at
21 7:00 p.m., and there will be public
22 testimony. If anybody wants to talk
23 about environmental issues you're
24 concerned about. And that's open to
25 all, in case you're interested.

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2 VICE CHAIRWOMAN HOLMES: What date
3 is that again?

4 COMMISSIONER ESPOSITO: September
5 19th in Melville, unfortunately -- and
6 that's on the record -- it's at the
7 LIA's office in Melville.

8 CHAIRMAN CARACCIOLO: And how would
9 you like your minutes?

10 COMMISSIONER ESPOSITO: I would
11 like them e-mailed, please. That would
12 be great. Thank you.

13 COMMISSIONER FIORE: Nothing to
14 report.

15 CHAIRMAN CARACCIOLO: How do you
16 want the minutes?

17 COMMISSIONER FIORE: E-mail.

18 CHAIRMAN CARACCIOLO: E-mail on
19 Don.

20 COMMISSIONER BRAUN: And I'll take
21 e-mail too. Thank you.

22 And I -- just hi, everybody.

23 COMMISSIONER LANSDALE: I have one
24 thing to report.

25 On September 20th, there's going to

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2 be a Transit Oriented Development
3 Conference at Hofstra University. It's
4 cosponsored by a number of Long Island
5 organizations, including Vision Long
6 Island, the Long Island Regional
7 Planning Board, Sustainable Long Island
8 and, obviously, Hofstra, and some local
9 foundations. If anyone's interested,
10 it's from 8:30 to 10:30 at Hofstra.

11 CHAIRMAN CARACCIOLO: What date was
12 that?

13 COMMISSIONER ESPOSITO: The 20th.

14 COMMISSIONER LANSDALE: September
15 20th.

16 COMMISSIONER FIORE: It's the day
17 after the other.

18 COMMISSIONER LANSDALE: And e-mail.

19 CHAIRMAN CARACCIOLO: Dave?

20 COMMISSIONER CALONE: Yeah, I'd
21 like them e-mailed. E-mail, please.

22 And, sorry I was late, but just a
23 couple of quick things.

24 One, I read a book this month
25 called "Last Harvest." It's by Witold

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2 Rybczynski -- I'll share that with you
3 later. But it's actually really
4 interesting. It's about a development
5 outside Philadelphia, and it talks
6 about -- it focuses -- several chapters
7 focuses on planning commission meetings.
8 It actually is entertaining, however.

9 COMMISSIONER ESPOSITO: Well, like
10 ours.

11 COMMISSIONER CALONE: But the --
12 the interesting thing, is it kind of
13 gives you a perspective from all sides
14 of how a development works. Because
15 developers pressure -- they're under in
16 terms of getting their return, and
17 dealing with all the land use issues.
18 The planning commission's kind of -- the
19 issue they're dealing with, in terms of
20 preserving open space and how do you,
21 you know, integrate the need for
22 affordable housing versus open space.

23 So it's an interesting book in that
24 it deals with a lot of the issues we're
25 dealing with, and it's interesting to

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2 see that other people are unfortunately
3 dealing with these same issues around
4 the country. So I recommend it to you,
5 it's called "Last Harvest."

6 CHAIRMAN CARACCIOLO: Is it
7 fictional, Dave?

8 COMMISSIONER GOODALE: Most
9 planning is.

10 COMMISSIONER CALONE: Actually, one
11 of my friends from college is one of the
12 main characters in here, and is why I
13 started reading it, just because I
14 wanted to see what he was, you know, up
15 to. But actually, it had a lot of
16 relevance for what we do. So if you
17 need something to put you to sleep...

18 COMMISSIONER ESPOSITO: You know,
19 when I want to see what my friends from
20 college are doing, I call them.

21 COMMISSIONER FIORE: This is all on
22 the record, I want to tell you.

23 CHAIRMAN CARACCIOLO: And you guys
24 complain that we have 160 pages.

25 COMMISSIONER CALONE: Just a couple

2 of other things.

3 One, on the minutes -- I think I
4 noticed that the votes weren't recorded
5 on the minutes, just in terms of the
6 outcome. I don't know if it just was
7 the page that I happened to look at, but
8 we may want to just say what the vote
9 totals were or that it was passed or
10 something like that. It just kind of
11 says, we voted. So that would be a
12 request going forward that we just note
13 that we voted.

14 The minutes needs to reflect,
15 certainly, whether it was passed. And
16 what's probably good for historical
17 records, because that's what we would
18 look at, is what the vote was. I mean,
19 that's just a request, if it's easy.

20 MS. CHORNY: John, if you say that,
21 she'll have that.

22 CHAIRMAN CARACCIOLO: Yeah, okay.
23 I'll make sure -- I have to say that the
24 motion passed or the motion carried, and
25 I've got to get the score. Okay.

2 COMMISSIONER ESPOSITO: Actually,
3 we want the score and the inning.

4 CHAIRMAN CARACCIOLO: Score and the
5 inning.

6 MS. CHORNY: I do keep that,
7 though, and then I do resolutions with
8 that on it.

9 CHAIRMAN CARACCIOLO: I'll make
10 sure I say that from this point on.

11 COMMISSIONER CALONE: I appreciate
12 that.

13 MS. CHORNY: No problem.

14 COMMISSIONER CALONE: One of the
15 things -- Councilman McCarrick last time
16 had talked about the Shoreham Hamlet
17 Study and how the development of Tall
18 Grass was somewhat contrary to that
19 Hamlet Study. I had a chance to go back
20 and read the Hamlet Study, and it does
21 seem that there's been kind of a seismic
22 shift in kind of what was anticipated
23 about that development.

24 It seemed from the Hamlet Study
25 that everyone was kind of figuring that

2 a golf course would be a golf course for
3 the long term, and that there would be
4 additional development. What's
5 happened, as we remember from last
6 month, the golf course is going to be,
7 you know, made into a development in
8 addition to the surrounding property.
9 So I just wanted to let you know that
10 Councilman McCarrick seemed to be kind
11 of on the ball on that, and I just think
12 it's something we need to kind of --
13 just keep in mind. This thing, I think,
14 will come back to us maybe a while from
15 now, but just something to keep in mind
16 about that.

17 And lastly, I noticed a couple of
18 times, in the minutes from a month or
19 two ago, that we talked a lot about
20 trade offs between competing goals, and
21 I think Jesse actually raised this
22 issue. You know, how do we be kind of
23 systemic about trading off things like
24 parking and downtown development, or
25 affordable housing and open space and

2 things like that. And Constantine had
3 mentioned the same kind of thing with
4 regard -- relating to the Pine Barren
5 Credits and the affordable housing issue
6 in the development we looked at in
7 Brookhaven. So I think it would be
8 helpful if we, for those who are
9 interested, could get together and talk
10 a little bit about whether there's a way
11 we can kind of be a little bit systemic,
12 whether it's having some guidelines for
13 us internally, but how we might look at
14 some of the trade offs that we seem to
15 be seeing on some of these projects.

16 CHAIRMAN CARACCILO: Thanks, Dave.

17 DIRECTOR ISLES: It's something
18 good to take under consideration with
19 the guideline reviews, perhaps. And
20 Andy provided an update of that before
21 you got here today.

22 COMMISSIONER CALONE: Gotcha.

23 DIRECTOR ISLES: But that would be
24 certainly appropriate.

25 VICE CHAIRWOMAN HOLMES: And we

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2 addressed it very much in the Greenport
3 application.

4 COMMISSIONER CALONE: I think we
5 saw the tension there.

6 CHAIRMAN CARACCIOLO: Right.

7 DIRECTOR ISLES: Certainly.

8 COMMISSIONER ESPOSITO: Yeah.

9 COMMISSIONER CALONE: And I think
10 some of us were kind of all -- hot --
11 little -- you know, how do I -- you
12 know.

13 And, in the end, we're judges;
14 right? So we wind up doing judging in
15 the end, but it would be nice maybe to
16 have some things for ahead of time, some
17 guidelines or some -- it might be
18 helpful for the development community
19 too. I mean, in terms of like
20 understanding where we might --

21 VICE CHAIRWOMAN HOLMES: And we
22 were guided quite a bit in that
23 discussion by what the Village had
24 already been willing to do as a trade
25 off because they wanted to keep this

2 project. So --

3 MR. FRELENG: Staff would be
4 curious if you had any -- something
5 written up or drafted, or ideas as a
6 kick-off point or a starting point.

7 COMMISSIONER CALONE: Well, it
8 would be interesting to see what's done
9 in other places around the country.
10 Maybe this is instruction (indicating),
11 might have seen a lot of places that are
12 probably dealing with these trade offs
13 between, you know, sustainability and
14 affordable housing and whatever. But
15 maybe we can look around a little bit on
16 that just to see what other places are
17 doing.

18 MR. FRELENG: So you don't have
19 anything proposed?

20 COMMISSIONER CALONE: No, no, no,
21 no, just something I noticed in the
22 minutes.

23 DIRECTOR ISLES: I think it's
24 probably going to another level of
25 detail --

2 COMMISSIONER ESPOSITO: Right.

3 DIRECTOR ISLES: -- where the
4 current guidelines we have are general
5 across the County.

6 I think that the conflict we ran
7 into in the Greenport application was
8 that it was a downtown location. Where
9 the Planning Commission historically has
10 said a significant parking variance is
11 not appropriate, it's a reason for
12 disapproval, there was an exception
13 because it was near a walkable downtown
14 with public parking in the vicinity and
15 so forth. So in that one case -- what
16 we could do in the guidelines, is have a
17 recognition of downtown developments
18 treated differently than suburban
19 highway development and so forth.

20 So it's something that --

21 COMMISSIONER CALONE: It might
22 be --

23 DIRECTOR ISLES: -- we can
24 certainly work on.

25 COMMISSIONER CALONE: -- it might

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2 be just that, but --

3 COMMISSIONER GOODALE: That's
4 right.

5 DIRECTOR ISLES: And picking some
6 of those examples that have reflected
7 the tensions you've talked, in terms of
8 the tug of war between redevelopment
9 and, you know, downtown revitalization.
10 Whatever it may be --

11 COMMISSIONER CALONE: As an
12 example, yes.

13 DIRECTOR ISLES: Okay.

14 CHAIRMAN CARACCIOLO: Don?

15 COMMISSIONER FIORE: No, I'm just
16 saying that every footprint is
17 different --

18 COMMISSIONER CALONE: Right.

19 COMMISSIONER FIORE: -- and you'd
20 have to address every footprint.

21 COMMISSIONER CALONE: No -- yeah,
22 I -- I --

23 COMMISSIONER FIORE: You know,
24 that's what I'm looking at.

25 COMMISSIONER CALONE: -- agree that

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2 the bottom line is, we have to make a
3 decision on the project before us --

4 COMMISSIONER FIORE: Right.

5 COMMISSIONER CALONE: -- of course.

6 But to the extent that we could think
7 ahead of time about some guidelines
8 that --

9 COMMISSIONER FIORE: But see, the
10 guidelines weren't followed.

11 COMMISSIONER CALONE: No, I
12 understand. I mean guidelines for us,
13 I'm sorry.

14 COMMISSIONER FIORE: I'm just
15 saying, they weren't followed.

16 COMMISSIONER CALONE: All right.

17 COMMISSIONER FIORE: We have
18 guidelines for us, and they weren't
19 followed with the parking; right?

20 DIRECTOR ISLES: Right. But the
21 Commission discussed and the basis of
22 determination was the facts of that
23 case, with a downtown location and so
24 forth, all the transportation and all
25 that.

2 I guess a suggestion is that rather
3 the Commission being put into a position
4 of overriding it's own guidelines, that
5 it be a little bit more detailed or
6 finer in terms of distinguishing these
7 types of situations --

8 COMMISSIONER CALONE: Well, like
9 the affordable housing and the
10 20 percent thing. I don't know, some --
11 at some point we came up with -- this
12 body came up with 20 percent. And I
13 don't know, you know, if it's right or
14 wrong, but it is what it is. And maybe
15 there's something like that or -- I
16 mean, I think, Don, you brought up the
17 point, when we were dealing with
18 Greenport, it's like, how do I deal with
19 the fact that if it's raining, someone's
20 going --

21 COMMISSIONER FIORE: Right.

22 COMMISSIONER CALONE: -- to be
23 walking to their parking spot.

24 COMMISSIONER FIORE: Right.

25 COMMISSIONER CALONE: And, you

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2 know, those -- exactly those kinds of
3 tension things.

4 CHAIRMAN CARACCIOLO: That's why --

5 COMMISSIONER CALONE: That's
6 probably things we discussed. Maybe we
7 came up with nothing, but --

8 CHAIRMAN CARACCIOLO: I think
9 that's why the County Executive put us
10 in here as 15 diverse individuals with
11 different backgrounds and different, you
12 know, knowledge in different areas. To
13 have the discussion and -- you know, if
14 we were just going to rubber stamp, you
15 know, a guideline thing --

16 VICE CHAIRWOMAN HOLMES: And what
17 we didn't address with the Greenport
18 questions, which might be quite viable,
19 is that a fair number of people who get
20 into that particular affordable housing
21 project, may not own cars and may not
22 drive. And there are quite a few people
23 living in Greenport who don't have cars.

24 MR. FRELENG: Can staff just make a
25 clarification.

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2 The Suffolk County Planning
3 Commission does not have guidelines or
4 standards for parking.

5 VICE CHAIRWOMAN HOLMES: Right.

6 MR. FRELENG: It was the Village of
7 Greenport that were ignoring --

8 VICE CHAIRWOMAN HOLMES: Yes.

9 MR. FRELENG: -- their own parking
10 standards in that particular --

11 VICE CHAIRWOMAN HOLMES: That's
12 right. And willing to do it for that
13 reason because it was a downtown
14 location. But nobody really addressed
15 the possibility that some of the people
16 living in that development may not own
17 cars and may not -- it maybe moot for
18 them, because they're walking anyway or
19 riding bicycles, which a lot of people
20 do in that Village.

21 DIRECTOR ISLES: And we probably
22 don't want to belabor this point, but I
23 do want to make one comment in addition.
24 And that is that, I think it makes the
25 point that prescriptive guidelines may

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2 not be the best approach. It is helpful
3 to have certain card numbers in there,
4 but I think, perhaps, we should consider
5 some sort of general statement or
6 policy --

7 COMMISSIONER BRAUN: Yeah.

8 DIRECTOR ISLES: -- of the
9 Commission in terms of redevelopment --

10 COMMISSIONER BRAUN: Yeah, maybe
11 there -- I'm sorry. Maybe there can be
12 a way to prioritize them. What's the
13 highest, most desirable goal, and where
14 each of these --

15 DIRECTOR ISLES: Right.

16 COMMISSIONER BRAUN: -- competing
17 issues fall on that list.

18 DIRECTOR ISLES: Right.

19 COMMISSIONER CALONE: I think
20 that's exactly the kind of conversation
21 we should at least have, and maybe if
22 not with all of us, maybe with a small
23 group. But I think the bottom line is
24 that John's right, in the end, how do
25 you apply whatever rules we come up with

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2 to a particular project, is the -- is
3 what we're charged with doing. But if
4 there's some conversation we can have
5 ahead of time and kind of say, you know,
6 here's some of the values --

7 CHAIRMAN CARACCIOLO: -- does it
8 meet this criteria.

9 Yeah, that's a good point. I think
10 we should do that off the record.

11 MR. FRELENG: I just want to
12 clarify -- we all probably know this,
13 but I just want to clarify that what you
14 have adopted are guidelines, and the
15 staff tries to stick to those guidelines
16 unless there's a logical reason to
17 deviate from those guidelines. So
18 where, you know, a cul-de-sac of a
19 certain length is not palatable to the
20 Commission, sometimes you have no
21 choice. And, therefore, they're not
22 standards, they're guidelines.

23 DIRECTOR ISLES: Right.

24 COMMISSIONER ROBERTS: So maybe the
25 first point is for you to finish the

2 guidelines you're working on, and then
3 that could trigger further conversation;
4 right?

5 MR. FRELENG: Yes, but you folks
6 keep adding sections, I would have to --

7 CHAIRMAN CARACCIOLO: Thanks Dave.
8 Jesse?

9 COMMISSIONER GOODALE: Yeah, I was
10 going to say -- and I do -- really would
11 like to see these new guidelines for the
12 Commission, because it really -- and
13 this meeting had nothing to do with
14 guidelines or no guidelines, but we
15 can't be having this stuff here.

16 Now, this happened a long time ago.
17 Where the Town moves ahead on approval
18 of this major zoning change in their
19 Town, done a year -- over a year ago,
20 and now it comes here.

21 Somehow there's something wrong
22 with the relationship between this
23 Commission -- maybe back then -- maybe
24 not now, but back then, where that kind
25 of thing happens. Whereas, we get, all

2 the time, as you've indicated, these one
3 or two acre subdivision stuff and
4 everything -- and here's a major zoning
5 question and a major planning issue
6 that, frankly, while we can make
7 comments, it is basically, to my mind,
8 going to be probably largely moot and
9 have no impact on what happens. And we
10 can't be having that. And I don't know
11 if it's anyone's fault or just the way
12 the system works or something -- and I
13 don't know if the guidelines have
14 anything to do with this or not --

15 MR. FRELENG: Well, there is a
16 section in the guidelines that we have,
17 and we can provide you with the
18 subdivision guidelines, which by
19 extension affect all other reviews that
20 we do.

21 I don't want to defend the Town of
22 Brookhaven in any way shape or form, but
23 they did refer something to us that they
24 thought was the referral, that we did
25 not recognize as a referral. And we

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2 have sent a letter to them and --
3 clarifying that we need to, you know,
4 more clearly recognize what is a
5 239 Referral.

6 COMMISSIONER GOODALE: It could
7 very well be that it's not Brookhaven's
8 fault at all. I think it's, perhaps,
9 more our fault that some -- if only the
10 representative from Brookhaven had been,
11 you know -- that wouldn't be you in any
12 case.

13 COMMISSIONER ESPOSITO: He's
14 babbling.

15 COMMISSIONER GOODALE: I'm
16 babbling.

17 COMMISSIONER PRUITT: (Indicating)

18 COMMISSIONER ESPOSITO: Ed?

19 COMMISSIONER ROBERTS: That also
20 was --

21 COMMISSIONER GOODALE: That
22 wouldn't be him anyway, because he
23 wasn't --

24 COMMISSIONER ROBERTS: That also
25 was my core thought of the press. I

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2 mean, I certainly find, in the East End,
3 when I talk to government officials,
4 they do not understand what we're
5 doing. They have no idea who this body
6 is who came up with the 20 percent
7 affordable housing for the Bulova Watch
8 Factory. And I just -- I think we
9 really should do an organized PR
10 campaign to get what we're about and
11 what our jurisdiction is to the
12 newspapers and to the community, because
13 an awful lot of town officials are not
14 professional politicians. They do this
15 on a part-time basis, and I think
16 there's a lot we can help with --

17 COMMISSIONER ESPOSITO: I don't
18 know --

19 COMMISSIONER ROBERTS: -- locally.

20 COMMISSIONER ESPOSITO: -- those
21 supervisors are pretty professional.

22 COMMISSIONER ROBERTS: Well, not on
23 the East End.

24 COMMISSIONER ROBERTS: Okay.

25 COMMISSIONER GOODALE: Anyway --

2 CHAIRMAN CARACCIOLO: That's a
3 great point.

4 Do you want the minutes on e-mail,
5 or do you want the printed --

6 COMMISSIONER GOODALE: Oh, I'm
7 sorry, e-mail will be fine. Thank you.

8 CHAIRMAN CARACCIOLO: E-mail.

9 COMMISSIONER MC ADAM: I'll have my
10 minutes e-mailed also.

11 I'm not sure if you're familiar
12 with the way Southold works, so I'll try
13 to keep it brief, but I could still have
14 a lot to say today.

15 Southold has a group of
16 stakeholders. The Town Board appoints
17 stakeholders for each Hamlet from Laurel
18 to Orient Point, and what they do -- the
19 stakeholders are citizens that want
20 to -- you know, plan on what they want
21 to do for their particular Hamlet. And
22 in Southold, the plan is to have all the
23 development in the Hamlet area leave the
24 farmlands and the open space and the
25 vineyards the way it is.

2 And the reason I brought that up
3 today, is because of what I saw in
4 Brookhaven. Southold is having the same
5 problem. They're planning all this
6 development in the area. They're
7 lowering -- they have quarter-acre
8 density in some areas now that were half
9 acre and even an acre before. But the
10 main problem is the traffic. You know,
11 there may be some environmental
12 problems, there may be -- the problem we
13 have out east is public water. Most of
14 it is well water out there. So the
15 environment and the traffic always seems
16 to be the problem out there. But the
17 traffic -- I think the water situation
18 is going to be improved, but the problem
19 still is the traffic.

20 And I noticed that Brookhaven is
21 going to have the same problem in the
22 Coram, Ridge, Middle Island area as we
23 are going to have out in -- or we have
24 out in Southold now with all the tourist
25 traffic. And I don't know what they can

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2 do about it, we -- we look at plans and,
3 you know, we approve plans or we know
4 that the Department of Transportation is
5 not going to come in and widen the road,
6 especially since out there they just
7 finished doing it. But yet the plans
8 still continue to develop around these
9 Hamlet areas, and inevitably it's just
10 going to cause a traffic problem.

11 So other than listening to me, I'm
12 not looking for any conclusion --

13 VICE CHAIRMAN HOLMES: Well, you
14 know, to illustrate his point, within
15 the last year, if I'm correct, there
16 have been six new traffic lights put on
17 this North Road, in Southold Town. End
18 of story. They don't help that much,
19 but they do slow some people down. But
20 then, you know, it just reflects the
21 congestion, because when the Cross Sound
22 Ferry empties, and that's 100 vehicles
23 you get bumper to bumper for several
24 miles westbound along the road.

25 COMMISSIONER FIORE: And Linda --

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2 Linda, just let me say something. You
3 know, people don't just wake up in the
4 morning and say I'm going to put a
5 traffic light up. I mean, there's a
6 reason for that traffic light.

7 VICE CHAIRWOMAN HOLMES: That's
8 right. Oh, very much. Many studies --

9 COMMISSIONER FIORE: I'm sure it's
10 the traffic and the accidents that
11 happen.

12 VICE CHAIRWOMAN HOLMES: Yes.

13 COMMISSIONER FIORE: So,
14 unfortunately, we have a tremendous
15 amount of people going out East.
16 Whether it just be for looking around or
17 maybe live or --

18 VICE CHAIRWOMAN HOLMES: Well, what
19 you've got is people coming off the
20 Expressway --

21 COMMISSIONER FIORE: Right.

22 VICE CHAIRWOMAN HOLMES: --
23 accustomed to Expressway speed, and
24 you've got local people who've never
25 been on the Expressway crossing the

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2 road.

3 COMMISSIONER FIORE: Right.

4 VICE CHAIRWOMAN HOLMES: And it is
5 disastrous, there are a lot of
6 fatalities.

7 CHAIRMAN CARACCIOLO: Ed, what have
8 you got?

9 COMMISSIONER PRUITT: Nothing else
10 to add. I prefer to have my minutes in
11 an e-mail.

12 CHAIRMAN CARACCIOLO: E-mail me
13 too.

14 Can I have a motion to adjourn?

15 COMMISSIONER BRAUN: So moved.

16 VICE CHAIRWOMAN HOLMES: Second.

17 CHAIRMAN CARACCIOLO: All those in
18 favor?

19 (WHEREUPON, the members voted.)

20 CHAIRMAN CARACCIOLO: Motion
21 carries 11-0.

22 (WHEREUPON, this hearing was
23 adjourned at 1:51 p.m.)

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C E R T I F I C A T E

5

6 I, THERESA PAPE, a Shorthand Reporter and
7 Notary Public of the State of New York, do hereby
8 certify:

9 That the foregoing is a true and accurate
10 transcription of the stenographic notes taken
11 herein.

12 I further certify that I am not related to
13 any of the parties to this action by blood or
14 marriage; and that I am in no way interested in the
15 outcome of this matter.

16 IN WITNESS WHEREOF, I have hereunto set my
17 hand this 5th day of September, 2007.

18

19

20

21

THERESA PAPE

22

23

24

25