

SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Planning Department
100 Veterans Memorial Highway, PO Box 6100, Hauppauge, NY 11788-0099
T: (631) 853-5192 F: (631) 853-4044
Thomas A. Isles, Director of Planning

NOTICE OF MEETING

DATE: June 3rd
TIME: 12:00 P.M.
LOCATION: Southampton Town Hall
DIRECTIONS: 116 Hampton Road,(Town Board Meeting Room- upper level) Southampton

The Tentative Agenda Includes:

1. Adoption of minutes for April 1st
2. Public Portion
3. Chairman's report
4. Director's report
5. Guest Speakers:
 - Linda Kabot, Supervisor, Town of Southampton
 - Susan Harder, Dark Sky Society
6. Sections A14-14 to 23 of the Suffolk County Administrative Code
 - Sanctuary at Ruland Road 0400-26700-0100-034002 (Huntington)
 - OGC, LLC 0500-30200-0200-003000 (Islip)
 - Lowe's Home Center 0600-10100-0200-015000 et al (Riverhead)
7. Section A 4-24 of the Suffolk County Administrative Code
 - None
8. Discussion
 - County Rd. 58 (Riverhead)
9. Consideration of Suffolk County Planning Commission 2008 Annual Report to the County Executive and the County Legislature.
10. Other Business

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on WEDNESDAY, **July 1st** at 12:00 P.M. in the Legislative Auditorium, in Hauppauge

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SUFFOLK COUNTY PLANNING COMMISSION
SOUTHAMPTON TOWN HALL
116 Hampton Road
Southampton, New York

June 3, 2009
12: 00 p. m.

F I N A L

BEFORE:

DAVID CALONE, Chai rman
Town of Babyl on

REPORTED BY:

THERESA PAPE, Court Reporter/Notary Public

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

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- 3 CONSTANTINE KONTOKOSTA, Vi ce Chai rman
Commi ssi on Member
- 4 Vi ll ages Under 5,000 Popul ati on
- 5 ADRI ENNE ESPOSITO, Secretary,
Commi ssi on Member
- 6 Vi ll ages Over 5,000 Popul ati on
- 7 LINDA HOLMES, Commi ssi on Member
Town of Shel ter Isl and
- 8 BARBARA ROBERTS, Commi ssi on Member
Town of Southampton
- 9 CHARLA BOLTON, Commi ssi on Member
At Large
- 10 ROBERT BRAUN, Commi ssi on Member
Town of Smi thtown
- 11 SARAH LANSDALE, Commi ssi on Member
At Large
- 12 THOMAS McADAM, Commi ssi on Member
Town of Southold
- 13 JOSHUA HORTON, Commi ssi on Member
At Large
- 14 VINCENT TALDONE, Commi ssi on Member
Town of Ri verhead
- 15 MICHAEL KELLY, Commi ssi on Member
Town of Brookhaven
- 16 JOSEPH POTTER, Commi ssi on Member
Town of East Hampton

22 A B S E N T:

- 23 JOHN CARACCI OLO, Commi ssi on Member
- 24 Town of Hunti ngton

25

1 S T A F F A P P E A R A N C E S: 3

- 2
- 3 THOMAS A. ISLES, Di rector of Planni ng
- 4 DANIEL GULIZIO, Deputy Di rector of
- 5 Suffol k County Planni ng Department
- 6 ANDREW P. FRELENG, Chi ef Pl anner
- Suffol k County Planni ng Department

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7 TED KLEIN, Seni or Pl anner
Suffol k County Pl anni ng Department
8
9 JOHN CORRAL,
Suffol k County Pl anni ng Department
10
11 DOTTY SONNICHSEN, Staff

11

12 G U E S T S:

13

JAMES WOOTEN, Counci l man
Town of Ri verhead

14

15 ERIC ALEXANDER, Vi si on Long Isl and

16

ELI SSA WARD, Vi si on Long Isl and

17

NANCY S. GRABOSKI , Counci l woman

18

ANNA THRONE-HOLST, Counci l woman

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SUSAN HARDER, Dark Sky Soci ety

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1 Suffol k County Pl anni ng Commi ssi on 6/3/09 4

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(WHEREUPON, thi s proceedi ng convened at

3

12:00 p. m. Off-the-record di scussi ons

4

ensued, after whi ch the fol l owi ng

5

transpi red:)

6

(Ti me noted: 12:12 p. m.)

7

CHAIRMAN CALONE: Okay. The June 2009

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meeti ng of the Suffol k County Commi ssi on i s

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now i n sessi on. I woul d note that we have a

10

quorum present. And I woul d ask the

11 secretary to lead us in the Pledge.

12 (Pledge of Allegiance)

13 CHAIRMAN CALONE: The first item on the
14 agenda is the minutes from April 1st. I
15 would ask the editor-in-chief if she has any
16 comments.

17 COMMISSIONER HOLMES: And I will echo
18 what our chairman said in the e-mail, that
19 these were excellent. I didn't even use up a
20 full page of errata, and Teri has a copy.
21 So, you know, what we do, look at the final
22 one or --

23 CHAIRMAN CALONE: Yeah, I think we
24 can probably --

25 COMMISSIONER HOLMES: -- do you want

1 Suffolk County Planning Commission 6/3/09 5

2 to -- do you want to move the adoption --

3 CHAIRMAN CALONE: Yeah.

4 COMMISSIONER HOLMES: -- pending what we
5 know will be accurate corrections? Yes.

6 CHAIRMAN CALONE: Yes, I believe there
7 was nothing that was substantive --

8 COMMISSIONER HOLMES: No.

9 CHAIRMAN CALONE: -- so --

10 COMMISSIONER HOLMES: And for the March
11 minutes, everything was corrected as -- and
12 we had adopted that pending corrections.

13 So --

14 CHAIRMAN CALONE: Right.

15 COMMISSIONER HOLMES: -- we can do that.
16 CHAIRMAN CALONE: Okay. Anyone else
17 have any comments or questions about the
18 April 2009 minutes?
19 (WHEREUPON, there was no response.)
20 CHAIRMAN CALONE: Seeing none, I'll
21 entertain a motion to adopt the minutes as
22 edited.
23 COMMISSIONER BOLTON: So moved.
24 COMMISSIONER ROBERTS: So moved.
25 CHAIRMAN CALONE: Moved by Charl a,

1 Suffolk County Planning Commission 6/3/09 6
2 seconded by Commissioner Roberts --
3 Commissioner Bolton and Commissioner Roberts.
4 All in favor, please raise your hands.
5 (WHEREUPON, the members voted.)
6 CHAIRMAN CALONE: Opposed?
7 (WHEREUPON, there was no response.)
8 CHAIRMAN CALONE: And that pass
9 unani mousl y.
10 How many do we have today? We have six,
11 seven -- we have 12 for now.
12 Check my counting, Bob.
13 SECRETARY ESPOSITO: Twel ve.
14 CHAIRMAN CALONE: I t' s --
15 COMMISSIONER BRAUN: Twel ve.
16 CHAIRMAN CALONE: -- 12 to zero.
17 Thank you.
18 Next we move on to the public portion.

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Do we have cards?

MS. SONNICHSEN: Yes (handing).

CHAIRMAN CALONE: First up, we have
Riverhead Town Councilman James Wooten.

Mr. Wooten, welcome. Thanks for being
here.

COUNCILMAN WOOTEN: (Indicating)

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CHAIRMAN CALONE: Yeah, I think that
should be all right, because the microphone
should be on there.

SECRETARY ESPOSITO: Yes.

CHAIRMAN CALONE: Perfect.

COUNCILMAN WOOTEN: Well, if you ever
heard me speak, I really don't need a
microphone, because --

Briefly, I won't take up much of your
time. I notice on your agenda you have a
discussion on County Road 58, and that's
where my concerns lie.

I can tell you as a life-long resident
of Riverhead, I grew up in Riverhead, as my
family did also, and I remember 58 when it
was nothing but a cement slab road. And it
spilled nothing; naturally, it did so because
the expressway ends. And, of course, now,
it's the commercial hub of the North Fork,
which we embrace. But because of the
problems that inherently brings with traffic,

23 congestion, and slow-moving traffic, I was
24 quite excited when I heard that the county
25 was going to step up to the plate and help

1 Suffolk County Planning Commission 6/3/09 8
2 redesign that road and make it more
3 friendlier for the -- for people to use it.
4 And then I got a little dismayed when I saw
5 the plans.

6 I had some real concerns about the
7 design. I don't know whether the DPW is even
8 willing to listen at this point, but I hope
9 that they -- they will take the time to
10 really reconsider some of the design flaws in
11 it.

12 I sit on the Riverhead Handicap Advisory
13 Committee. I was also glad that Eric
14 Alexander from Long Island's agency gave me
15 this statement today, which echos a lot of
16 what I would say, but I'll save that for him.

17 Riverhead, historically, over the last
18 15 years, has been really developing its
19 planning -- retirement communities around the
20 town just so we don't have the impact on the
21 schools. So we've been pretty much catering
22 to 55 and older. Along Route 58, we have
23 Glenwood Village, Foxwood Village, Riverhead
24 Landing -- I can go on forever -- John Wesley
25 Village. All that breaks right off -- one

1 Suffolk County Planning Commission 6/3/09 9
2 block off of Route 58. 58 is used a lot for
3 local traffic. Of course, I live on the
4 other side of town, so I know the north and
5 south roads to get around it. But 58 is a
6 major thoroughfare for a lot of people in our
7 community. And more and more it's becoming a
8 walking community as people give up their
9 cars, they can't drive anymore so they use
10 buses or they actually walk -- they're close
11 enough to walk to Stop & Shop or walk across
12 the street to Riverhead Center.

13 I'm concerned with the design not
14 allowing for pedestrian access, not allowing
15 for true sidewalks, not allowing for
16 breakdown lanes, not allowing for buses to be
17 able to turn off the main travel portion to
18 drop off their passengers. I think -- I
19 don't want to -- I want the county to move
20 forward on this, but any- -- I said it before
21 and probably you've heard it a hundred times,
22 anything worth doing is worth doing well.
23 And I think it would really behoove them to --
24 to do a better study and to really --

25 We know that when Route 58 gets redone,

1 Suffolk County Planning Commission 6/3/09 10
2 it's going to be 40 or 50 years before it's

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3 revisited again. County Road 39 -- did a
4 beautiful job on County Road 39, but it --
5 it's two different animals. Route 58 is more
6 of a destination place for shopping. 39 is
7 more of a fast route to get out to Hamptons,
8 to East Hampton and -- and Montauk. There
9 are some businesses along 39, but they're --
10 they're spread out enough. Route 58 is a --
11 well, you know Route 58, so I don't know
12 what -- I'm probably preaching to the choir
13 at this point, but --

14 Basically, I won't go into all of it,
15 but there are reports -- Vince, I think, has
16 a report that the Handicap Advisory put
17 together, and I know Vision Long Island does
18 it. It talks about widening the road, maybe
19 acquiring extra property to actually give the
20 breakdown lanes; to put true sidewalks in,
21 not a sidewalk with a telephone pole in the
22 middle of it, which leaves only a few inches
23 for somebody maneuvering a wheelchair to get
24 around, otherwise, they'd fall right into
25 traffic. And I don't -- there's not even a

1 Suffolk County Planning Commission 6/3/09 11
2 buffer zone there.

3 It's pretty scary when you have five
4 lanes, you have three ten-foot lanes in the
5 center, and those are going to be the ones
6 that you're going to be moving into to turn

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either into --

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8 So I -- I just think -- I applaud the
9 county for wanting to come in and step up to
10 the plate, finally, after all these years, to
11 address the problem, but I think we should
12 step back and really address it so it's
13 something that will be sustainable for at
14 least 40 or 50 years, and -- and do it right.
15 Those are my only comments.

16 CHAIRMAN CALONE: Thank you, Councilman.
17 Appreciate your time.

18 COMMISSIONER HOLMES: May I ask him a
19 question?

20 COUNCILMAN WOOTEN: Oh, yeah.

21 CHAIRMAN CALONE: Well --

22 COMMISSIONER HOLMES: I just wanted to
23 ask, the County Department of Public Works,
24 are they at all coordinating with, or are
25 they answerable to this --

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2 CHAIRMAN CALONE: We're going to discuss
3 this at -- as part of the discussion.

4 COMMISSIONER HOLMES: Okay.

5 CHAIRMAN CALONE: I'm sorry, I think
6 it's better kept until then.

7 COMMISSIONER HOLMES: Okay.

8 COUNCILMAN WOOTEN: Okay.

9 CHAIRMAN CALONE: Councilman, thank you
10 for your time.

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COUNCILMAN WOOTEN: Thank you.

CHAIRMAN CALONE: Next, we have Eric Alexander and Elissa Ward from Vision Long Island.

Mr. Alexander.

MR. ALEXANDER: Okay. Thank you, Chairman Calone. We'll split our time --

CHAIRMAN CALONE: Sure.

And, Elissa, your name is E-L-I-S-S-A?

MS. WARD: Yes.

CHAIRMAN CALONE: All right. Thank you.

MR. ALEXANDER: Thank you, Chairman.

Again, my name is Eric Alexander, executive director of Vision Long Island. We're a smart growth planning organization

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that's existed for 12 years. Our goal is to create walkable communities and design -- work with and collaborate with others to design transportation systems that are both mobile and safe. Towards that end, we've been asked to come today and testify on -- Vincent Taldone very nicely reached out to us and shared with us some of the plans for County Road 58.

We were very concerned because there's been a long history of trying to get the county to work in the direction of applying smart growth in state design principles for

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their roadways.

16 Chairman Calone has even reached out to
17 us many times and said, How can the planning
18 commission think about how towns and
19 villages -- we can encourage towns and
20 villages to create smart growth. I think
21 what a number of us -- my -- my response back
22 was, those are great ideas, and we're glad
23 that towns and villages are doing it.

24 We were happy in 2000 and 2003 -- I can
25 submit for the record a report that myself

1 Suffolk County Planning Commission 6/3/09 14
2 and my board president Ron Stein -- we sat on
3 a committee with a number of -- of folks
4 trying to come up with a policy plan for
5 Suffolk County on how the county itself can
6 implement smart growth recommendations, and
7 assist and guide in furthering many of the
8 goals and principles of smart growth.

9 (WHEREUPON, Vice Chairman Kontokosta
10 joined the proceeding in progress.)

11 (Time noted: 12:21 p.m.)

12 MR. ALEXANDER: And, towards that end,
13 I'm referencing recommendation 5 and
14 recommendation 29.

15 Recommendation 5 speaks to County DPW
16 working in tandem with local communities on
17 design improvements for their roadways; and
18 recommendation 29 is in reference to

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19 encouraging traffic on -- on their roadways.
20 So one is a process issue, and the -- the
21 other is a -- is a specific design issue.
22 Having said that, we have some
23 structural concerns about County Road 58 in
24 reviewing the plans. I'm going to turn over
25 to Elissa Ward in a minute, and -- who's our

1 Suffolk County Planning Commission 6/3/09 15
2 director of sustainability, and she's got
3 some specific recommendations, but just some
4 final thoughts that I have.

5 One is what we've heard is that County
6 DPW has not worked in coordination with the
7 Town of Riverhead; whether it be through
8 their engineering office, whether it be
9 through their council folk. That's
10 frustrating and upsetting.

11 We also, in reviewing the plans, don't
12 see the type of design recommendations that
13 County DPWs do on their own roads elsewhere.
14 They work closely with --

15 In one community, in Wyandanch, Straight
16 Path, we sat with Bill Shannon years ago and
17 encouraged, actually, a narrowing of that
18 roadway to encourage a safer situation there.

19 On Portion Road, County DPW worked with
20 the local community. We actually -- Vision
21 Long Island got involved in the charrette
22 there to come up with design improvements and

23 06 03 09_Planning_Commission.txt
24 come up with a compromise, which we're very
25 impressed with that.

And County Road 80, in fact, DPW, they

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2 proposed roundabouts, and they got beat up by
3 the community, ultimately. We feel bad about
4 that, but we know that there's a safer road
5 overall; there was not a widening. There was
6 a lot of good, thoughtful collaboration that
7 was done between DPW, the local municipality,
8 and in the community. And that's a good
9 marriage.

10 Unfortunately, County Road 39
11 and -- and, to an even further extent,
12 County Road 58, we've not seen that
13 collaboration. We've seen, in fact, the
14 county going in reverse as far as thinking
15 about smart growth, traffic timing, and
16 multimodal approaches.

17 For those details, which I don't want to
18 bore you anymore, I'm going to turn you over
19 to Elissa Ward who's done a lot more thinking
20 than myself on this, but I will leave the
21 county's own report on smart growth into the
22 record for folks.

23 Elissa.

24 MS. WARD: Okay.

25 CHAIRMAN CALONE: Elissa, you have about

1 Suffolk County Planni ng Commi ssi on 6/3/09 17

2 three mi nutes or so.

3 MS. WARD: Okay.

4 The proposed roadway secti on, whi ch
5 is -- essenti ally, is four travel lanes, one
6 continuous left-turn lane, and no shoulders
7 is -- is really one that just encourages use
8 of private automob i les as well as provi di ng
9 no -- well, di scouragi ng, i f not preventi ng
10 other modes of transportati on on the road;
11 there's no pull -offs for buses, nowhere for
12 cycli sts who can' t keep up wi th the
13 35-mi le-an-hour speed to be able to drive
14 faster, so, you know, they most li kely wi ll.

15 We have a number of recommendati ons to
16 make thi s a more mul ti modal road so that
17 it -- it can allow peopl e -- other forms of
18 transportati on so it doesn' t further i ncrease
19 the automob i le congesti on on the road.

20 The fi rst recommendati on is to remove
21 the continuous center left-turn lane. These
22 lanes are dangerous, they resul t i n a number
23 of head-on col li si ons. Peopl e use them as
24 passi ng lanes and merge lanes. I nstead, use
25 left-turn lanes only at any i ntersecti ons

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2 where they' re necessary.

3 Add a si x-foot mi ni mum shoul der for

4 cyclists to allow them to, you know, ride at
5 their own speed and not have to worry about
6 getting rear-ended by cars.

7 Set the sidewalk back from the curb and
8 place all utilities, signage, and street
9 trees in the space between these vertical
10 elements. Both provide a bit of a buffer,
11 and sets the security for people walking on
12 the sidewalk, encouraging its use, giving a
13 feeling of protection. Plus, having street
14 trees in that area visually narrows the
15 road -- the roadway width for drivers,
16 encouraging them to slow down and be more
17 cautious.

18 And provide space for the buses to pull
19 over at bus stops. This is a -- a very
20 heavily used bus route along County Route 58,
21 and having buses stop within the travel lanes
22 just provides a dangerous situation for
23 people trying to pass around them and -- you
24 know, creating a dangerous situation for the
25 stops along the way.

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2 Pedestrian crossings should be made
3 safer. Crossing distances should be as short
4 as possible, with islands of refuge for the
5 wider crossings, to allow people to take a
6 longer time to get across the street, a safe
7 place to wait in between signal cycles.

8 Curve radii should be made as small as
9 possible to reduce the crossing distance and
10 make sure that people don't make their right
11 turns too quickly.

12 And the crossing signals should change
13 automatically, without needing to press a
14 button and have a timer, so that pedestrians
15 know how much time they have left to get
16 across the street.

17 The Roanoke roundabout should be
18 designed to slow drivers down. You shouldn't
19 be able to do more than 20 miles an hour.
20 Anything above that -- as drivers do not pay
21 attention to pedestrians, you need to keep
22 drivers going 20 miles an hour or less so
23 that they will -- they will yield to
24 pedestrians, or are more likely to yield to
25 pedestrians. You know, increasing the length

1 Suffolk County Planning Commission 6/3/09 20
2 of those wedge islands approaching the
3 roundabout can help slow the cars down as
4 they approach in.

5 Also, the crosswalks should be made sure
6 that they're one car length back from where
7 the lane meets the roundabout --

8 CHAIRMAN CALONE: (Indicating)

9 MS. WARD: Running out? Okay.

10 That way, if the -- the car entering the
11 roundabout doesn't have to pay -- pay

12 attention to the pedestrian to have a safe
13 place to cross behind that car.

14 And a raised median down the center
15 would be encouraged to further narrow the
16 visual roadway, which would reduce head-on
17 collisions and slow drivers down.

18 These are only a number of
19 recommendations for the roadway. We would
20 recommend that the county refer to the ITE's
21 Context Sensitive Solutions for Designing
22 Major Urban Thoroughfares for guidelines for
23 additional details in roadway design.

24 CHAIRMAN CALONE: Was that mentioned in
25 your letter?

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2 MS. WARD: Yes.

3 CHAIRMAN CALONE: It is. Okay. Thank
4 you.

5 Good. Thank you -- thank you, Eric;
6 thank you, Elissa, for your time. Appreciate
7 it.

8 Next on the agenda is the chairman's
9 report, and then we'll have Tom, and then
10 we'll get on to our -- our guest speakers.

11 Welcome all to Southampton.

12 Thank you, Barbara, for help making this
13 happen.

14 Of course, this is part of a broader
15 effort of the commission to get out into

16 different parts of the county and to hear
17 from -- from the municipal leaders.

18 And so thank you to Southampton Town for
19 hosting us, we appreciate that.

20 Also, welcome to Susan Harder from the
21 Dark Sky Society who'll be talking to us
22 about minimizing light pollution.

23 As we've heard from the public portion,
24 we're going to be discussing a resolution
25 regarding County Road 58. Obviously, a

1 Suffolk County Planning Commission 6/3/09 22
2 regional transportation asset that's critical
3 to the future mobility of Suffolk County and
4 the development of the North Fork and
5 Riverhead area.

6 We also got a letter from County
7 Legislator Ed Romaine, basically appreciating
8 our review and discussion about the proposed
9 improvements. He says in sum that "This
10 project is a large undertaking that will have
11 a profound impact on the future of Riverhead
12 Town. It is important that it is properly
13 vetted and reviewed to ensure it is in the
14 best interest of the community. Sincerely,
15 Ed Romaine."

16 So, obviously, quite a bit of interest
17 about this.

18 The other thing we have on our agenda is
19 the -- in addition to our regular projects,

20 is the 2008 annual report to the county
21 executive and the county legislature on the
22 condition of Suffolk County and the
23 activities of the commission in 2008.
24 Everyone's comments have been integrated into
25 the draft, and we hope to discuss and vote on

1 Suffolk County Planning Commission 6/3/09 23
2 that today.

3 As all of you know, our two main goals
4 this year have been to get a comprehensive
5 plan going. Director Isles will talk about
6 that.

7 The second major goal was to work with
8 towns and villages to pursue county-wide land
9 use priorities, and develop common approaches
10 to addressing common land use challenges
11 faced across Suffolk County.

12 With regard to that effort and our task
13 force effort, we continue to get municipal
14 officials signing on to our task forces. I
15 think that word is definitely getting out
16 there about it, and a lot of municipal
17 leaders are excited about it.

18 I'm excited that Jim Wooten is here, and
19 he's going to be involved in our public
20 safety task force.

21 Brookhaven Deputy Supervisor and Town
22 Councilwoman Kathy Walsh has actually asked
23 to be on all four task forces. We'll send

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her a thank you note.
I had a chance to meet with Huntington

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Suffolk County Planning Commission 6/3/09 24
Town Supervisor Frank Petrone and
Councilman Mark Cuthbertson earlier this
week. Both of them want to be involved.
Supervisor Petrone specifically requested
being on the housing and the accessibility
and smart growth task forces.
Islip Town Councilman Gene Partridge
has asked to be involved.
We had a chance to meet with Southampton
Town Councilwoman Anna Throne-Holst, and also
Nancy Graboski, a few weeks ago. I hope
that, you know, they'll also be involved.
And there's about six or seven other
municipal-elected officials who I've yet to
get back to. But suffice to say that this is
a growing effort, and we're certainly excited
to see that there's real interest in what
we're doing.
The Long Island Regional Planning
Council has asked for a presentation on the
task forces. They've expressed an interest
in endorsing the effort as a hallmark of
regional thinking on Long Island. So at
their meeting next month, myself, with

1 Suffolk County Planning Commission 6/3/09 25
2 Constantine and Adrienne, and some
3 combination of us, hopefully, we'll go and
4 present to them.

5 Also, Congressman Steve Israel's office
6 has asked about the task forces and what
7 we're doing with respect to energy, in
8 particular, which is a real passion of his.
9 I'm going to be in D.C. two weeks from now
10 for business anyway, so I'm going to get
11 together with Congressman Israel and let him
12 know what's going on, and I got the sense
13 that he would like to use this as a vehicle
14 to help push some of his regional thinking on
15 energy.

16 So we're moving along. I want to give
17 each of the heads of the groups just -- a
18 minute, just to briefly say where we are with
19 each of those efforts.

20 Maybe, Bob, we'll start with you with
21 public safety.

22 COMMISSIONER BRAUN: Yeah. We -- we
23 have met preliminarily a couple times, done
24 some research. We have -- there's a -- as I
25 said previously, there's a wealth of

1 Suffolk County Planning Commission 6/3/09 26
2 information on this, it's usually
3 characterized as environmental design issues.

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4 And we're talking about lighting, but not
5 light pollution, we're talking about
6 community centers, we're talking about re- --
7 structural reinforcement of any kind of
8 building, dwellings or industrial or
9 commercial space and so forth. And we have a
10 lot of people interested in -- in this work,
11 and we're -- we're moving forward.

12 CHAIRMAN CALONE: Thank you, Bob.

13 Next, with the accessible design and
14 smart growth.

15 Maybe, Vince, a brief update on that.

16 COMMISSIONER TALDONE: Just quickly.

17 We had met with Judy Pannullo of the
18 Suffolk County Council regarding her
19 Accessible Long Island project. She has
20 applied for a grant, as everyone will recall,
21 that we are supporting and will work with
22 her, assuming she gets the grant from the
23 State's Department of the Aging, to promote
24 accessible design in housing development. So
25 we should have word on that in the next

1 Suffolk County Planning Commission 6/3/09 27
2 couple of weeks.

3 In terms of the smart growth portion of
4 our task force, I'd have to say that's been
5 consumed by County Road 58 for the last
6 several weeks. And as soon as we can move
7 past that, I -- I'd be thrilled to inform you

8 06_03_09_Planning_Commission.txt
next month in terms of other -- other areas
9 of focus.

10 CHAIRMAN CALONE: Great. Thank you,
11 Vince.

12 Sarah, on energy and the environment.

13 COMMISSIONER LANSDALE: We have our
14 first kick-off meeting this coming Monday,
15 June 8th, at Brookhaven Town Hall at
16 1 o'clock. We have a lot of interest, and I
17 expect about 15 people to attend, members of
18 the planning commission as well as others who
19 are interested in advancing our goals.

20 CHAIRMAN CALONE: Thank you, Sarah.

21 And, Constantine, on housing.

22 VICE CHAIRMAN KONTOKOSTA: Yes, we're --
23 we're moving along. I'm working with Barbara
24 and Charla and Mike and John on the
25 commission, and Linda's expressed interest in

1 Suffolk County Planning Commission 6/3/09 28
2 staying involved. So we're --

3 COMMISSIONER HOLMES: Once I get my
4 manuscript done.

5 VICE CHAIRMAN KONTOKOSTA: -- we're --
6 we're finalizing membership. We have great
7 interest from both elected officials and also
8 the nonprofit organizations. And we're,
9 right now, just kind of putting together our
10 first meeting, which will be in the beginning
11 of July, and things are progressing well.

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CHAIRMAN CALONE: Thank you,

Constantine.

And, also, we appreciate the assistance of the planning department staff as these things are getting underway and starting to have their first meetings. We look forward to working with the county department staff -- planning department staff on this as well. So thank you.

Another major effort we have going is a master plan guide, which Barbara's heading up.

And so, Barbara, maybe you can just give us a -- a moment on that.

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COMMISSIONER ROBERTS: So, basically, to refresh your memory, we're doing a best practices booklet on how particularly villages can do an effective comprehensive plan and code process.

We actually finally improved the comprehensive plan and code in the Village of Sag Harbor after -- on Friday, after a two year moratorium in process. So I do have a series of interviews set up with the key planners who are involved with that, the mayor, the attorney. And in the initial conversation, I've discovered that they have files and files of articles, best practices,

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16 and I think that those interviews will get us
17 to a good start.

18 The next step will be very much working
19 particularly with Sarah and Job and Vision
20 Long -- and hopefully take -- get to Vision
21 Long Island for also some of the best
22 practices from those organizations.

23 (WHEREUPON, Director Isles and
24 Deputy Director Gulizio joined the proceeding
25 in progress.)

1 Suffolk County Planning Commission 6/3/09 30

2 (Time noted: 12:35 p.m.)

3 CHAIRMAN CALONE: Great. That's great.
4 Thank you. Thank you very much, Barbara.

5 Of course, our other things we're
6 working on are -- you know, this is generally
7 part of a theme of being a clearinghouse for
8 good ideas and best practices. We talked
9 about putting out a newsletter, which we'll
10 work on maybe towards the end of this year.
11 And, of course, our fall conference, which we
12 are going to focus on spotlighting town and
13 village innovations and sharing best ideas
14 across the towns and villages here in Suffolk
15 County. So that -- that planning process is
16 just getting underway.

17 Just a couple housekeeping notes.

18 We had a very good write up in the Islip
19 papers about our meeting there last month.

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20 So that was well received.

21 I also want to share with you, and
22 speaking about the meeting last month, the --
23 there's a group called Energia, which is kind
24 of a -- a Long Island Leadership training
25 group. It was meeting at the same time as

1 Suffolk County Planning Commission 6/3/09 31
2 our meeting. And a few of us are involved in
3 that. Sarah and myself, Mike's involved in
4 that, John Caracciolo. And, apparently,
5 someone in the audience texted our -- our
6 decision on Patchogue. And, apparently --
7 just someone at that -- at that gathering of
8 about 50 to 60 people who were listening to
9 Tom Suozzi at the time. And, apparently, a
10 round of applause and a great cheer went up
11 in the group when they heard we -- we
12 approved the Patchogue development. So I
13 will just tell you that you never know who's
14 going to be finding out about our things with
15 modern technology right away. So at least we
16 had some fans among that group that day.

17 The other thing I want to let you know,
18 that we had that -- the Heartland public
19 hearing was held last week. Tom spoke on
20 behalf of the department. Adrienne was there
21 on behalf of -- of -- of the citizens, and
22 I -- I was asked to speak on behalf of -- of
23 the commission. And Adrienne and Tom helped

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24 me keep my remarks very neutral and really
25 just ask the Town Board of Islip just to keep

1 Suffolk County Planning Commission 6/3/09 32
2 in mind the regional impact, that we look
3 forward to seeing the project and reviewing
4 it ourselves, you know, in the coming months,
5 but I want to let you know that that
6 happened.

7 Also, I want to congratulate Sarah on
8 the Sustainable Long Island annual
9 conference. There were 400 people there
10 in -- in Bethpage, and it was an impressive
11 event. A lot of good thinking about the
12 future of Long Island, so congratulations on
13 that.

14 COMMISSIONER LANSDALE: Thank you.

15 CHAIRMAN CALONE: Lastly, Tom McAdam had
16 some news from -- from Southold about your
17 regular meetings from the town board. I just
18 want to at least let -- give a second to let
19 people know kind of what you -- arrangement
20 you worked out there so that they can keep
21 that in mind for themselves.

22 COMMISSIONER McADAM: Yes, we have a --
23 we have a new planning -- not a planning
24 director, but a chairman of the planning
25 board. And he called me and asked me if I

1 Suffolk County Planning Commission 6/3/09 33
2 could go to the town -- go to the planning
3 meetings, say, on a once -- a once-a-month
4 basis. So I e-mailed Dave, and I asked him
5 exactly what can we do at these meetings.
6 And he suggested that we bring it up at -- at
7 a regular meeting, because other members may
8 be asked to participate, and we have -- we
9 really have to know what we can say, what we
10 can't say. So --

11 CHAIRMAN CALONE: Thanks, Tom.

12 And I think what we're going to do in
13 that regard is, we're going to ask the county
14 attorney's office, before our next meeting,
15 which will be in Hauppauge next month, to do
16 a little briefing for us on what exactly our
17 involvement can be in the community.
18 Obviously, we want to be in a collaborative
19 process and -- and -- and be aware of what's
20 going on and be a resource, but where is that
21 line with respect to individual projects. So
22 the county attorney's going to, I think, do a
23 little presentation for us before the next
24 meeting.

25 So thanks for --

1 Suffolk County Planning Commission 6/3/09 34

2 COMMISSIONER HOLMES: Dave, could I --

3 CHAIRMAN CALONE: Yes, Linda.

4 COMMISSIONER HOLMES: -- speak to that

5 for a minute?

6 CHAIRMAN CALONE: Sure.

7 COMMISSIONER HOLMES: My longtime
8 predecessor, as our representative to the
9 planning commission, used to faithfully
10 attend every town planning board meeting
11 when I sat on the planning board. And he was
12 very good because he would mention when a
13 project was going to be reviewed by the
14 county planners, or had been. And he would
15 sometimes mention a similar project that had
16 come before us and -- you know, what the
17 planning commission's guideline or decision
18 or recommendation had been. So we do have
19 somewhat of precedent. There may be other
20 representatives from other towns who over the
21 years have made it a practice to go. I know
22 our planning chairman e-mails me the agenda
23 every month, so I can be aware if they are
24 going to be discussing that -- something that
25 may come before us. So, in that way, it's

1 Suffolk County Planning Commission 6/3/09 35
2 very useful.

3 CHAIRMAN CALONE: Thank you, Linda.
4 That's great.

5 And, again, we'll have a further
6 conversation about that next time. Just to
7 put it all on your -- put it on all of your
8 radar screens.

9 That's my report.
10 Tom.
11 DIRECTOR ISLES: Okay.
12 Thank you, Mr. Chairman.
13 Several items to bring the commission up
14 to date on.
15 The first off is, today we will be,
16 through the county executive, laying on the
17 table the legislature -- the county
18 legislature, the aquaculture lease program
19 for the Peconic Bay system. So this is an
20 effort of the department for the past three
21 years. The purpose of the bill before the
22 legislature at this point will be to seek
23 adoption of a local law to implement the
24 aquaculture lease program out here.
25 This has gone through 20 public

1 Suffolk County Planning Commission 6/3/09 36
2 meetings -- actually, more than that, but at
3 least 20 of the advisory committee, one of
4 which was actually held in this room. And
5 involves a small-scale aquaculture program
6 that will take care of the temporary
7 arrangements that are occurring in the bay
8 system right now through temporary marine
9 lease assignments through DEC, but also allow
10 for some modest growth, not to exceed
11 60 acres per year out of an area over a
12 hundred thousand acres.

13 That will go for a public hearing on
14 June 26th before the legislature, with final
15 consideration by the legislature expected in
16 August.

17 I would like to bring before the
18 commission at the next meeting a suggested
19 resolution and any further presentation you
20 would like for consideration of the
21 commission to ensure recommendation on that
22 program. So I will supply you with
23 additional final documents and information on
24 the program, and, here again, available for
25 any questions you may have, and, here again,

1 Suffolk County Planning Commission 6/3/09 37
2 ultimately looking for the support of the
3 county planning commission in that effort.

4 Another meeting coming up relating to
5 the Long Island Regional Planning Council, as
6 the chair indicated, they met yesterday.
7 They have scheduled a Long Island 2035
8 session for June 24th. This component of the
9 bi-county comprehensive plan update is now
10 coming to an end. This first phase was to
11 look at scenarios of build out and
12 development in -- on the -- on both counties,
13 looking at expected population growth, and
14 looking at alternatives for where that growth
15 and development can be accommodated. Sprawl
16 development versus preserving open space and

17 concentrating development in existing centers
18 is the theme that's been emerging from that.
19 So this meeting on the 24th of June will be
20 one of the final meetings in this phase of
21 the project.

22 The next phase was authorized by the
23 Regional Planning Council yesterday, which
24 was the retention of a consulting firm to
25 commence what's known as a sustainability

1 Suffolk County Planning Commission 6/3/09 38
2 plan. This will be a two-year effort. It
3 will involve the counties as well as the
4 municipalities in the counties.

5 A very, very substantial bi-county
6 planning effort. Really the first one of its
7 kind since Lee Koppelman completed the
8 bi-county plan in the early '70s. So it is
9 important, and it will be done with as much
10 coordination with stakeholders, including
11 municipal and county stakeholders, as
12 possible.

13 The chair mentioned the Heartland Town
14 Center hearing last week. County planning
15 department did attend, as well as county
16 department of public works.

17 This is a matter that will come before
18 the commission, and certainly the commission
19 cannot take a position at this point, and
20 certainly the department hasn't either. But

21 I will point out that it is -- it's the
22 largest private development project in the
23 history of Suffolk County.

24 It's 15 million square feet. It's one
25 and a half times one of the World Trade

1 Suffolk County Planning Commission 6/3/09 39
2 Center towers, for example. It is -- it is a
3 development that will have a generation over
4 15,000 cars in the peak hour. The transit
5 aspect of it will require in the peak hour
6 two buses per minute to accommodate the
7 traffic. It's a scale that we've never seen
8 before.

9 It offers advantages in terms of
10 redevelopment of property, and the idea of a
11 new paradigm, a new form of development that
12 has many positive aspects to it.

13 SECRETARY ESPOSITO: (Inaudible)

14 DIRECTOR ISLES: And it's also proposed,
15 as noted by member Esposito --

16 SECRETARY ESPOSITO: No, no, she wants
17 to know the location.

18 DIRECTOR ISLES: It's in -- it's in --
19 yeah, that's a very good point. It's at the
20 intersection of the Long Island Expressway
21 and Sagtikos Parkway, in the hamlet of
22 Brentwood. It's at -- well, we call it the
23 four corners. It's Smithtown, Babylon towns,
24 Islip and -- and Huntington.

25

So if ever there was a case for a

1 Suffolk County Planning Commission 6/3/09 40

2 regional approach, this is certainly the
3 case. It impacts all four towns. It impacts
4 the county, certainly, at large. It impacts
5 two state arterial highway systems, one of
6 which, the Sagtikos Parkway, is already at a
7 failure level.

8 So we just heighten it in terms of --
9 this will come before you. It will require
10 public notice, because it proposes retail
11 development in excess of 25,000 square feet.
12 We will be monitoring it closely. We will be
13 providing comments during the environmental
14 impact stage. And we'll keep the commission
15 informed so that you'll have plenty of time
16 to prepare for the actual matter coming
17 before you.

18 CHAIRMAN CALONE: And, Tom, I would just
19 mention one thing with that, just so everyone
20 here knows.

21 Tom and I've discussed, just very
22 briefly, but we may want to do a special
23 meeting actually just to deal with that
24 project.

25 SECRETARY ESPOSITO: A meeting or two.

1 I mean, it's huge.

2 DIRECTOR ISLES: Yeah.

3 CHAIRMAN CALONE: Possibly. But we
4 may -- you know, just something we've been
5 talking about. So we'll get everyone's
6 opinion on that as we go forward, but just
7 something to keep in mind.

8 DIRECTOR ISLES: Very good.

9 Related to that, the county planning
10 department is administering through Dan
11 Gulizio a -- an RFP process now to do a
12 transportation and land use plan for the
13 Sagtikos corridor. That is out to bid, and
14 we are expecting bids back in about a month.
15 And that is through NYMTC, through state
16 funding, to do a comprehensive examination of
17 all the development in that area, of which
18 there has been substantial development,
19 including the Tanger Outlet Mall. This study
20 will hopefully be done in tandem with the
21 review of the Heartland development in order
22 to scale traffic improvements, transportation
23 improvements to the size of development
24 that's being proposed. The department will
25

2 continue to administer that effort.

3 And then remaining wrap-up items, just
4 to bring you up to date on.

5 We are completing -- I think we're up to
6 draft number 42 on the Chapter 8 amendment,
7 which is the county's farmland program.
8 Councilwoman Graboski has been involved in
9 some meetings, I think, with Peconic Land
10 Trust, and we have one coming up next week
11 with the Southampton Agricultural Advisory
12 Committee. It's an important effort to
13 update the county's farm code, and we hope to
14 be able to introduce legislation to the
15 county executive and the legislature by
16 midsummer on that one.

17 I would like to point out to you or
18 bring your attention to a bill that is
19 pending before the legislature to alter the
20 percentage distribution of the quarter
21 percent sales tax funds that would -- at
22 present time, approximately 31 percent of the
23 quarter penny that we pay on sales tax goes
24 towards environmental programs of open space,
25 of farmland protection, of stewardship, and

1 Suffolk County Planning Commission 6/3/09 43
2 water quality improvement projects.

3 There is a proposal to change that to
4 20 percent for a couple of years -- it's up
5 to three years, I believe it is. That was
6 reviewed at a budget committee yesterday,
7 it's going through a public hearing next week
8 on June 9th, and then we'll go back to the

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9 committee when it gets out of the hearing
10 mode. It is significant, and it's certainly
11 a public policy issue that this commission
12 may want to weigh in on at the -- at the
13 appropriate time, but, here again, just to
14 make you aware of that.

15 The department is also completing up a
16 review -- completing a review of a report
17 prepared by the Legislature, and
18 specifically, Legislator Browning, on
19 proposed trap and skeet sites in Suffolk
20 County. There's an alternative to the site
21 located in Southaven County Park. There are
22 approximately eight sites that have been
23 suggested. The department is reviewing those
24 sites and will prepare a response back to the
25 executive and the Legislature regarding those

1 Suffolk County Planning Commission 6/3/09 44
2 sites. Certainly we can provide you with the
3 details on that as well.

4 And, lastly, I'd like to mention that we
5 are working with three municipal -- three
6 villages, municipal entities at this point.

7 One of which was a request for services
8 within the Village of Port Jefferson. The
9 county charter does provide for that upon
10 authorization of the commission. As I
11 indicated, the request was somewhat vague,
12 and so we've asked for clarification of the

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13 nature of the work that they would like from
14 the county planning department. We are
15 awaiting that at this time.

16 Similarly, we received a recent request
17 from the Village of Poquott for services.
18 Here again, not really asking or explaining
19 what they want us to do. So we've asked them
20 to just give a little more elaboration so
21 that we can report back to you and advise you
22 as to whether there is staff capacity to do
23 that.

24 And then, lastly, the Village of Lloyd
25 Harbor has been working on their

1 Suffolk County Planning Commission 6/3/09 45
2 comprehensive plan update. The village has
3 asked for preliminary comments from the
4 department; here again, channeled through
5 Deputy Director Dan Gulizio. We've been
6 doing that, and I think we're at the point
7 now where we've completed at least the
8 informal level, which they wanted to do
9 before coming to the commission formally.
10 Depending on the schedule of the village,
11 that may be ready for you in July.

12 CHAIRMAN CALONE: Okay.

13 DIRECTOR ISLES: Thank you.

14 CHAIRMAN CALONE: Thank you, Director.

15 COMMISSIONER ROBERTS: (Indicating)

16 CHAIRMAN CALONE: Commissioner Roberts.

17 COMMISSIONER ROBERTS: Tom, is there
18 anything more that we need to learn about or
19 talk about the airport announcement today?
20 DIRECTOR ISLES: That's a good point.
21 We did have -- the county executive did
22 hold a pub- -- a press conference today, and
23 actually an event to sign the lease regarding
24 the Suffolk County Airport -- Gabreski
25 Airport in Westhampton Beach, Westhampton,

1 Suffolk County Planning Commission 6/3/09 46

2 and at County Road -- okay --

3 COMMISSIONER HORTON: 31.

4 DIRECTOR ISLES: -- I'm blank on the
5 road. That's 30- --

6 COMMISSIONER HOLMES: 31?

7 DIRECTOR ISLES: 31. Right, there we
8 go. Thank you.

9 This has been in the works for many
10 years. And the county acquired the airport
11 in 1970, approximately, from the federal
12 government, with the purpose of obviously
13 running a general aviation airport, but there
14 was also a component of economic development
15 associated with that.

16 Unfortunately, it had gotten locked into
17 different disputes on how that should occur.
18 Most specifically in terms of should the
19 county go forward just as county property,
20 was the county subject to municipal zoning.

21 In 2005, there was a meeting and some
22 conversation between the town and the county.
23 It was agreed the county would submit the
24 property for local zoning review and
25 jurisdiction. It was also agreed that the

1 Suffolk County Planning Commission 6/3/09 47
2 town would be the lead agency in terms of
3 SEQRA purposes, environmental review.

4 With that there was a productive process
5 with a citizens advisory board to look at the
6 options, look at the community concerns, look
7 at the growth inducing aspects to the airport
8 operations and so forth. And, eventually, a
9 master plan prepared through the Town of
10 Southampton was accepted and approved by the
11 town board, referred to the county planning
12 commission and recommended. A text to the
13 zoning code was also done at that same time.
14 And the event today follows a RFP, a request
15 for proposals, wherein the county solicited
16 development interest in this site of about
17 55 acres or so along County Road 31 for the
18 development of a light industrial-type
19 industrial park, with a focus on film vent
20 activities and production, on homeland
21 security, those types --

22 COMMISSIONER ROBERTS: Green --

23 DIRECTOR ISLES: -- of uses.

24 COMMISSIONER ROBERTS: Green technology?

1 Suffolk County Planning Commission 6/3/09 48
2 technology in terms of the building
3 construction.

4 The winning bidder was Reckson Company.
5 They are a longstanding, 50-year-old company
6 here on Long Island, with a very credible
7 background. So they have executed the lease,
8 and they can now move forward with specific
9 applications to the Town of Southampton.
10 And, eventually, some of those applications
11 may be referred to the commission. So it is
12 good and it's important.

13 Thank you for pointing that out.

14 COMMISSIONER ROBERTS: I think the
15 numbers were 500,000 square feet of
16 development and 600,000 jobs that may be
17 created there.

18 COMMISSIONER BRAUN: 600?

19 CHAIRMAN CALONE: A lot less than that.

20 COMMISSIONER ROBERTS: He said -- he
21 said 600,000.

22 DIRECTOR ISLES: It's not 600,000.

23 COMMISSIONER ROBERTS: That's what --
24 that's what I said, exactly. 600 -- he kept
25 saying 600,000.

2 I thought that was a little -- thank you
3 for --

4 CHAIRMAN CALONE: There will be jobs
5 created, for the record.

6 COMMISSIONER ROBERTS: Steve -- Steve
7 was getting carried away.

8 CHAIRMAN CALONE: Thank you.

9 All right. Thank you for bringing that
10 up, Barbara.

11 COMMISSIONER BOLTON: (Indicating)

12 COMMISSIONER HOLMES: (Indicating)

13 CHAIRMAN CALONE: Commissioner Bolton,
14 and then Commissioner Holmes.

15 COMMISSIONER BOLTON: Actually, I have a
16 question for Tom.

17 Regarding the potential change to the
18 allocation for the quarter percent sales tax
19 to 20 percent, how does that alter the other
20 percentages, and what are those for?

21 DIRECTOR ISLES: Well, what would happen
22 is the 11 percent that's reduced from the
23 open space would go to the general fund for
24 offsetting our taxes and rev- -- you know,
25 providing revenues --

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2 COMMISSIONER BOLTON: So, in other
3 words --

4 DIRECTOR ISLES: -- to the county
5 general fund.

6 COMMISSIONER BOLTON: County general
7 fund.
8 DIRECTOR ISLES: Tax rated
9 stabilization -- tax stabilization.
10 COMMISSIONER BOLTON: So, in other
11 words, it would only reduce that one
12 allocation, it would -- the others would stay
13 the same?
14 SECRETARY ESPOSITO: Correct.
15 DIRECTOR ISLES: Yeah, the only thing
16 that would go up --
17 COMMISSIONER BOLTON: If there are
18 others.
19 SECRETARY ESPOSITO: Yes.
20 DIRECTOR ISLES: -- is the portion that
21 goes towards taxes.
22 COMMISSIONER BOLTON: Right.
23 CHAIRMAN CALONE: So it's going to the
24 general fund. Taking the money from the open
25 space, to the -- to the general fund.

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2 SECRETARY ESPOSITO: I just want to be
3 clear, too. The legislation provides for a
4 ballot referendum.
5 DIRECTOR ISLES: Yes.
6 SECRETARY ESPOSITO: So once it goes
7 past the legislature, if it gets passed, then
8 it would go to ballot this November.
9 DIRECTOR ISLES: Right. That's a good

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point. It does.

It requires an amendment, because the voters approved it to begin with --

COMMISSIONER BOLTON: Right.

DIRECTOR ISLES: -- November of 2007.

COMMISSIONER BOLTON: Okay.

CHAIRMAN CALONE: Okay.

COMMISSIONER BOLTON: Thank you, Tom.

SECRETARY ESPOSITO: The voters approved it numerous times in the last 20 years.

COMMISSIONER BOLTON: Thank you.

CHAIRMAN CALONE: I'm sure, Adrienne, you will have more to say on that as we go forward.

SECRETARY ESPOSITO: Perhaps, yes.

CHAIRMAN CALONE: Commissioner Holmes.

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(Discussion held off the record)

COMMISSIONER POTTER: (Indicating)

CHAIRMAN CALONE: Commissioner Potter.

COMMISSIONER POTTER: Tom, just out of curiosity in the Heartland project, where in the town's planning process will they be when we're doing our review?

DIRECTOR ISLES: That's not certain. And I've talked to the town planning commissioner several times on that question, when do you think you're going to refer to us?

14 Typically, in the Town of Islip, they
15 refer when the planning board has completed
16 their review and issued a recommendation, but
17 obviously before the town board has acted.
18 So that's what we would hope would happen.
19 We're not certain that that's what will
20 happen here.

21 COMMISSIONER POTTER: Thank you.

22 DIRECTOR ISLES: It will be at least
23 several months away, and I will certainly try
24 to give the commission members a heads up as
25 early as possible.

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2 COMMISSIONER BRAUN: (Indicating)

3 CHAIRMAN CALONE: Commissioner Braun.

4 COMMISSIONER BRAUN: Yeah. In it being
5 at the four corners there, is it entirely --
6 is the project entirely in Islip?

7 DIRECTOR ISLES: It is entirely in
8 Islip.

9 COMMISSIONER BRAUN: But have the other
10 three municipalities that -- I mean, I assume
11 they'll get the notice -- the 500 --

12 CHAIRMAN CALONE: It's right on the
13 border of --

14 COMMISSIONER BRAUN: Yeah, a 500-yard
15 notice.

16 CHAIRMAN CALONE: -- Huntington only.

17 DIRECTOR ISLES: They did -- they will

18 get -- they did get the notice. In fact, I
19 hosted a meeting of the town planning
20 director last month to make sure that they
21 were fully informed. And, in fact, the
22 supervisor of the Town of Huntington appeared
23 at the hearing and spoke on the application,
24 so he's certainly aware of it. And it
25 directly adjoins the Town of Huntington.

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2 SECRETARY ESPOSITO: You know, it's at
3 the old Pilgrim State.

4 COMMISSIONER BRAUN: Yeah. Right.

5 SECRETARY ESPOSITO: Okay.

6 COMMISSIONER BRAUN: Yeah.

7 CHAIRMAN CALONE: All right. If there's
8 no other comments, we'll move on. We have
9 guest speakers here today.

10 Supervisor Linda Kabot had intended to
11 be here to speak about some of the issues
12 coming on in the Town of Southampton. She
13 was -- on just a day or two ago, found out
14 she needed to be in D.C. to deal with the
15 proposed Shinnecock Nation issue. And so she
16 asked Councilwoman Nancy Graboski to be here
17 in her stead to say a few words.

18 And so, welcome, Councilwoman.

19 We also have Councilwoman Anna
20 Throne-Holst here who will say a few words as
21 well.

22 But Councilwoman Graboski, it's good to
23 have you here.

24 As some of you may know,
25 Councilwoman Graboski was a member of this

1 Suffolk County Planning Commission 6/3/09 55
2 commission a few years ago. So with -- so
3 welcome back.

4 COUNCILWOMAN GRABOSKI: Thanks very
5 much.

6 On behalf of the supervisor and on
7 behalf of the town board, I'd like to welcome
8 the Suffolk County Planning Commission.
9 Thank you for coming all the way out to
10 Southampton today, we appreciate it.

11 As Dave noted, I had the privilege of
12 serving on the planning commission. I think
13 it was maybe '01, '02, '03, in that time
14 frame. I had the -- the good fortune
15 professionally to work with Tom Isles, to
16 work with Andy Freleng. And you probably
17 know that Andy, actually, at one time, was
18 working for the Southampton Town Planning
19 Department. So it kind of does my heart good
20 because one of the efforts that I see you're
21 really trying to promote here has to do with
22 collaboration and communication and reaching
23 out to the -- to the individual communities,
24 which is terrific.

25 We appreciate the good work that you do

1 Suffolk County Planning Commission 6/3/09 56
2 on a very regular basis, I can assure you.
3 As you know, applications for
4 development many times meet the criteria for
5 referral to the county planning commission.
6 We're const- -- I'm constantly reminding
7 them, well, they meet on the first Wednesday
8 of the month. So you can expect your report
9 sometime after whatever that might date is --
10 that date might be.
11 We appreciate the -- the time you take
12 on those. We carefully review any conditions
13 that come forward with -- with the reports
14 that you do submit to us. We're very much
15 aware -- and I, having served on the town
16 planning board as well, in order for the town
17 to disagree, if you will, with the planning
18 commission, we need a supermajority to
19 override. So we thank you for that.
20 I appreciate, in particular, on a couple
21 of issues, the -- the work that the county is
22 doing. Tom happened to mention a concern at
23 the county level with -- in particular, with
24 uses that are -- are acceptable or uses that
25 maybe should not be permitted at all on

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2 preserved farmland. And the county has
3 really taken a lead role in that, and has --
4 the Suffolk County Farmland Committee has
5 generated a draft law which has been referred
6 in our direction as well, and our own
7 Ag Advisory Committee as well is taking a
8 hard look at that.

9 And we're also going to be taking a look
10 at our own code provisions which were
11 generated quite some time ago, back in the --
12 I'm going to say back in the early '80s when
13 the program first got underway. And we -- we
14 definitely want to add some more heft to ours
15 as well. So we appreciate the -- the
16 connection there.

17 One other connection I might -- might
18 pass along to you in regard to the quarter
19 percent sales tax. I believe there will be a
20 memorializing resolution on the agenda at the
21 next town board meeting opposing that move.
22 We -- we understand, we appreciate the fact
23 that we're in an economic downturn, but we
24 think it's -- it's utterly critically
25 important that we continue with our land

1 Suffolk County Planning Commission 6/3/09 58
2 preservation efforts, you know, what that --
3 that funding stream was generated for from
4 the get-go. And, you know, we don't really
5 want to see that happen.

6 One other initiative that the town
7 has -- has been involved in most recently has
8 to do with Dark Skies. And I was heartened
9 to see that you have a very strong advocate,
10 Susan Harder, who's on the agenda this
11 afternoon as well. Susan has been
12 instrumental in helping the town put together
13 a Dark Skies ordinance. I actually -- I have
14 a copy with me. It's -- it's timely for me
15 to be able to say I have some copies here
16 that I'd be happy to distribute to you. We
17 have it scheduled on the town board agenda
18 for the first public hearing this coming
19 Tuesday. So it's a comprehensive law. I'm
20 not going into the substance of it at all,
21 and the nuts and bolts, I'm going to leave
22 all of that to the expert to cover that. But
23 I will pass out a copy so that you can -- you
24 can have that if you, you know, would just
25 like to go in that direction (handing).

1 Suffolk County Planning Commission 6/3/09 59
2 With Susan's help as well, we've been --
3 we've been exposed to a number of the other
4 resources that are out there and Web sites.
5 One of them happens to be the International
6 Dark Sky Association. It's something that
7 you can easily go to on the Web site.
8 They've put out a number of pamphlets. One
9 of the ones that I'm particularly interested

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10 in has to do with light pollution and energy.
11 And with the fact that there is a lot going
12 on here in terms of being able to save money
13 and save energy when you move in the
14 direction of Dark Skies. So I'm going to
15 pass -- pass that around as well (handing).

16 The town as well, a few years ago, put
17 together a -- with our -- you know, our staff
18 in house, put together a brochure. The Town
19 of Southampton, light pollution, what is it,
20 why does it matter, what can we do to help.
21 So I'll leave you with -- with some paper
22 today. We're not trying to cut down any more
23 forests than we have to, but we -- we do
24 feel -- the interest communication group --
25 you know, we're happy to do that (handing).

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2 I'll also pass along my business card.
3 I'm happy to serve as a resource person. I
4 fully intend to take advantage of the offer
5 to participate in the task force effort that
6 you recently have -- have put together. I
7 just need to make a discussion about which
8 one, and I look forward to working with you
9 as we go forward.

10 CHAIRMAN CALONE: Thank you so much,
11 Nancy. And thank you to both you and
12 Councilwoman Throne-Holst for letting us use
13 your table here. We -- we appreciate that.

14 And if you wanted to say a few words as
15 well, that would be welcomed, particularly
16 about County Road 39 or anything else
17 that's -- your thoughts about, you know,
18 Southampton and land use. It would be great.

19 Thank you, Councilwoman Graboski.
20 Appreciate that.

21 COUNCILWOMAN THRONE-HOLST: Thank you
22 all for being here, and I think I can safely
23 say on behalf of the entire town board that
24 you are more than welcome to use our chilly
25 board room anytime you want. We're trying to

1 Suffolk County Planning Commission 6/3/09 61
2 work on sustainability in the Town of
3 Southampton, and one of it would be to have a
4 heating system that works a little bit better
5 and more efficiently, because I'm always
6 running up and down turning that thing on and
7 off.

8 I did just come from the press
9 conference at Gabreski Airport with the
10 county executive, and it's a very stellar
11 group of people who have worked on that
12 project and -- and seen it to fruition. And
13 I had a chance to say a few words, and I'll
14 say again what I said there. That this is --
15 represents an enormous opportunity for the
16 Town of Southampton, and it comes at no
17 better time. And we -- we welcome the

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18 opportunity for this kind of economic
19 development in a smart-growth fashion. And
20 it will bring about 600 jobs to the Town of
21 Southampton, it will bring a hotel, and it
22 will bring development in an area that --
23 that is very appropriate. And so we welcome
24 that.

25 And we also welcome, I think, the model

1 Suffolk County Planning Commission 6/3/09 62
2 that it was in -- in bringing it to fruition,
3 which several of -- of those who had worked
4 on it spoke on -- on how painful it had been.
5 And -- and that it was long in coming, taking
6 about 35 years, and had had its moments of --
7 of almost fist cuffs. But -- but in the end,
8 it represented a very important level of
9 cooperation between citizen groups and
10 several levels of -- of community leaders
11 and -- and government officials.

12 So it was a very upbeat moment, and --
13 and the town, you know, thanks the county and
14 everyone else who's worked on it as we move
15 on with that.

16 I have served on the town council now
17 for some time, and -- and in that time, my --
18 my liaison assignments have been both to
19 housing and my (inaudible) group, and -- and
20 getting that off the ground. And I think
21 that as we look at the Town of Southampton

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22 and we look at some of the examples of not
23 great planning that we live with today, the
24 kind of work that we need to do together,
25 again, is all important.

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2 I serve as liaison also to the planning
3 study on County Road 39, as well as the
4 Hampton Road Corridor. And so planning is
5 very close to my heart, and I'm so pleased
6 you're here and hope that we can keep working
7 closely together.

8 Thank you.

9 CHAIRMAN CALONE: Thank you so much for
10 your time, and --

11 COMMISSIONER HOLMES: (Indicating)

12 CHAIRMAN CALONE: Yeah, sure,
13 Commissioner Holmes.

14 COMMISSIONER HOLMES: May I ask our
15 council members a question?

16 It's an economic issue that I hope is
17 happening temporarily, but I'm wondering if
18 the town is addressing at all this increasing
19 trend of local contractors hiring day
20 laborers, giving them a day's work, and then
21 dropping them off along Hampton Road again,
22 and telling them to get lost and not paying
23 them.

24 I was appalled to read Jim Dwyer's
25 column in the New York Times a couple of

1 Suffolk County Planning Commission 6/3/09 64
2 weeks ago, saying that as far as he knew,
3 just one nun in this town is trying to
4 address this, and she has 40 cases in the
5 village justice court. And Mr. Dwyer also
6 mentioned that this was happening in Southold
7 Town, too.

8 But I'm wondering, is the town board
9 addressing this at all? Is there anything
10 you could -- these are local people doing
11 this. These are people who live here. Do --
12 I mean, the contractors are local people.

13 CHAIRMAN CALONE: Thank you, Linda.

14 COMMISSIONER HOLMES: And -- so --

15 COUNCILWOMAN THRONE-HOLST: You're
16 touching on a -- on a -- on a very difficult
17 issue. And it's an issue that -- that a
18 number of communities around our country are
19 dealing with. And we are no stranger to it,
20 and we're certainly burdened by it.

21 We are a very diverse economy. We are
22 reliant on all forms of labor. And we are
23 also the victims of the lack of federal
24 comprehensive immigration reform. We do
25 stand out to anything that's coming our way.

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2 I will speak on behalf of myself,
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3 Congressman Bishop, and Assemblyman Thiele.
4 We have formed the coalition of (inaudible).
5 We have hosted two forums and hope to host
6 several more, where we are trying to address
7 this issue. And we are trying to address it
8 in bringing the community together and find
9 real solution for how we deal with this issue
10 on a community and local level as we await
11 federal reform.

12 And that's -- that's --

13 COMMISSIONER HOLMES: Well, I was just
14 concerned about the local contractors,
15 essentially, you know --

16 COUNCILWOMAN THRONE-HOLST: Well, part
17 of -- part of the reform coming from the
18 federal government, as I'm sure you know,
19 shines a light on exactly that. It puts --

20 COMMISSIONER HOLMES: What --

21 COUNCILWOMAN THRONE-HOLST:
22 -- restrictions on the ability of employers
23 to employ undocumented workers. So we're
24 hoping, again, that that will come our
25 way and --

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2 COMMISSIONER HOLMES: If that were done.

3 CHAIRMAN CALONE: But I don't think
4 there might be issues --

5 COMMISSIONER HOLMES: But in terms of
6 giving them a day's work and then dumping

7 them and not paying them -- I mean, in the
8 Third World country, we know there's still
9 slave labor, but this is the East End and --

10 COUNCILWOMAN THRONE-HOLST: Well, we
11 certainly --

12 COMMISSIONER HOLMES: -- you know.

13 COUNCILWOMAN THRONE-HOLST: -- we
14 certainly are -- are as burdened by it as you
15 are, and we're well aware of it. And, again,
16 we -- we are trying, through this forum and
17 coalition, to start to -- to find some
18 solutions to these problems and --

19 COMMISSIONER HOLMES: But the town isn't
20 participating in any of these court cases
21 that this nun is bringing against these local
22 contractors.

23 COUNCILWOMAN THRONE-HOLST: It is a
24 discussion that we're having, and -- and we
25 will let you know as we move forward on this.

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2 CHAIRMAN CALONE: I would --

3 COMMISSIONER HOLMES: Thank you.

4 CHAIRMAN CALONE: I would think --
5 unless you have anything else to say,
6 Councilwoman Graboski.

7 I would think also that's probably an
8 issue for the district attorney's office --

9 COMMISSIONER HOLMES: Yeah.

10 CHAIRMAN CALONE: -- and other things

11 like that, seriously.
12 COMMISSIONER HOLMES: Probably.
13 CHAIRMAN CALONE: And less, perhaps,
14 ultimately for the town.
15 But just thank you, Linda, and thank you
16 for both of you for your --
17 COMMISSIONER HOLMES: Thank you.
18 CHAIRMAN CALONE: -- for your time.
19 Next on the agenda we have Susan Harder
20 from the Dark Sky Society. And I think what
21 we'll do, without objection, after Susan's
22 done, is we'll move up the County Road 58
23 discussion. I know there's a bunch of folks
24 here who are -- are here for that. So unless
25 there's an objection, after Susan is done,

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2 I'd like to move up the County Road 58
3 discussion.
4 Okay. So we have --
5 Susan, where do you want to work? Do
6 you want to work --
7 MS. HARDER: I have to be here because I
8 have to advance the slides.
9 CHAIRMAN CALONE: Okay. Susan's going
10 to breeze through her presentation, but it's
11 good to get an overview of Dark Sky issues.
12 As Nancy said, the towns are also working on
13 this. So --
14 Susan Harder from Dark Sky Society,

15 welcome and thanks for being here.

16 MS. HARDER: Thank you very much.

17 Thank you for inviting me to speak. I
18 appreciate that you're recognizing the
19 importance of this issue to our communities,
20 night lighting and good outdoor night
21 lighting. I asked to speak to you because I
22 had read in your recent guidelines that you
23 had made references to night lighting. And
24 this is a presentation that normally takes me
25 45 minutes, and I'm getting it down to ten.

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2 So I'm going to move pretty fast, and if we
3 have Q & A, I am listed in the phone book,
4 happy to answer your questions at any time.

5 There are --

6 CHAIRMAN CALONE: And just -- Susan's
7 also serving as a advisor to our public
8 safety task force as well, so that's another
9 good --

10 MS. HARDER: Yeah, and it's a good issue
11 for safety --

12 CHAIRMAN CALONE: Yes. Thank you.

13 MS. HARDER: -- you might like --

14 There are already a number of towns that
15 have -- in Suffolk County that have passed --
16 that I've worked with that have passed
17 outdoor lighting comprehensive ordinances.
18 Riverhead, East Hampton Town and Village,

19 Brookhaven, Patchogue, Huntington. Suffolk
20 County itself has a shielding law.
21 Southampton, as Councilwoman Graboski, who's
22 been working on this issue for a number of
23 years, they're going to be passing a
24 comprehensive code. And Shelter Island has
25 one ready for review, as soon will Southold.

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2 So this a composite of the world at
3 night (indicating), and the world is not all
4 dark at the same time. We've lived through a
5 cycle of light -- light and dark for millions
6 of years, all with all.

7 Let's see if I can -- and I am the
8 section leader for the New York -- for the
9 International Dark Sky Association for New
10 York State.

11 So light pollution is a term that we use
12 only to refer to misdirected, unshielded,
13 excessive, or unnecessary lighting. And it's
14 visible as sky glow, glare, and light
15 trespass.

16 This is an example of poorly implemented
17 lighting (indicating). It's very common on
18 older structures.

19 This is a common flood light where at
20 least 30 percent of the light is going up and
21 off the target (indicating). This is visible
22 from the clouds. And as sky glow, hitting

23 particulate and moisture. And, of course, it
24 obscures the stars, but also creates that
25 kind of sickly urban glow over some of our

1 Suffolk County Planning Commission 6/3/09 71
2 cities.

3 This is Long Island at night
4 (indicating). And New York City will always
5 be the most brightly lit, but right now I am
6 working on a dozen lighting laws for New York
7 City which should reduce the amount of up
8 lights.

9 We know that only one-third of the
10 people in the United States can even see the
11 Milky Way because of light pollution.

12 The consequences are glare from a bright
13 light source in your field of view;
14 adaptation problems when you go from light --
15 too light to too dark; light trespass;
16 crossing boundaries; sky glow; we waste
17 electricity; we cause ecological
18 disturbances; there are human health
19 implications; and, of course, we lose our
20 connection to the stars and the sky.

21 Roadway lighting is our greatest source
22 of light pollution due to the unshielded use
23 of roadway lighting, as well as the fact that
24 we don't have good policies about when to use
25 roadway lighting. Many of our fixtures are

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2 designed so that much of the light is sprung
3 upwards.
4 On the top is an old fashioned drop lens
5 (indicating), and currently a number of our
6 towns are switching over to a flat lens. All
7 of Washington State employs a flat lens.
8 I think the good news is that light
9 pollution can be reversed, and we can save
10 money. There's usually a return on
11 investment that warrants changing our outdoor
12 lighting.
13 Here's an instance -- I have many
14 instances, I'm giving you one. Up in
15 Calgary, in the front, you see the flat lens
16 streetlights, and in the back, you see the
17 glary drop lens. They were able to cut the
18 wattage, so they're saving \$1.7 million a
19 year. And, of course, when we're saving --
20 when we're -- we're sending light upwards
21 instead of down, the estimate is \$4.5 billion
22 a year in electricity that we're wasting.
23 And, of course, primarily, electricity
24 is generated through burning coal and oil.
25 This increases our taxes and product prices.

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2 If we leave 100 watt light bulb on all night

3 long, all -- all year, it burns a quarter ton
4 of coal, which, of course, amounts to air
5 pollution. And since these plants are west
6 of us, and we have westerly winds, this gets
7 dumped on us and into our oceans.

8 The primary group that's shepherding
9 Dark Sky laws is the International Dark Sky
10 Association in Tucson. They're surrounded by
11 observatories, so the astronomers naturally
12 were the first to get involved in this.

13 We use a practice, dark sky lighting.
14 We have plenty of light, we reduce our glare,
15 and we conserve electricity.

16 The dark sky lighting is based on common
17 sense, using shielded fixtures, you meet
18 professional light levels without exceeding
19 them, you use lighting when it's needed, and
20 you mount at the correct height.

21 Right now we have a law in the New York
22 Assembly, the Healthy, Safe, and Efficient
23 Outdoor Lighting Act. This would -- so that
24 all publicly-funded lighting would be fully
25 shielded, we would designate Dark Sky parks.

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2 Suffolk County has the first Dark Sky park in
3 all of New York State in Montauk, and some
4 are -- other regulations. LIPA itself has
5 conformed to some of this.

6 Glare's a hazard because it interferes

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7 with night vision and is a cause of many
8 accidents. One, in fact, in East Hampton
9 that's caused the death of a pedestrian
10 because the driver was simply blinded.
11 Because we can't see very bright and dark at
12 the same time. You know, we can see a sunny
13 beach, we can see in the bright moonlight,
14 but we need a -- we need to have the ability
15 to readapt our eyes. And as we get older, we
16 have more problems because we lose
17 elasticity.

18 This is an example of the normal drop
19 lens gas station lighting (indicating).
20 They're using 64,000 watts. When they
21 conform to a Dark Sky lighting code, they're
22 using half as many watts, and there's plenty
23 of light provided.

24 Light trespass is a form of light
25 pollution. It's the reason I got involved in

1 Suffolk County Planning Commission 6/3/09 75
2 this issue, I had so much of it from --
3 coming into my home. And it causes health
4 problems because they're now -- they've done
5 studies so that they show that reduction in
6 melatonin, which is only produced in a dark
7 room, contributes to higher incidents of
8 breast cancer. Because, as you know, the --
9 you know, it's -- we -- we've evolved over
10 many years of day to night.

11 I'm not going to go through the whole
12 thing, but our bodies over a 24-hour period
13 of time, our circadium rhythm, are regulated
14 by light entering our eyes. Of course, we
15 know it interferes with sleep, you know,
16 health problems, they're linking light at
17 night with childhood leukemia. This is very
18 important, to sleep in a dark room.

19 This is a study from 2002 where they
20 just touched on a number of different species
21 (indicating), coming to the conclusion that
22 all of the things we do for nature
23 preservation are necessary, but they might
24 not be sufficient in they don't address light
25 pollution.

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2 Again, I'm not going to go through every
3 one, but they studied the frogs, sea turtles,
4 bats, salamanders, moths, fish, songbirds,
5 zooplankton, trees, pythons and petrels, and
6 all these were dramatically affected by night
7 lighting. Night lighting results in
8 ecological disturbances, and mortality of
9 individuals, and entire species in ways that
10 are being discovered. It effected all these.

11 And one of the most dramatic and
12 documented cases we have of night lighting
13 disturbing -- disturbing birds, because they
14 primarily migrate at night. And they -- they

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15 think that they use the constellations to
16 guide them, and upwardly directed light
17 distracts them and -- from their visual cues,
18 and they get thrown off course. They also
19 circle lit communication towers to
20 exhaustion, to the point where hundreds of
21 billions of songbirds die every year because
22 of upwardly directed light.

23 This is a situation where you've got
24 upwardly directed light (indicating).

25 Some cities now have bird safe laws.

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2 In fact, for the whole state of --
3 Governor Pawlenty just signed a -- a law for
4 all of Minnesota, they have bird safe during
5 migration.

6 This is a diagram that shows you that
7 sea turtles gravitate towards shore lights
8 rather than the ocean when they have lights
9 directed -- and the U.S. Fish & Wildlife in
10 Florida does protect them, so that lights
11 need to be shielded during hatchling.

12 Light on water, this is a study that was
13 done by Maryann Moore up in Massachusetts
14 (indicating). You have greater algae growth
15 because the zooplankton does not come up and
16 eat the algae at night when the surface of
17 the water is lit.

18 Also, it's an issue for trees. When

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19 trees are upwardly lit, they don't lose their
20 leaves when they're supposed to be going into
21 dormancy. This is a tree -- Job will
22 recognize this. This is in Amagansett
23 (indicating).
24 COMMISSIONER POTTER: We'll look for
25 this now.

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2 MS. HARDER: And -- well, you know,
3 actually, we've changed these lights. So
4 it -- now this tree is performing as it
5 should. Better lighting design is to avoid
6 lighting up the trees.

7 Something we need to keep in mind is
8 that electric lighting is only 100 years old.
9 It's really important to our community. But
10 light bulbs produce a false light, they don't
11 produce the daylight which is in the upper
12 top graph. It's not equal proportions in all
13 light. So -- so artificial light is
14 artificial.

15 Also, the brightness of our light bulbs
16 keeps increasing. To a point where, you
17 know, the candles and glass flames were less
18 than 200 lumens. Now we have high-intensity
19 bulbs, which are up to 124,000. And we do
20 talk in terms of lumens now, because we're
21 going to have a greater efficiency of watts
22 to lumens. Watts goes into the bulbs, lumens

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comes out.

24 There are also different impacts
25 regarding the -- the light bulbs. The low

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2 pressure sodium, high pressure sodium, and
3 metal halide light. Metal halide has so much
4 more blue in it that it contributes three to
5 five times as much to sky glow because of
6 the short wavelength.

7 So our number one solution for dealing
8 with light pollution is to use what we call
9 fully-shielded fixtures so that all the light
10 is admitted below the fixture. And that --
11 we're able to do this now technologically
12 because the light bulb and these reflectors
13 throw the light in the directions in which it
14 needs to go.

15 We referred to a full cutoff fixture as
16 being our gold standard, because it also cuts
17 the light that's distributed in the glare
18 zone.

19 They also have another way of -- of
20 looking at fixtures to judge where the light
21 goes. They called it "the bug." The backup
22 and glare.

23 The International Dark Sky Association,
24 on their Web site, they have -- they right
25 now are approving Dark Sky-friendly fixtures.

1 Suffolk County Planning Commission 6/3/09 80
2 So if you have this little seal of approval,
3 you know that it's a -- a Dark Sky-approved
4 fixture.
5 Too often, when we're, you know, dealing
6 with the so called historic lights, we forget
7 that the light source has brightened
8 considerably since the fixture was designed.
9 It was designed for a candle, and we put
10 these very high-powered bulbs in them, and we
11 picked them based on what they looked like
12 during the day, without considering, you
13 know, where the light is distributed.
14 This is in Sag Harbor (indicating.)
15 Greater than 30 percent of the light from
16 these new fixtures was going up into the sky.
17 There's a different type of fixture on
18 the right-hand side. This is in Port
19 Jefferson on the right (indicating). On the
20 left is that Sag Harbor light (indicating).
21 We did find a substitute for Sag Harbor for
22 new installation.
23 This is a fixture that we started to use
24 in East Hampton after the pedestrian was
25 killed. The bulb is up inside the cap

1 Suffolk County Planning Commission 6/3/09 81
2 (indicating).
3 So there's plenty of these, you know, so

4 called historic --

5 LIPA's helping us out because they
6 developed a two-program -- one is that they
7 used a shielded fixture for the utility pole
8 flood lights. And, also, they have a
9 customer on for free, any business can get a
10 free lighting plan by calling LIPA.

11 They no longer install these huge flood
12 light, they're called power floods, on
13 utility poles. Whenever a customer changes
14 or if it's damaged, they do not reinstall
15 these.

16 This is the light pattern of the new
17 fixture (indicating). And in Bridgehampton,
18 they changed out all their own lights and
19 there's much -- considerably less sky glow.
20 They also did it on all their facilities as
21 well, Mr. Kessel was the chairman on Long
22 Island.

23 Also, sign lighting is much better if
24 it's mounted above the sign aimed down. So
25 you have an instance where a lot of the

1 Suffolk County Planning Commission 6/3/09 82

2 light, you know, completely misses the sign.

3 This is a sign in East Hampton where
4 they switched over to a top mounted
5 (indicating), because there were glare
6 problems for people who were trying to turn
7 in.

8 So there are five solutions to light
9 pollution. Education primarily, setting
10 examples, setting up policies and guidelines,
11 having regulations and enforcement.

12 We already have some guidelines that we
13 use. The International Dark Sky Association;
14 LEED; the U.S. Green Building Council has a
15 light pollution credit; the IESNA, the
16 Illuminating Engineer Society of North
17 America produces recommendations for light
18 levels, and plenty of other examples.

19 This is the guidance that we use for new
20 site plans (indicating). If you hand these
21 out to any business that's putting together a
22 lighting plan, they can come back and they
23 can give you the prop- -- proper amount of
24 light.

25 These are foot candle measurements

1 Suffolk County Planning Commission 6/3/09 83

2 (indicating).

3 And, also, manufacturers will provide
4 lighting plans for free.

5 A lot of people talk about light, using
6 lighting as security. So what we advocated,
7 using -- you know, examined real security not
8 just bad lighting.

9 And the U.S. Department of Justice, in
10 1977, said, There is a strong indication that
11 increased lighting only decreases the fear of

12 crime, not actual crime.

13 A survey of inmates convicted of
14 property crimes, they were asked what
15 deterrents are there for them carrying out a
16 crime. And dog, alarm system, somebody at
17 home -- security lighting was not even on
18 that chart.

19 Nationally, two-thirds of property
20 crimes are actually committed during the day.

21 And a number of campuses have started to
22 institute a dark sky policy. In fact, out in
23 California, when they had the energy crisis,
24 a whole school system turned off their lights
25 in order to save energy, but in turn, they

1 Suffolk County Planning Commission 6/3/09 84
2 also reduced vandalism and break ins. So
3 they saved money, you know, three different
4 ways.

5 So the British Journal of Criminology,
6 if any decision is taken to increase
7 lighting, it needs to be taken on the best
8 possible evidence.

9 In Chicago, they increased the wattage
10 in their alloy light fixtures, which actually
11 resulted in an increase in the crime.

12 So we need to use common sense when it
13 comes to our safety and security. Lighting
14 all by itself is not going to work unless you
15 have somebody who's going to actually report

16 that crime if they see someone.

17 Your neighbors are much more likely to
18 call the police if they see a
19 motion-activated light.

20 And, also, lighting-deserted areas are
21 going to be more susceptible to vandalism and
22 graffiti if the owners think they're securing
23 their property with just the lighting.

24 Here's a prison with good lighting
25 (indicating). This is up in Cellophane,

1 Suffolk County Planning Commission 6/3/09 85
2 Vermont (sic), and it was designed by a
3 lighting designer because they wanted to help
4 protect the -- the use of a local observatory
5 nearby.

6 And sometimes we end up with some really
7 bad ATM lighting because they say that they
8 need to meet the New York State light levels,
9 which they can by using shielded lighting.
10 They don't need to have, you know, these
11 unshielded wall packs (indicating).

12 These are the old-fashioned spun
13 parabolic sports light (indicating). This is
14 a new technology, it's far superior.

15 These are the fully shielded
16 (indicating), so that you can direct forced
17 lighting, which is a very high intensity
18 lighting, very -- good help with energy
19 efficiency.

20 And here, this is an interesting
21 contrast (indicating). The field on the
22 far -- there's a field in the back, and you
23 can't see the glare from the fixtures, only
24 in the foreground.
25 These are shielded (indicating).

1 Suffolk County Planning Commission 6/3/09 86

2 I wanted to point out that this is the
3 year of astronomy, 2009. We do have a
4 20-inch telescope out in Montauk, at the
5 Montauk County Park -- the Suffolk County
6 Park (indicating).

7 And this is what -- our building that
8 we're planning (indicating). This will be
9 available for free for everybody in Suffolk
10 County to come out and enjoy.

11 Just quickly, to review the causes.
12 Unshielded, excessive light fixtures that
13 emit light upward and off the target; light
14 levels that exceed the recommendations;
15 unnecessary or redundant lighting; misaimed
16 fixtures, fixtures incorrectly located; or no
17 sensor dimming and shut-off control.

18 And my recommendations for Suffolk
19 County are virtually the same. To include
20 light pollution as a consideration for your
21 environmental review; to review the current
22 codes that we have on the books and revise
23 them; consider the impact of night lighting

24 on the use and character of adjacent
25 properties; helping municipalities to adopt

1 Suffolk County Planning Commission 6/3/09 87

2 outdoor lighting standards; require the
3 county itself to meet the standards; and
4 review our lighting and to educate the
5 public.

6 And you can reach me in East Hampton.
7 And my Web site is darkskysociety.org, where
8 I have a number of useful handouts.

9 CHAIRMAN CALONE: And I guess we know
10 where to find you --

11 MS. HARDER: Yeah, that's my --

12 CHAIRMAN CALONE: -- we know it's you
13 when you pull up next to us in the parking
14 lot.

15 MS. HARDER: Honk and you'll see me.

16 COMMISSIONER BRAUN: That would be noise
17 pollution.

18 MS. HARDER: Did I make it in
19 ten minutes?

20 CHAIRMAN CALONE: Well -- thank you,
21 Susan, so much for your --

22 (Laughter)

23 CHAIRMAN CALONE: Thank you very much
24 for the --

25 MS. HARDER: Yes. Thank you.

1 Suffolk County Planning Commission 6/3/09 88
2 CHAIRMAN CALONE: -- presentation.
3 Anyone have any questions for Susan?
4 (WHEREUPON, there was no response.)
5 CHAIRMAN CALONE: We do need to move on
6 to our -- on to the rest of the agenda.
7 But, Susan, thank you so much. I mean,
8 this is --
9 MS. HARDER: Thank you.
10 CHAIRMAN CALONE: -- not only
11 insightful, but also allows us to keep in
12 mind with public safety and, perhaps, helping
13 to promulgate some -- some good best
14 practices on this. And we'll also eagerly
15 await to see how the -- what happens with the
16 Town of Southampton resolution, which I know
17 you've worked quite a bit on.
18 So thank --
19 MS. HARDER: And you refrained from
20 saying it was enlightening.
21 SECRETARY ESPOSITO: I was going to say
22 that.
23 CHAIRMAN CALONE: I wasn't that quick.
24 I know Adrienne would have said that, though.
25 SECRETARY ESPOSITO: Yes.

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2 CHAIRMAN CALONE: Any other comments or
3 questions for Susan?

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(WHEREUPON, there was no response.)

4
5 CHAIRMAN CALONE: If not, thank you so
6 much. And we'll move on.

7 Again, without objection, I want to move
8 to the County 58 -- Route 58 discussion.

9 Just so everyone knows, let me give a --
10 a moment of -- just kind of a background to
11 County 58.

12 There are -- in -- in -- just by way of
13 jurisdiction, I think it's important that
14 everyone knows this.

15 In the state code for the jurisdiction
16 of planning commissions, the default is that
17 the county planning commissions play an
18 advisory role with respect to -- to state and
19 county roads. However, in the Suffolk County
20 charter, it doesn't indicate that we have
21 explicit -- that -- that those roads
22 necessarily need to -- necessarily need to be
23 referred through us. However, we've
24 obtained -- certainly, we know this is a
25 regionally significant project, and there's

1 Suffolk County Planning Commission 6/3/09 90
2 certainly nothing wrong with us making
3 recommendations to the planning department --
4 excuse me -- to the Department of Public
5 Works to reflect those planning
6 considerations.

7 And, in that regard, Vince has taken the

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8 lead on this.

9 And, Vince, perhaps, you can provide a
10 little bit of background on Route 58, as well
11 as having your thinking on your resolution.

12 COMMISSIONER TALDONE: Sure.

13 If I can briefly summarize. I know all
14 the -- the commissioners have received a copy
15 of the proposed resolution and the
16 attachments, so I'll -- I'll try to just
17 summarize.

18 Back in -- several years ago, Suffolk
19 County DPW had come up with a plan for the
20 expansion of County Road 58, which included a
21 raised median, large shoulders, lots of
22 pedestrian-friendly characteristics, and
23 that's basically what we've all sort of been
24 expecting.

25 However, back in May of this year, DPW

1 Suffolk County Planning Commission 6/3/09 91
2 came to town to meet with some business
3 entities along County Road 58, and explained
4 that they are moving ahead, starting this
5 fall, with an expansion, similar to that
6 which was completed on County Road 39, that
7 will occur completely within the existing
8 right-of-way.

9 Unfortunately, though, that means that
10 shoulders will be eliminated entirely.
11 Sidewalks, the curbs will butt right up

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12 against traffic -- travel lanes. Also,
13 because of the lack of right-of-way, they're
14 not moving the power lines, so in some
15 instances, power lines will be situated in
16 the center of a sidewalk.

17 So, as was mentioned earlier, if you're
18 rolling along in your wheelchair, between the
19 pole and the curb will be only a couple of
20 inches. So you really can't be making a
21 mistake when you fall not into a shoulder,
22 but you fall -- which is bad enough, but
23 you -- you fall into a travel lane where cars
24 are going by at 45 mile an hour. My guess is
25 that if they don't have to travel that, it

1 Suffolk County Planning Commission 6/3/09 92
2 just basically precludes the use of that road
3 for people using mobility devices.

4 Bicycles also are just out of the
5 picture completely.

6 And, again, in terms of access, the
7 center median, which was to have been raised
8 and planted, is now needed for emergency
9 vehicle and left-turn access, since there are
10 no shoulders for automotive pull overs to get
11 out of the way of the emergency vehicles.

12 So, basically, we've kind of lost all
13 the attributes that we were hoping for
14 that would create a very multimodal and
15 inviting walkable community.

16 Because, as again was mentioned earlier,
17 I think by Councilman Wooten, unlike County
18 Road 39, we have huge shopping entities along
19 County Road 58. And then, right behind that,
20 we have a lot of residential, and I -- I dare
21 say, you know, workforce housing by default
22 where people do a lot of walking. We have
23 three of our major schools within a couple of
24 blocks of Route 58. And, of course, we have
25 students crossing the street during lunch

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2 hour to go to their favorite fast food place
3 or -- or to shop.

4 And most catastrophic, in my view is --
5 actually, there's two factors.

6 One, by eliminating shoulders, it
7 creates illegal stops for the county's bus
8 system. So every time a county bus stops in
9 a travel lane, which is prohibited by law,
10 they risk, one, a ticket, which of course,
11 the policeman may or may not actually pull them
12 over and ticket them, but when an accident
13 occurs around that bus, I will bet the farm
14 that the attorney suing the -- the other
15 vehicle's insurance company will also cite
16 the county as being partially responsible for
17 having made an illegal stop. Not to mention
18 the fact that it, of course -- or, actually,
19 I'm mentioning the fact that it makes it

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20 quite difficult for bus passengers to offload
21 and access the bus comfortably and safely
22 away from moving lanes.

23 So I -- the last other major issue, of
24 course, is that the traffic circle in
25 Riverhead, which, as some of you may know, is

1 Suffolk County Planning Commission 6/3/09 94
2 at the intersection of our regional hospital.
3 There are people crossing at that location at
4 all hours of day and night. It's difficult
5 now with no signalization or any kind of
6 specialized pedestrian system to get people
7 safely across the street. By doubling the
8 number of lanes coming through and -- and,
9 perhaps, speeds as well at night as
10 everything flows through, we have a -- a
11 major risk of collisions with pedestrians.

12 There are solutions. Actually, this --
13 our planning department has done a great deal
14 of work, going all the way back to 2000, with
15 a smart growth policy plan. In 2003, a
16 committee was formed to look into specific
17 recommendations. In 2006, the county
18 planning department put out a wonderful
19 report identifying the five hot spot growth
20 areas in Suffolk County, one of them being
21 Riverhead, and actually listed very specific
22 recommendations for mitigation of growth
23 along County Road 58, which includes much of

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24 the characteristics that were discussed
25 earlier and are actually indicated in the

1 Suffolk County Planning Commission 6/3/09 95
2 resolution and its attachments.

3 Unfortunately, at this point, the --
4 the -- and, actually, I wanted to also thank
5 Vision Long Island and other advocacy groups
6 who've come out in -- in support of
7 pedestrian-friendly development on the
8 roadway, and, also, to support intermodal
9 development rather than automotive-focused
10 expansion of infrastructure.

11 Now, that goes back to -- and I'm trying
12 to do this as quickly as I can, I know we
13 have limited time.

14 Comes back to the jurisdictional
15 question. DPW and the county attorney has
16 advised that we actually don't have
17 jurisdiction technically, but we did invite
18 DPW to come and chat with us on a -- on an
19 invitation basis. They have declined. They
20 have not responded to Town of Riverhead
21 suggestions, including one, which is actually
22 very timely, was that all the lighting on
23 Route 58 be dark skies compliant. We can ask
24 for that. We can't insist on it, because our
25 code does not apply to the county's

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2 right-of-way. So we're hopeful that they
3 will follow through with that, but we don't
4 know.

5 We've also asked for a signal preemption
6 system so that our emergency vehicles can get
7 through the area a little faster, get to the
8 hospital. The county, again, has said,
9 That's something the town can do at its own
10 expense someday.

11 There are a number of recommendations
12 that I -- and, again, I won't go through all
13 of them because they're here if you want to
14 read through them. Many of them have to --
15 or require additional right-of-ways, which is
16 a huge expense and will take time. Many of
17 us, including myself, feel we've lived with
18 an awful road for ten years or longer, we can
19 wait a little bit longer to get the right
20 road rather than the wrong road that we have
21 to live with for 50 years.

22 But there are improvements. I mean,
23 should we lose this battle, there are
24 improvements that could be implemented within
25 the existing right-of-way that would make it

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2 much safer for pedestrians. There are
3 minimally-raised medians, climbable medians,
4 that give a visual signal to drivers that

5 that's not a passing lane. And they
6 typically don't climb up on to it, but it
7 does permit emergency vehicles to run right
8 up the middle of the road and get -- get
9 closer to the hospital.

10 There are material concepts in terms of
11 a crosswalk at a traffic circle. You can
12 either signalize it so that pedestrians have
13 the ability to get through, and at all other
14 times, it's -- it's, you know, circle and go.

15 There are changed materials, brick or
16 concrete, that can be used to provide a
17 visual cue to drivers that that's a
18 pedestrian crossing. I know Andy had
19 mentioned that Brookhaven Hospital -- I
20 haven't seen this yet -- it actually has a
21 lighted system in the crosswalk, so that as
22 you approach, step into the crosswalk, the
23 amber lights come on and it alerts a driver
24 that something's there, one should slow down
25 and take a look, or be aware of your

1 Suffolk County Planning Commission 6/3/09 98
2 surroundings.

3 So there are many, many options without
4 extending the right-of-way that would at
5 least make this road that they're insisting
6 on building now a lot better for our
7 community.

8 So that's sort of a synopsis of where we
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9 are. And I hope, if we do end up -- if it is
10 confirmed that we don't have technical
11 jurisdiction to review roadways, I think we
12 do need to go to the legislature and see if
13 we can't get that changed as fast as we can.

14 You mentioned earlier the Heartland
15 project. I mean, I cannot imagine, as a
16 planning commission and a planning
17 department, looking at Heartland without
18 looking at the roadways around it. But
19 according to the county attorney or the
20 county code, we have no jurisdiction over the
21 roads, we can only look at the site. And
22 it's just -- in terms of planning, it just
23 doesn't make any sense to me. So --

24 CHAIRMAN CALONE: Thank you, Vince. And
25 thank you for your -- you know, your

1 Suffolk County Planning Commission 6/3/09 99
2 leadership on this and for bringing this, you
3 know, to everyone's attention.

4 I will say that I agree with you that it
5 is certainly disappointing that DPW chose not
6 to come here and not to engage in dialogue.

7 I do know that there was a written
8 response that we just received from DPW to
9 some of these suggestions that Tom has. But,
10 you know, since we are in a posture where all
11 we can do is raise these issues and raise
12 them in a public forum like this, and raise

13 them in a way to -- you know, if you please,
14 heighten and give people like, you know,
15 Councilman Wooten and Eric Alexander and
16 Elissa and -- you know, an opportunity to --
17 to voice their concerns, you know, we're
18 doing what I think we can do.

19 And I think that, you know, the
20 additional step that you're proposing, this
21 resolution of sending a letter to the
22 County DPW saying that there have been
23 efforts to look at this exact spot and
24 recommendations made that do not, on their
25 face, seem to be being achieved, I think is

1 Suffolk County Planning Commission 6/3/09 100
2 very worthwhile.

3 So thank you for your leadership on it.

4 COMMISSIONER BRAUN: (Indicating)

5 CHAIRMAN CALONE: Are there any more
6 questions --

7 COMMISSIONER BRAUN: Yeah, what is --

8 CHAIRMAN CALONE: Commissioner Braun.

9 COMMISSIONER BRAUN: What is the -- I
10 know they haven't directly -- although, Tom
11 has a letter now, which I'd be curious to
12 hear what's in it, but what are they
13 thinking? Why are they insisting on -- on
14 proceeding in this way?

15 CHAIRMAN CALONE: You know, I --

16 Tom, I'll let you -- I -- I'll -- do

17 want me to take it and then --
18 DIRECTOR ISLES: Sure, go ahead.
19 CHAIRMAN CALONE: I mean, my
20 understanding is that -- you know, there's --
21 to be fair, there are significant financial
22 costs to doing it in a different way. This
23 is doing it in a way that is --
24 COMMISSIONER HOLMES: Dollar cheap.
25 CHAIRMAN CALONE: I wouldn't use that

1 Suffolk County Planning Commission 6/3/09 101
2 phrase, but I think in a very cost-sensitive
3 manner. And, you know, they're get- -- I
4 mean, I think the -- the perspective of the
5 county executive and the County DPW is, we're
6 getting a -- a situation that is very bogged
7 down. We're widening it, we're expanding the
8 ability for people to -- to drive through in
9 a cost-efficient way.
10 But I -- you know, personally, I think
11 that what Councilman Wooten said is right.
12 If it's worth doing, it's worth doing right.
13 And if you're going to do it -- you know,
14 there are some simple steps that Vince has
15 even pointed out, you can do it in the
16 least -- if you're not going to be able to
17 buy the land adjacent than other -- can you
18 buy some pieces, maybe, to get bus turnouts.
19 Or, even if you can't do that, are there
20 things you can do with regard to

21 signalization and things like that to at
22 least improve it a little bit.

23 So that's my understanding of the county
24 executive's and the county administration's
25 perspective on it.

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2 Tom, I don't know if you want to add
3 anything else.

4 DIRECTOR ISLES: Maybe I'll just run
5 through Mr. Anderson's answer today, he came
6 in this morning --

7 COMMISSIONER BRAUN: I'm sorry, identify
8 the writer, is who?

9 DIRECTOR ISLES: Okay.

10 SECRETARY ESPOSITO: Commissioner --

11 COMMISSIONER BRAUN: Oh --

12 SECRETARY ESPOSITO: -- Anderson.

13 COMMISSIONER BRAUN: -- the
14 commissioner.

15 DIRECTOR ISLES: Gilbert Anderson is the
16 Commissioner of Public Works for Suffolk
17 County. We did send him -- and I think Vince
18 had sent him a copy of this comment. So we
19 asked him if he could at least respond to the
20 comment, if they could make an appearance
21 today. And I'll just -- I won't read them
22 verbatim, but just to quickly go through
23 them.

24 Number one, install emergency vehicle
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25 preemption.

1 Suffolk County Planning Commission 6/3/09 103

2 "There are two vendors that provide
3 emergency preemption, with each of the
4 vendor's equipment having different protocol.
5 As you can imagine, if each fire department
6 chooses a different vendor, it would be
7 chaotic. Therefore, until the Town of
8 Riverhead selects one vendor to standardize,
9 the emergency preemption cannot be installed.
10 However, the county will be installing the
11 necessary cabling so that the town and/or
12 fire department simply need to install the
13 sensors to the signal span."

14 The sidewalk -- upgrade sidewalk and
15 pedestrian safety.

16 "To provide that the sidewalk section
17 suggested, right-of-way acquisition would be
18 required. This would increase the project
19 scope to a size that could not be funded by
20 the county. This project is being
21 constructed within the right-of-way, it has
22 no acquisition. The current proposed
23 sidewalk section is 5 feet wide, and
24 maintains a 36-inch clearance at all
25 locations, as per the American Disability

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Act."
Eliminate sidewalk obstacles, the answer
to this is.

"This would require right-of-way
acquisition," and they refer back to response
number 2.

Bus turnouts.

"Bus turnouts would also require
right-of-way acquisition. Typically,
right-of-way acquisition takes about three
years, and a delay of three years is
unacceptable. Right-of-way acquisition and
bus turnouts can be pursued at a later date.
A highway design provision to coordinate the
transportation division to investigate the
feasibility of a future project and construct
bus turnouts."

Okay. Center medians.

The issue with center medians is
providing access to the businesses along the
roadway, and they feel that putting medians
in would create a problem in terms of access
to those businesses.

Signalization for pedestrians.

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They were talking about "geometric
differences between existing traffic circle
and the design of the roundabout will reduce

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5 vehicular speed, and thus increase safety of
6 pedestrians." So they feel the design will
7 address that.

8 I will provide copies of this letter to
9 you subsequent to this meeting.

10 Lighting.

11 "Roadway lighting is under the
12 jurisdiction of the Town of Riverhead."

13 And landscaping.

14 "The county will maximize the
15 landscaping within the right-of-way, and
16 coordinate with adjacent landowners to do
17 landscaping on private property."

18 I realize I've thrown this out to you
19 quickly and you haven't had a chance to look
20 at it, but we will provide copies.

21 CHAIRMAN CALONE: And just to be clear,
22 the response, actually, is to the
23 recommendations. If anyone looks at the
24 resolution, the resolution itself relates to
25 the county planning department's --

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2 DIRECTOR ISLES: Right.

3 CHAIRMAN CALONE: -- suggestions about
4 best practices, or I should -- smart growth
5 and smart transportation that was in the
6 2006 report. DPW is not responding to that.
7 They're responding to other suggestions made
8 by Vince, as well as the handicap advisory

9 06_03_09_Planning_Commission.txt
group from the Town of Riverhead, which is
10 one of the attachments to your resolution.
11 But anyway --

12 COMMISSIONER HOLMES: May I ask a
13 question?

14 CHAIRMAN CALONE: Yes,
15 Commissioner Holmes.

16 COMMISSIONER HOLMES: I believe -- Vince
17 and I were talking on the way home from the
18 last meeting.

19 Do I remember correctly your mentioning
20 that the State DOT had come up with a nice
21 plan for this road, but that the DPW put it
22 aside because it was too costly? Do I
23 remember that correctly?

24 COMMISSIONER TALDONE: Well, actually,
25 it's close.

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2 DPW itself had come up with a much
3 better plan --

4 COMMISSIONER HOLMES: I see.

5 COMMISSIONER TALDONE: -- for this road
6 several years back, which met all of our
7 requirements. And the town's planning
8 department, again, the town board, have been
9 requiring dedications of additional land from
10 every property under who came into the site
11 plan. So the -- you know, the Home Depot,
12 the new Lowe's that we'll be talking about

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13 later, will all be providing enough
14 right-of-way for bus turnouts and more. But
15 everything else in between, where the older
16 shopping centers are, will lose their
17 shoulders. You know, so they would have to
18 buy the land in those areas.

19 That was under the original plan they
20 were going to go through and acquire, but
21 they have now dropped that out.

22 COMMISSIONER HOLMES: So they -- they
23 dropped it out completely. So although some
24 acquisition was provided for it, it's now all
25 off the table because they can't do it

1 Suffolk County Planning Commission 6/3/09 108
2 straight on?

3 COMMISSIONER TALDONE: Right. So
4 they're not -- they're not going to utilize
5 them. In the locations where the
6 developments have already occurred, like the
7 Home Depot and what will come soon is the --
8 the Lowe's, there will be a turning lane and
9 there will be a bus turnout, and we've gotten
10 a couple of others. But most of our bus
11 stops occur --

12 COMMISSIONER HOLMES: Oh, I know,
13 because I ride the Jitney and that stops --

14 COMMISSIONER TALDONE: Right.

15 COMMISSIONER HOLMES: -- right there in
16 the middle of the road.

17 COMMISSIONER TALDONE: Right. And it
18 took us --
19 COMMISSIONER HOLMES: And --
20 COMMISSIONER TALDONE: -- nine years to
21 get the bus shelters put in that --
22 COMMISSIONER HOLMES: Right.
23 COMMISSIONER TALDONE: -- location, and
24 now the bus stop is illegal.
25 COMMISSIONER HOLMES: Yeah. Oh, dear.

1 Suffolk County Planning Commission 6/3/09 109

2 And I -- I had -- I would hope that in
3 the letter that I hope we authorize our
4 commission chair to write that we might
5 mention the additional factor, which is the
6 spillover from people who won't use the road
7 because it takes -- it's such a traffic jam.
8 They are creating a hazard on the North Road,
9 for example, because the 18 wheelers are
10 coming on to the North Road and creating a
11 tremendous hazard for anybody --

12 COMMISSIONER TALDONE: Absolutely.

13 COMMISSIONER HOLMES: -- driving in a
14 passenger vehicle.

15 COMMISSIONER TALDONE: And may -- may I
16 just -- very quickly, just be -- the project
17 actually runs from back -- about where the
18 Home Depot is, where the lane now -- the
19 west- -- the eastbound lanes merge into one,
20 and will end one block east of the traffic

21 06_03_09_Planning_Commission.txt
circle at Ostrander Avenue, where cars will
22 then have to merge back into a single lane.
23 So the congestion isn't eliminated, it's
24 moved up --
25 COMMISSIONER HOLMES: Right.

1 Suffolk County Planning Commission 6/3/09 110

2 COMMISSIONER TALDONE: -- about a mile
3 and a half, directly in front of our
4 hospital.

5 COMMISSIONER HOLMES: And the lack of --

6 COMMISSIONER TALDONE: So if you want to
7 get through quickly, you're still going to
8 avoid County Road 58 and go up to --

9 COMMISSIONER HOLMES: That's what I --
10 yeah.

11 COMMISSIONER TALDONE: -- the roads that
12 we don't want the tractor trailers using.

13 COMMISSIONER HOLMES: Okay.

14 COMMISSIONER TALDONE: And there have
15 been a number of -- of conflicts that have
16 just been quite ugly, because those roads are
17 certainly not built to handle the tractor
18 trailers.

19 COMMISSIONER ROBERTS: (Indicating)

20 CHAIRMAN CALONE: All right.

21 Commissioner Roberts.

22 COMMISSIONER ROBERTS: David, just a
23 couple of questions to follow up on some of
24 the comments that were made.

25

1 Suffolk County Planning Commission 6/3/09 111
2 implication that the county executive's
3 office agreed or sort of approved of this
4 concept of the way it was being handled?
5 CHAIRMAN CALONE: Well, I -- I guess I
6 shouldn't speak --
7 COMMISSIONER HORTON: There's the
8 million-dollar question.
9 CHAIRMAN CALONE: -- for the county
10 executive -- what's that?
11 COMMISSIONER HORTON: There's the
12 million-dollar question.
13 (Laughter)
14 COMMISSIONER ROBERTS: Where -- where I
15 was going was if we were --
16 CHAIRMAN CALONE: Let me just say, all
17 we've --
18 COMMISSIONER ROBERT: Let me just add to
19 that. Where I was going --
20 CHAIRMAN CALONE: Yeah.
21 COMMISSIONER ROBERTS: -- is then I
22 would add -- with the -- if we're going to
23 pass the referendum on the letter, I would
24 also suggest that perhaps we would send this
25 letter to the county executive's office; I

2 would add that to the distribution.

3 I have about three questions, so do you
4 want to answer that one?

5 CHAIRMAN CALONE: First of all, yes, we
6 can certainly CC the county executive. You
7 know, obviously, the county executive is the
8 chief executive officer for the county, and,
9 you know, DPW reports to him. I don't know
10 that we've had any conversations directly
11 with the county executive about this, it's
12 been with DPW. So I don't mean to imply that
13 the county executive himself, you know,
14 has -- has played a role here. But we do
15 know that DPW had selected a particular
16 course of action, or intends to pursue a
17 particular course of action that has raised
18 concerns both by the Town of Riverhead, smart
19 growth advocates, and, of course, here.

20 COMMISSIONER ROBERTS: So my first
21 statement was then, at least CC the county
22 executive.

23 Second was a clarification. It wasn't
24 clear to me whether you were saying that we
25 definitely had the legal opinion that this

1 Suffolk County Planning Commission 6/3/09 113
2 was not our jurisdiction. There were some
3 comments that implied we were still waiting.
4 So could you please clarify that.

5 CHAIRMAN CALONE: Yeah. We have --

6 there is no requirement that DPW submit the
7 plans to us for a formal review. And for
8 that reason, we don't have a staff report on
9 it, for instance. And, therefore, anything
10 we say, you know, is merely, you know, a
11 recommendation to them.

12 We have talked to the county attorney's
13 office and understand that it's perfectly
14 fine for us to opine on it, in -- in -- in
15 the form of, perhaps, a letter saying, here's
16 what the county -- as Vince has proposed,
17 here's what the county planning department
18 has thought when they previously looked at
19 this space, here's some, you know, kind of
20 best practices that -- best planning
21 practices. But that this does not formally
22 need to come before us, and, therefore, we're
23 not doing a full review with all of our
24 conditions or anything like that, or even the
25 formal comments just --

1 Suffolk County Planning Commission 6/3/09 114

2 COMMISSIONER ROBERTS: Right.

3 CHAIRMAN CALONE: -- it's more sharing.

4 COMMISSIONER ROBERTS: And so then my
5 third comment would be to reinforce what
6 Vince suggested, that, perhaps, we also
7 should add the step -- the possibility to go
8 in front of the legislature to change this,
9 because certainly the point -- this is --

10 particularly on Heartland, it certainly
11 justifies our doing that.

12 COMMISSIONER HOLMES: Giving up that
13 jurisdiction? You mean, extending our
14 jurisdiction.

15 COMMISSIONER ROBERTS: Yes. Yes.

16 CHAIRMAN CALONE: The -- the -- the
17 state code provides for that in certain
18 instances for planning commissions, for
19 whatever reason, and I don't know that we
20 know the legislative history. When the
21 county law authorizing this commission was
22 created, it did not include that provision in
23 it, which is why the county attorney's office
24 has opined that we do not have kind of formal
25 recommendation propos- --

1 Suffolk County Planning Commission 6/3/09 115

2 COMMISSIONER ROBERTS: But we could take
3 steps to recommend it.

4 CHAIRMAN CALONE: We could certainly --
5 you know, as the -- as the planning entity
6 for the county, we can send a letter saying,
7 Hey, here's some thoughts.

8 COMMISSIONER ROBERTS: Right.

9 DIRECTOR ISLES: (Indicating)

10 CHAIRMAN CALONE: Tom, you wanted to say
11 something?

12 DIRECTOR ISLES: Just two points.

13 I'm not convinced that we're not going

14 to have -- you're not going to have any
15 authority on Heartland. This is just
16 strictly a public project on public land.
17 You do have direct referral authority on
18 private applications, and if those
19 applications have traffic impacts as part of
20 the review, I think you could consider
21 highway impacts and highway design solutions
22 to some extent.

23 And then, secondly, if you are thinking
24 about a suggestion to change the county
25 charter, I think that we should, obviously,

1 Suffolk County Planning Commission 6/3/09 116
2 talk about that a little bit further in that
3 maybe there's a -- a cooperative arrangement
4 with DPW that we could do that would be a
5 little bit easier to accomplish, or we could
6 have an arrangement or a memorandum with them
7 on a -- at least a courtesy review, which is
8 essentially what the state law provides on
9 certain counties, not this county, but there
10 may be other ways of achieving without a
11 charter amendment that might be a little more
12 practical.

13 COMMISSIONER ROBERTS: Good.

14 CHAIRMAN CALONE: Good point. And let's
15 table that conversation --

16 DIRECTOR ISLES: Okay.

17 CHAIRMAN CALONE: -- for another time,

18 because I think we've just got to focus on
19 what we're doing here.

20 COMMISSIONER McADAM: (Indicating)

21 DIRECTOR ISLES: Okay.

22 CHAIRMAN CALONE: Tom McAdam.

23 COMMISSIONER McADAM: And I just want to
24 point out two things.

25 One is I -- I believe the County Road 58

1 Suffolk County Planning Commission 6/3/09 117

2 project starts in October. So --

3 CHAIRMAN CALONE: Well, it hasn't been
4 put out -- it hasn't been put out --

5 SECRETARY ESPOSITO: September.

6 CHAIRMAN CALONE: -- to bid yet --

7 COMMISSIONER TALDONE: They --

8 SECRETARY ESPOSITO: Yeah.

9 COMMISSIONER TALDONE: They promised
10 right after Labor Day.

11 COMMISSIONER McADAM: Right after Labor
12 Day.

13 CHAIRMAN CALONE: Right.

14 COMMISSIONER TALDONE: So it goes out to
15 bid in a couple of weeks, actually. So --

16 CHAIRMAN CALONE: Right.

17 COMMISSIONER McADAM: The other thing
18 is, it's been a long time since I worked on
19 the capital program, but during the capital
20 program process, this particular project
21 would have been in the capital program. And

22 at that time, the planning department and
23 environmental quality have an opportunity to
24 make recommendations on it. And I was just
25 wondering if that's -- that's really our one

1 Suffolk County Planning Commission 6/3/09 118
2 shot at a -- could be our one shot at the
3 project is during -- in the future now,
4 during the capital program process. I don't
5 know if that was -- those recommendations --
6 Tom, if you bring them to the -- the
7 commission --

8 DIRECTOR ISLES: Well, it certainly did
9 go through CEQ, the Council on Environmental
10 Quality, that is required under the county
11 procedures. CEQ's jurisdiction is for the
12 purposes of SEQRA guidance in terms of
13 classification of the action, and a
14 recommendation to the legislature on the path
15 for SEQRA. They can sometimes -- you know,
16 informally, they provide comments on a
17 project, but that's not really their primary
18 purpose. It's to determine if it's a Type I,
19 an Unlisted, or a Type II action.

20 So Jim Bagg administers that process on
21 behalf of CEQ within the County Planning
22 Department, and this did go through CEQ. DPW
23 made a presentation on it. CEQ did issue a
24 recommendation that was subsequently adopted
25 by the legislature as it involved the SEQRA

1 Suffolk County Planning Commission 6/3/09 119
2 process, the compliance with SEQRA.
3 COMMISSIONER LANSDALE: (Indicating)
4 CHAIRMAN CALONE: Thanks.
5 Commissioner --
6 DIRECTOR ISLES: That was more --
7 CHAIRMAN CALONE: -- Horton.
8 DIRECTOR ISLES: -- procedural than
9 substantive.
10 CHAIRMAN CALONE: I'm sorry. Sorry.
11 DIRECTOR ISLES: It's okay.
12 CHAIRMAN CALONE: Commissioner Horton.
13 COMMISSIONER HORTON: (Head gesture)
14 COMMISSIONER LANSDALE: (Indicating)
15 CHAIRMAN CALONE: Commissioner Lansdale.
16 COMMISSIONER LANSDALE: First, I want to
17 applaud Vince for bringing this to our
18 attention.
19 Second of all, I had a question on the
20 source of funding for this project, whether
21 this was a stimulus-funded project. My
22 reason for the question is to see if there's
23 other ways that we could influence this
24 design. And if it is stimulus funding --
25 DIRECTOR ISLES: Right.

1 Suffolk County Planning Commission 6/3/09 120

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COMMISSIONER LANSDALE: -- a

stimulus-funded project, perhaps there's another way to -- to influence this.

DIRECTOR ISLES: To my knowledge, it's a capital-funded project --

COMMISSIONER LANSDALE: Okay.

DIRECTOR ISLES: -- to the county capital program. I'm not aware that it's funded through federal stimulus funds.

COMMISSIONER LANSDALE: Okay.

COMMISSIONER KELLY: (Indicating)

CHAIRMAN CALONE: Mike.

Commissioner Kelly.

COMMISSIONER KELLY: If you could just -- a -- a history on -- on 58. Why wasn't it contemplated, or was it contemplated that the right-of-way should be wider back when this design began 15 years ago, whenever it was?

DIRECTOR ISLES: Right. It was contemplated. Similar to County Road 39, both were contemplated, as well as Nicolls Road, County Road 97, for example, that would involve the widening of both roadways,

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Suffolk County Planning Commission 6/3/09 121
meeting federal standards in terms of lane widths, shoulder widths, and so forth.

The problem that the county has faced is the cost of that project. An example, County

6 Road 39, which was estimated, I think, at
7 around \$60 million, using that standard, the
8 county did it for about \$12 million. So the
9 question is, do we not do it and have the
10 problems -- and the points you're making
11 today are certainly important points, and I
12 guess it's a trade off that's ultimately made
13 in terms of the cost versus not doing it.

14 COMMISSIONER KELLY: Right. And -- and
15 do you have estimates of the cost, of that --

16 DIRECTOR ISLES: For County Road 58?

17 COMMISSIONER KELLY: Yeah.

18 DIRECTOR ISLES: I don't have that in
19 front of me, but I know there's a -- you
20 know, considerations.

21 COMMISSIONER KELLY: That could be a --
22 a thing back to what Sarah was alluding to,
23 maybe that's part of a stimulus --

24 COMMISSIONER TALDONE: If I may be --

25 COMMISSIONER KELLY: -- the cost of

1 Suffolk County Planning Commission 6/3/09 122

2 that, you know.

3 CHAIRMAN CALONE: Vince.

4 COMMISSIONER TALDONE: From what I
5 understand, the previous road, the total was
6 45 million, but not for acquisition. I mean,
7 the acquisition was actually a very small
8 part of the expense. It's the moving of the
9 drainage and everything else that goes with

10 06_03_09_Planning_Commission.txt
it, and that drove the price way up there.

11 CHAIRMAN CALONE: Right. So -- and,
12 actually, there may also be middle grounds
13 there about doing some --

14 COMMISSIONER TALDONE: Sure.

15 CHAIRMAN CALONE: -- pieces of it, too.

16 COMMISSIONER POTTER: (Indicating)

17 CHAIRMAN CALONE: Commissioner Potter.

18 COMMISSIONER POTTER: Well, I just --
19 what I was wondering, if there isn't any
20 negotiation to be had on some of these
21 issues, even with the existing budget --
22 because it sounds like this was -- this
23 aspect of it, the review plan, was not really
24 negotiated with the community. But if
25 they're going out to bid in a couple of

1 Suffolk County Planning Commission 6/3/09 123
2 weeks, I could see why they don't want to
3 talk to anybody, because their plans are
4 probably drafted.

5 COMMISSIONER TALDONE: I have them.

6 COMMISSIONER POTTER: So -- so -- you
7 have them. Okay.

8 So, you know, that's -- if anything's
9 going to happen, it would have to happen very
10 quickly, which really comes back to the
11 county executive's office, it sounds like to
12 me. That's the place that people should be
13 going at this point. Not that we're

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14 advocates, but --
15 CHAIRMAN CALONE: What we have to give
16 forward is simply --
17 SECRETARY ESPOSITO: Yeah.
18 CHAIRMAN CALONE: -- you know, good
19 planning, and, you know, forward thinking.
20 And I think that that's why we -- if we're
21 going to do anything, as Vince has suggested
22 in this letter, it has to be done now. And I
23 think Barbara's idea of CCing the county
24 executive's office makes abundant sense, and
25 consistent with what you're saying.

1 Suffolk County Planning Commission 6/3/09 124
2 COMMISSIONER POTTER: Well, the people
3 that care about it should probably pick up
4 the phone at this point.
5 CHAIRMAN CALONE: Oh, yeah. And I think
6 that has happened, to my understanding.
7 COMMISSIONER TALDONE: My voice is
8 hoarse.
9 I just want to make one other point.
10 The DOT -- the state provides funding in
11 some instances, it partially funds county --
12 county work. And I know the -- and think,
13 Linda, this is what you're referring to. The
14 current plan for County Road 347 -- I mean,
15 State Road 347, which is our dream
16 redevelopment road with bike lanes and lots
17 of shade trees and -- just a wonderful,

18 06_03_09_Planning_Commission.txt
wonderful --

19 SECRETARY ESPOSITO: He's not
20 advocating.

21 COMMISSIONER TALDONE: Not that I'm
22 advocating. I mean, it's a planner's dream,
23 actually, and I -- I'll go that far.

24 That's done by the state, and the state
25 doesn't build roads the way this is proposed

1 Suffolk County Planning Commission 6/3/09 125
2 anymore, so I've been told. So my question
3 is, you know, does the state under- --
4 because they are partially funding this work,
5 do they have any -- any ability to weigh in
6 on what's done with the money that they're
7 sending to the county? That is beyond my
8 knowledge level, and I -- I --

9 COMMISSIONER HOLMES: Don't I -- don't
10 we remember the Riverhead supervisor telling
11 us that the state was giving them something
12 like \$8 million of their total cost to -- the
13 state is giving some funding to this project;
14 right?

15 COMMISSIONER TALDONE: That's my
16 understanding, but I haven't seen, you know,
17 what fund that comes out of, but part of the
18 county's road money comes from the state.
19 The state has much, much different standards
20 now --

21 COMMISSIONER HOLMES: Yeah.

22 COMMISSIONER TALDONE: -- because
23 they've really seen the light in terms of
24 road development, walkable communities,
25 sustainable communities. I mean, it's --

1 Suffolk County Planning Commission 6/3/09 126
2 it's all part of their language now.

3 They actually showed up at an East End
4 Transportation Council meeting a couple of
5 weeks back to make a presentation to the
6 East End to show what their new concepts are
7 for 347 and other state roads. So we're
8 pretty excited, and, of course, my -- my --
9 my comment was, would you care to take over
10 County Road 58 as a state road, and they
11 laughed. But -- it didn't get very far.

12 CHAIRMAN CALONE: And the sad thing is
13 that that -- County Road 58 is as much a
14 regional transportation asset as --

15 SECRETARY ESPOSITO: Yeah.

16 CHAIRMAN CALONE: -- you know, as any of
17 these others.

18 SECRETARY ESPOSITO: As 347.

19 COMMISSIONER BRAUN: As 347.

20 CHAIRMAN CALONE: Right.

21 COMMISSIONER TALDONE: And as you've
22 seen in my -- you know, I don't know if
23 you've read some of the e-mails where -- you
24 know, we've spent nine -- I've spent nine
25 years. When I first arrived in -- in -- at

1 Suffolk County Planning Commission 6/3/09 127
2 my house in Riverhead -- I bought my house in
3 Riverhead, I noticed there were not even
4 signs indicating where the buses stopped, let
5 alone actual bus stops or shelters. Since
6 then, we've brought in signage, we've --
7 we've -- we've gotten ourselves an East End
8 bus shelter designed specifically for East
9 End towns that -- and we -- we conduct- --
10 we've put into place an intermunicipal
11 agreement with the county, which gave
12 responsibility for maintenance to the town,
13 but relieved us of the obligation to have
14 giant billboards on our bus shelters, which
15 none of the East End towns wanted.
16 So we've been working really, really
17 hard to try to attract people into the
18 transit system. We'd love to see the folks
19 sharing places in the Hamptons come up to
20 Riverhead and shop, get back on the bus, do
21 not take the car, do not rent a car, and go
22 back to their shares in the Hamptons. I
23 mean, that's -- that's our thought. Or at
24 least employees use the bus, and more and
25 more are. Ridership is up on the East End

1 Suffolk County Planning Commission 6/3/09 128
2 20 to 30 percent. Not simply because of the

3 bus shelter, but increases in service, the
4 higher cost of fuel and so on.

5 So I refer you to all this because we've
6 been working very hard as a town, and even
7 the East End towns. We've been working with
8 Southampton, which actually helped design --
9 and they did most of the design work for our
10 shelter to create a more transit-friendly
11 environment. And then the county comes along
12 with a road that actually sets us back. It's
13 just painful.

14 COMMISSIONER HOLMES: Well, perhaps --

15 COMMISSIONER TALDONE: I mean --

16 COMMISSIONER HOLMES: -- the state
17 could -- the State DOT could be CC'd on the
18 letter that we hope we'll authorize you to
19 write.

20 CHAIRMAN CALONE: And that's -- that's
21 the right --

22 COMMISSIONER TALDONE: Why not? And
23 then I'll make the follow-up calls --

24 CHAIRMAN CALONE: And I'm sure we
25 could -- we could -- that's easy.

1 Suffolk County Planning Commission 6/3/09 129

2 Any other comments or questions?

3 COMMISSIONER BRAUN: (Indicating)

4 CHAIRMAN CALONE: Seeing --

5 COMMISSIONER BRAUN: I -- I --

6 CHAIRMAN CALONE: -- none -- seeing Bob.

7 COMMISSIONER BRAUN: I'm sorry. I'm
8 very sorry.

9 Is there some -- I would assume there
10 are traffic studies that show that we need
11 two traffic lanes in each direction here. I
12 mean, there's -- what is behind this, other
13 than giving us another traffic lane in each
14 direction? It seems like there are so many
15 compromises being made to accomplish that
16 purpose.

17 CHAIRMAN CALONE: Well, clearly Route 58
18 is -- is clogged, it's a -- you know, it's a
19 major arterial going out to the North Fork.
20 The idea is to lessen that traffic impact.
21 Though, as Vince pointed out, it may well
22 simply have the result of pushing that
23 traffic past the big box stores and more
24 towards the -- where the hospital is in that
25 area. I do believe there may be some intent

1 Suffolk County Planning Commission 6/3/09 130
2 of ultimately pushing it out even --

3 DIRECTOR ISLES: Right.

4 CHAIRMAN CALONE: -- further, you know,
5 out further east, that that -- the multi-lane
6 expansion. But, I don't know.

7 Tom, is there anything else you want to
8 add.

9 DIRECTOR ISLES: Well, I think -- by the
10 way, with the tapering of the lane past the

11 traffic circle, I think they're looking at
12 the volumes of traffic. And there's a
13 decline in the traffic if you get further
14 east, so I think they're believing that
15 they're providing you the lane where the
16 traffic is the highest.

17 CHAIRMAN CALONE: So around those
18 stores.

19 DIRECTOR ISLES: Right.

20 CHAIRMAN CALONE: Right.

21 DIRECTOR ISLES: And, you know,
22 certainly the concerns of the commission
23 expressed today and expressed by Vince
24 earlier are understood. And when I spoke to
25 Commissioner Anderson last week, he was

1 Suffolk County Planning Commission 6/3/09 131
2 completely understanding of them, and I think
3 what he's been trying to do is to balance.

4 I would certainly be happy -- in
5 addition to the letter that you're writing,
6 the commission, I'll be certainly happy to
7 follow up with Commissioner Anderson. I
8 think more towards the -- what are some of
9 the intermediate steps we could do. Not
10 blowing up the entire project, or not, you
11 know, just saying everything's fine, go
12 forward, but to say, can we target a couple
13 of areas, are there -- is there at least a
14 possibility of a discussion of some

15 adjustments to the plan. And I'll see if
16 that's possible and work with him on a, you
17 know, technical basis to get specific as we
18 go down block by block. We could certainly
19 offer that on the department's end.

20 CHAIRMAN CALONE: Thank you, Tom, I
21 think that would be great.

22 Any other comments or questions?

23 (WHEREUPON, there was no response.)

24 CHAIRMAN CALONE: If not, Vince, you
25 want to move your resolution?

1 Suffolk County Planning Commission 6/3/09 132

2 COMMISSIONER TALDONE: Oh, yes, having
3 not -- never done that before. I would like
4 to move the resolution for adoption.

5 SECRETARY ESPOSITO: I'll second.

6 COMMISSIONER HOLMES: And I'll second --
7 we'll all second.

8 CHAIRMAN CALONE: Well, I'll let someone
9 from the North Fork -- let Linda Holmes
10 second that.

11 The motion -- you -- you all have the
12 resolution. I'm not going to read it for the
13 record, the court reporter has it. It simply
14 resolves that upon careful -- the conclusion
15 is that upon careful consideration, the
16 commission's policies related to regionally
17 significant projects, good transportation
18 planning and practices, and the community

19 concerns expressed by the advisory committee
20 to the Riverhead Town Board, the commission
21 authorizes its chairman to write a letter
22 referring the recommendations of the planning
23 department for consideration by the Suffolk
24 County Department of Public Works, and I will
25 also add we would -- with copies to the

1 Suffolk County Planning Commission 6/3/09 133
2 county executive and the State Department of
3 Transportation.

4 COMMISSIONER TALDONE: If I may add, can
5 you also CC the Riverhead town supervisor as
6 well as the state highway commissioner?

7 CHAIRMAN CALONE: Sure.

8 SECRETARY ESPOSITO: I would recommend
9 the state senator in that area as well.

10 CHAIRMAN CALONE: Okay. We will have a
11 list of CCs, and then --

12 (Laughter)

13 CHAIRMAN CALONE: And I don't feel that
14 we need to approve all the CCs, but that's
15 fine. The notion being that we're -- the
16 recommendation is to write a letter conveying
17 these concerns, and that's the motion; right?

18 COMMISSIONER TALDONE: I think so.

19 CHAIRMAN CALONE: Okay. And that's the
20 second; right?

21 COMMISSIONER HOLMES: Yes.

22 CHAIRMAN CALONE: Okay.

23 All in favor of adopting the resolution
24 as amended, please raise your hand.
25 (WHEREUPON, the members voted.)

1 Suffolk County Planning Commission 6/3/09 134

2 CHAIRMAN CALONE: (Indicating)

3 COMMISSIONER HORTON: I'm abstaining.

4 CHAIRMAN CALONE: Okay.

5 That's 12.

6 All opposed?

7 (WHEREUPON, there was no response.)

8 CHAIRMAN CALONE: None.

9 And one abstention.

10 COMMISSIONER HORTON: Yes.

11 CHAIRMAN CALONE: 12 to zero to 1.

12 Thank you.

13 The abstention is Commissioner Horton.

14 Okay. On to the rest of the regulatory
15 agenda.

16 The first item -- with regard to the
17 regulatory agenda, let me just ask if anyone
18 has any reason they need to recuse themselves
19 from any of the items that are before us?

20 (WHEREUPON, Commissioner Potter left the
21 meeting room.)

22 (Time noted: 2:04 p.m.)

23 COMMISSIONER BOLTON: (Indicating)

24 CHAIRMAN CALONE: Commissioner Bolton.

25 COMMISSIONER BOLTON: Dave, I need to

1 Suffolk County Planning Commission 6/3/09 135
2 recuse myself on the Sanctuary project. That
3 project is currently in litigation, and I was
4 called as a witness in that litigation.
5 CHAIRMAN CALONE: Okay. Thank you --
6 thank you for letting us know, Charla.
7 Okay. Andy, I think the first thing is
8 Sanctuary, so --
9 MR. FRELENG: Okay. Thank you,
10 Mr. Chairman, members of the board.
11 COMMISSIONER TALDONE: Actually, Dave, I
12 have a correction in the -- okay. Should I
13 wait until later or --
14 CHAIRMAN CALONE: Yeah. Oh, yeah.
15 COMMISSIONER BRAUN: There's a type
16 in the --
17 CHAIRMAN CALONE: Andy, hang on a
18 second.
19 COMMISSIONER TALDONE: Charla had made a
20 suggestion in the -- in the -- of the
21 resolved section where it's referring the
22 recommendations that we -- to say referring
23 the aforesaid recommendations, to make it
24 clear that we're referring to the
25 recommendations above.

1 Suffolk County Planning Commission 6/3/09 136
2 CHAIRMAN CALONE: I'm sorry, where are

06 03 09_Planning_Commission.txt
3 you?

4 COMMISSIONER TALDONE: The very -- the
5 second to the last sentence in the resolved
6 paragraph.

7 And it is all located above, but --

8 CHAIRMAN CALONE: Yeah, I don't know
9 that that's --

10 COMMISSIONER TALDONE: That's up to you,
11 I --

12 CHAIRMAN CALONE: I mean, I think we'll
13 put it in the letter those things that are
14 above, so I don't --

15 COMMISSIONER TALDONE: Okay.

16 CHAIRMAN CALONE: I'm fine with that.

17 COMMISSIONER TALDONE: Leave it as is
18 then.

19 CHAIRMAN CALONE: Okay. Yeah.

20 COMMISSIONER TALDONE: Thank you.

21 Sorry, Andy.

22 CHAIRMAN CALONE: Okay. Thanks, Andy.
23 Sorry about that.

24 MR. FRELENG: Okay. Members of the
25 board, good afternoon.

1 Suffolk County Planning Commission 6/3/09 137

2 The first application comes to us from
3 the Town of Huntington. This is the
4 application of the Sanctuary at Ruland Road,
5 LLC.

6 Jurisdiction for the commission is that

06_03_09_Planning_Commission.txt
7 the subject property is within 500 feet of an
8 agricultural district, that would be
9 Ag District Number 3.

10 The applicants are seeking Town Planning
11 Board Site Plan approval for the construction
12 of 122 garden apartments in six buildings
13 with associated site improvements.
14 366 parking stalls are required, and as many
15 are provided, though, 122 stalls are land
16 banked.

17 The property is located on the north
18 side of Ruland Road, which is a town road,
19 approximately 200 feet east of Maxess Road,
20 also a town road, in the hamlet of Melville.

21 Okay. The property is located in the
22 center of a residentially-zoned corridor
23 along the north side of Ruland Road.

24 If we could take a look at the zoning
25 map.

1 Suffolk County Planning Commission 6/3/09 138

2 MR. CORRAL: (Compl ying)

3 MR. FRELENG: Zoning for existing
4 attached housing is located to the south of
5 the subject site. You can see that R3M
6 designation, that big green patch over there
7 (i ndi cati ng).

8 Adjacent and to the west of the site is
9 property zoned I-2, and appears to have a
10 nursery greenhouse use. A large office on

06_03_09_Planning_Commission.txt
11 the north end is just adjacent to the site, I
12 don't know if you can see that. You have the
13 I-2 here, this greenhouse, and then on the
14 north end is an office (indicating).

15 SECRETARY ESPOSITO: Don't point behind
16 us.

17 Wait. What do you mean it appears to
18 have it? Does it have an agri- -- a
19 greenhouse.

20 MR. FRELENG: Well, there are
21 greenhouses on it. We didn't go inside the
22 greenhouses --

23 SECRETARY ESPOSITO: Okay.

24 MR. FRELENG: -- so I can't --

25 SECRETARY ESPOSITO: Okay.

1 Suffolk County Planning Commission 6/3/09 139

2 MR. FRELENG: -- say that's --

3 CHAIRMAN CALONE: So you don't know what
4 for sure is in there. Okay.

5 MR. FRELENG: I don't know what they're
6 growing in there, if they're growing anything
7 in there, but --

8 (Laughter)

9 MR. FRELENG: Okay. Land use in the
10 area is generally office and small pockets of
11 agricultural uses, particularly in this area
12 (indicating). A few residential dwellings
13 are located in the area.

14 Okay. If you take a look at the site

06_03_09_Planning_Commission.txt
15 plan, the application proposes a single point
16 of access to Ruland Road. The access is
17 proposed to be unsignalized and a full turn
18 movement ingress and egress. No alternate or
19 emergency access is proposed. No cross
20 access to adjacent sites are proposed.

21 It's the belief of the staff that the
22 request is -- the requested site plan is
23 reasonably appropriate, notwithstanding the
24 following issues:

25 As indicated, there are 122 one bedroom

1 Suffolk County Planning Commission 6/3/09 140
2 garden apartments proposed. There is concern
3 that the proposed density is in excess of the
4 Town of Huntington Zoning Law permitted
5 density and may be an unwarranted
6 over-intensification of the use of the
7 premises.

8 As indicated, this property -- this
9 project is in litigation, and I understand
10 that the courts have previously determined
11 that there is a maximum number of units that
12 could be achieved on that site, and that is
13 122 units; however, the zoning does not
14 support 122 units.

15 It's the belief of the staff that
16 additional density beyond the zoning should
17 not be permitted by the town unless through
18 enacted amendments to the zoning ordinance

19 06_03_09_Planning_Commission.txt
with standards for substantial public
20 benefits, not the least of which is workforce
21 or affordable housing.

22 There is no indication in the referral
23 material that the proposed one-bedroom units
24 are to be affordable by any other -- anything
25 other than design and market conditions.

1 Suffolk County Planning Commission 6/3/09 141
2 Suffolk County Planning Commission guidelines
3 requires a 10 percent set aside for
4 affordable units for as of right
5 applications. Site plans, as you know, are
6 as of right applications. So, therefore,
7 only 10 percent would be required pursuant to
8 commission guidelines. This would equate to
9 12 of the proposed 122 units, or 11 units of
10 the zoning allowed density. So staff has
11 recommended that, at a minimum, 11 units
12 should be set aside designated workforce or
13 affordable housing units in accordance with
14 Suffolk County guidelines on affordable
15 housing.

16 While Ruland Road is not a county road,
17 the town, in the opinion of staff, should
18 begin to consider access and congestion
19 management issues for this relatively
20 undeveloped corridor.

21 If you go back to the aerial a second,
22 John.

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24
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MR. CORRAL: (Compl ying)

CHAIRMAN CALONE: Is that the Newsday
faci lity?

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Suffolk County Planning Commission 6/3/09 142

MR. FRELENG: Yes. If you want me to
just point out some of the stuff going on
here, there's an office building right across
the way, but this, all in here (indicating),
is the Newsday facility in Melville.

Okay. There's greenhouses next door
(indicating). There's an office building
(indicating). There's attached housing to
the south, as I indicated, in the R3M zoning
(indicating), and there is some housing up
here (indicating).

Okay. Is that 110 up here? I think
this is --

CHAIRMAN CALONE: Yeah, that's 110.

COMMISSIONER BRAUN: Yeah.

MR. FRELENG: -- the 110 corridor right
there (indicating).

COMMISSIONER BRAUN: Yeah.

MR. FRELENG: So taking a look at the
area here, you can see that this is a
relatively undeveloped corridor. This is all
part of a LIPA right-of-way. However, there
are leased properties for agriculture and
certain other uses in there, so it is

1 Suffolk County Planning Commission 6/3/09 143
2 feasible that LIPA may excess that in the
3 future, and then those vacant properties be
4 developed. We believe the town should
5 consider some access management issues.
6 So we're saying that while adjacent
7 properties are currently improved, the
8 current uses may change over time
9 necessitating site plan approval, and then
10 the ability to create and connect easements.
11 So we're recommending that there should be
12 cross-access easements. Moreover, the
13 applicant should be required to consult with
14 Suffolk County Transit for the possibility of
15 a bus turn off at the location of this site.
16 Again, it's an attached housing complex.
17 Particularly, one-bedroom units. So by
18 design, they wouldn't have very many cars.
19 By design, you might have younger families
20 that could walk to amenities or, at least,
21 want to walk to amenities. So there should
22 be transit involved.
23 Further on down in the staff report,
24 we're recommending that they should consider
25 maybe a bus shuttle service, if -- if a bus

1 Suffolk County Planning Commission 6/3/09 144
2 is not feasible in that area.
3 And as I just alluded to, multi family

4 dwellings are ideally situated within walking
5 distances to hamlet centers that include
6 personal services, groceries, post office,
7 et cetera. The subject property is not in
8 close proximity to these services, and,
9 therefore, it's the staff's opinion that the
10 applicant should be directed to incorporate a
11 shuttle service to shopping areas, health
12 care facilities, et cetera.

13 There is no indication in the submitted
14 materials to the Suffolk County Planning
15 Commission that the proposed project has been
16 designed with energy efficiency or public
17 safety in mind. The applicant should be
18 directed to consult the Suffolk County
19 Planning Commission guidelines on energy
20 efficiency and public safety.

21 And then a minor note, staff noted that
22 the tax map numbers are not -- do not gibe
23 with the atlas, so we're just recommending
24 that that be corrected.

25 So staff recommends to the commission an

1 Suffolk County Planning Commission 6/3/09 145
2 approval of subject to the following
3 conditions, which are deemed necessary for
4 good planning and land use.

5 The first condition being that the
6 premises being limited to a maximum of
7 115 one-bedroom units. By the way, if I

8 didn't mention it, that was the calculation
9 under the zoning, 115 units, not 122.

10 The second condition is that a minimum
11 of 11 units be designed -- I'm sorry,
12 designated as workforce housing in accordance
13 with the commission guidelines.

14 Condition three is that the applicant
15 incorporate a shuttle service to local
16 shopping areas, health care facilities,
17 et cetera. As well as, the applicant be
18 required to consult with Suffolk County
19 Transit for the possibility of a bus turn off
20 at this location.

21 And four, that the applicant be directed
22 to contact Suffolk County -- I'm sorry, be
23 directed to consult Suffolk County Planning
24 Commission guidelines on energy efficiency
25 and public safety.

1 Suffolk County Planning Commission 6/3/09 146

2 And the two comments which follow, with
3 regard to access management, cross access,
4 emergency access. The last comment is with
5 regard to the tax map number not being
6 correct.

7 And that's the staff report.

8 CHAIRMAN CALONE: Okay. Thank you,
9 Andy.

10 This is a Huntington project. I don't
11 know if anyone has particular Huntington

12

expertise.

13

Sarah, do you have anything to say about the area?

14

15

COMMISSIONER LANSDALE: Just that it's -- it is next to or near Newsday, and there is -- this is a perfect opportunity to create some higher density housing. The issue, though, is that it's not near -- it's near lots of sources of employment, but not near any real downtown or town center.

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MR. FRELENG: Right.

23

COMMISSIONER LANSDALE: So I echo Andy's concerns that he raised in the staff report.

24

25

My one question, though, on the site

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Suffolk County Planning Commission 6/3/09 147

2

plan, is the location of the playground.

3

4

Have you had any thoughts regarding the location of the playground, which is -- it looks like it's on the -- it's in the far corner of the project, whether or not that was the best location for a playground from a public safety point of view?

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MR. FRELENG: We didn't --

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CHAIRMAN CALONE: Where is that, Andy?

11

MR. FRELENG: -- at this point, look at that.

12

13

CHAIRMAN CALONE: Can you show us where that is on the map?

14

15

COMMISSIONER HOLMES: Can you show us?

16 COMMISSIONER LANSDALE: It's near --
17 adjacent to building number 6.

18 COMMISSIONER BRAUN: Oh, yeah.

19 MR. FRELENG: We didn't give much
20 consideration to that, but in terms of
21 walkability, there should be a crosswalk or
22 something that would get it over there.
23 Perhaps, even the distance from Ruland Road,
24 it would seem sufficient, but the distance to
25 the power lines, which are on -- to the north

1 Suffolk County Planning Commission 6/3/09 148
2 of the site, might be a concern.

3 CHAIRMAN CALONE: It's a -- it's a good
4 point, Sarah, particularly with regard to our
5 public safety guidelines.

6 I think it's probably -- and just
7 speaking for myself --

8 COMMISSIONER LANSDALE: Uh-huh.

9 CHAIRMAN CALONE: -- it's probably fine,
10 because it's -- you know, it's -- building 6
11 is all residential; right? These are all --
12 I mean, these are all residential. So, I
13 mean, there -- it is kind of viewable from
14 other --

15 COMMISSIONER LANSDALE: Exactly.

16 CHAIRMAN CALONE: -- residential
17 buildings. It -- you know, I think it would
18 be more of a problem if it was tucked further
19 off to the side. But as indicated on the

20 site plan, it seems to be, you know, within
21 view of -- of, you know, some of the
22 buildings.

23 COMMISSIONER LANSDALE: Uh-huh.

24 CHAIRMAN CALONE: So that's --

25 COMMISSIONER KELLY: (Indicating)

1 Suffolk County Planning Commission 6/3/09 149

2 CHAIRMAN CALONE: -- but I think it's a
3 good thing to keep in mind for sure.

4 Commissioner Kelly, you had questions
5 on --

6 COMMISSIONER KELLY: A question on
7 the -- on the recommended bus route.

8 Would that be on Ruland --

9 MR. FRELENG: Yes.

10 COMMISSIONER KELLY: -- the recommended
11 bus route?

12 MR. FRELENG: Right. If there is not a
13 transit road for -- we weren't able to
14 confirm whether there was or wasn't, but it
15 would be -- it would be off of Ruland Road.
16 And whether or not a turn off or some shelter
17 or something would be appropriate, that would
18 be up to transit.

19 COMMISSIONER KELLY: And then, just a
20 second question regarding the -- is there any
21 age restriction on this?

22 MR. FRELENG: No, there is no age
23 restriction. There -- there is -- and we

24 weren't privy to some litigation on the site,
25 there's some history to it. I'm going to

1 Suffolk County Planning Commission 6/3/09 150
2 hazard to guess that the density and the --
3 and the numb- -- and the bedroom size and
4 stuff was a matter of negotiation.

5 There was some confusion, though. When
6 I spoke to the Town of Huntington staff, they
7 indicated that the project was not designated
8 as affordable by anything other than just
9 design and market conditions. Yet, when I
10 spoke to the applicant, the applicant said,
11 Oh, no, we've been working with the Long
12 Island Housing Partnership, and this is
13 indeed an affordable housing project. But
14 there's nothing in the referral material that
15 indicates that in one way, shape, or form.
16 So it may be redundant to require affordable
17 units, but we felt -- staff felt that it
18 would be -- it would be best to at least put
19 the commission requirement on it.

20 COMMISSIONER BRAUN: (Indicating)

21 CHAIRMAN CALONE: Commissioner Braun.

22 COMMISSIONER BRAUN: Yeah, I think --
23 with respect to the conditions, I think it's
24 a little strong to require a shuttle service.
25 To look into a shuttle service to see whether

1 Suffolk County Planning Commission 6/3/09 151
2 it's feasible, whether it's warranted,
3 necessary, whatever -- I'd rather require
4 them to put in a bus turn off and investigate
5 a shuttle service. It seems like a burden on
6 the owner of the property to have them
7 running buses as well. I don't know how we'd
8 do that.

9 MR. FRELENG: Well, a lot of projects --

10 COMMISSIONER HOLMES: Yeah.

11 MR. FRELENG: -- attached housing
12 projects do have shuttle services. I don't
13 know how they make them work, but they do.

14 COMMISSIONER HOLMES: They do, yeah.

15 The Peconic Landing, for example, has a
16 shuttle service that goes on a very regular
17 basis to Greenport, and to doctors, and --

18 MR. FRELENG: And, again, this is at the
19 discretion of the commission, staff felt that
20 the condition would be better because it
21 would require deliberation and an override on
22 why a shuttle service wouldn't be
23 appropriate. We suggested that they consider
24 it, the applicant's going to say, I can't
25 afford it, and then -- and the board may say,

1 Suffolk County Planning Commission 6/3/09 152

2 We considered it. So we just felt --

3 COMMISSIONER BRAUN: All right.

4 MR. FRELENG: -- from a staff position,
5 that --
6 COMMISSIONER BRAUN: Just a question.
7 COMMISSIONER KELLY: (Indicating)
8 COMMISSIONER HOLMES: I --
9 CHAIRMAN CALONE: Commissioner Kelly.
10 COMMISSIONER KELLY: Just in response.
11 As a builder, I've had that requirement
12 at several -- usually, it's an age-restricted
13 community where --
14 COMMISSIONER BRAUN: Right.
15 COMMISSIONER KELLY: -- we do try to
16 ease --
17 COMMISSIONER BRAUN: No, no. That I
18 understand.
19 COMMISSIONER KELLY: Okay. The typical
20 shuttle is maybe a 10-, 12-seat van type of
21 thing. So it's not a -- it's not a big, you
22 know, school bus. And, typically, the cost
23 is absorbed through the HOA. While the
24 developer or sponsor of the HOA or the -- the
25 builder of the community would have to

1 Suffolk County Planning Commission 6/3/09 153
2 provide the bus, the actual cost becomes --
3 COMMISSIONER BRAUN: Part of a common
4 area.
5 COMMISSIONER HOLMES: Shared.
6 CHAIRMAN CALONE: So the homeowners pay
7 the bus driver's salary or --

8 COMMISSIONER KELLY: Right. And it --
9 you know, it's -- it's run only at certain
10 times, and you could disclose all that in
11 your -- in your offering plans. So it
12 doesn't tend to be overly burdensome, outside
13 of the initial cost of the bus.

14 COMMISSIONER BRAUN: Okay.

15 CHAIRMAN CALONE: Thank you, Mike.

16 COMMISSIONER KELLY: And the liability
17 insurance.

18 CHAIRMAN CALONE: That's a good
19 perspective.

20 VICE CHAIRMAN KONTOKOSTA: (Indicating)

21 CHAIRMAN CALONE: Constantine.

22 VICE CHAIRMAN KONTOKOSTA: Yeah,
23 actually, could you tell us a little bit more
24 about the history of this in terms of maybe
25 the -- the legal matter pending or how it got

1 Suffolk County Planning Commission 6/3/09 154

2 this -- was there a recent change of zone on
3 this property before --

4 MR. FRELENG: I -- I can't speak to the
5 history of that, because that wasn't referred
6 to us or even indicated that there was
7 litigation.

8 VICE CHAIRMAN KONTOKOSTA: Right.

9 MR. FRELENG: If commission members have
10 alluded that there was a change of zone on
11 the subject property way back when, we have

12 06_03_09_Planning_Commission.txt
no record of the referred change of zone.

13 VICE CHAIRMAN KONTOKOSTA: Okay.

14 MR. FRELENG: So I can't comment on
15 that.

16 VICE CHAIRMAN KONTOKOSTA: And the other
17 thing, you know, that I find a little
18 disheartening with this is that it's all
19 one-bedroom units. And I assume they're for
20 sale units --

21 MR. FRELENG: Yes.

22 VICE CHAIRMAN KONTOKOSTA: -- not
23 rentals?

24 MR. FRELENG: Yes.

25 VICE CHAIRMAN KONTOKOSTA: Which is also

1 Suffolk County Planning Commission 6/3/09 155
2 a missed --

3 MR. FRELENG: No, I --

4 VICE CHAIRMAN KONTOKOSTA:

5 -- opportunity, perhaps --

6 MR. FRELENG: I take that back, it's a
7 garden apartment complex.

8 VICE CHAIRMAN KONTOKOSTA: So it is --

9 MR. FRELENG: Rental units.

10 VICE CHAIRMAN KONTOKOSTA: -- rental
11 units.

12 MR. FRELENG: Yes.

13 VICE CHAIRMAN KONTOKOSTA: Okay. I
14 mean, I -- what I find a little -- especially
15 in light of our guidelines having all -- one

06_03_09_Planning_Commission.txt
16 of the things we're trying to do is create a
17 diversity of housing types within these
18 developments. You know, so it would be nicer
19 to see one- and two- and maybe some
20 three-bedroom units in this, kind of mixing
21 it all together. But I think that's my only
22 comment. And, obviously, affordable housing,
23 this is a good opportunity for that, and --
24 and should be incorporated, of course.

25 CHAIRMAN CALONE: Right. I -- I found

1 Suffolk County Planning Commission 6/3/09 156
2 it troubling that there was no mention of
3 affordable housing at all in the application,
4 but, obviously, our condition will directly
5 address that.

6 MR. FRELENG: It is possible that the
7 entire project is an affordable housing
8 project, we just have no confirmation of that
9 from either the staff or the applicant. They
10 both seem to talk around the issue, so better
11 to be safe than sorry and require the
12 10 percent than not get any.

13 CHAIRMAN CALONE: Okay.

14 COMMISSIONER HOLMES: (Indicating)

15 CHAIRMAN CALONE: Commissioner Holmes.

16 COMMISSIONER HOLMES: I just would like
17 to echo support of the shuttle being a
18 condition, because we are recognizing that
19 this is in the boonies, so to speak, in terms

06_03_09_Planning_Commission.txt
20 of people living there and trying to get to
21 services. And it's a kind of a -- a wake up
22 call that the developer should be thinking
23 about that, about access to services, and
24 that he should really be incorporating the
25 shuttle into his plans.

1 Suffolk County Planning Commission 6/3/09 157

2 MR. FRELENG: I would think it would be
3 a marketing point.

4 CHAIRMAN CALONE: Okay. I don't -- I
5 don't -- I think we may -- you didn't have a
6 particular -- I think you're off that; is
7 that right?

8 COMMISSIONER BRAUN: Yeah, yeah.

9 CHAIRMAN CALONE: Okay. So I think -- I
10 don't think there's any objections with that.

11 COMMISSIONER TALDONE: (Indicating)

12 CHAIRMAN CALONE: Vince.

13 COMMISSIONER TALDONE: I just quickly
14 want to say that, if you're talking about the
15 dedicated shuttle, then that developer can
16 link up with a shuttle service that runs
17 several larger developments. Rush hour, you
18 know, set the times. I don't think -- it's
19 not as onerous as saying there must be a
20 dedicated shuttle exclusively to this
21 120 units. So I -- I think that's wonderful.

22 The other -- one request and another
23 comment. I think you should get a copy of

06_03_09_Planning_Commission.txt
24 the DPW's Transit System Map, which is very
25 extensive and will tell you if there is a bus

1 Suffolk County Planning Commission 6/3/09 158
2 on Ruland Road, because I'd hate to be asking
3 for turnouts on a road that doesn't have a
4 bus route. Online, that amount of
5 development, which you'll never be able to
6 get large enough, but they do have it in full
7 size, you can put it right up on the wall and
8 know right away.

9 My request, though, in terms of
10 conditions for approval is that the -- I
11 can't really make it out here, but it appears
12 that there's a sidewalk on Ruland, which ends
13 at the turning lane. So if you're wanting to
14 walk into the -- the center, you really have
15 to walk where the cars are driving.

16 MR. FRELENG: Yeah, I --

17 COMMISSIONER TALDONE: There is no
18 sidewalk --

19 MR. FRELENG: There is no -- I don't
20 believe there's an existing sidewalk.

21 John, do you recall?

22 Could we go to the photos --

23 COMMISSIONER TALDONE: I can't tell.

24 MR. FRELENG: -- for a second?

25 MR. CORRAL: (Compl ying)

1 Suffolk County Planning Commission 6/3/09 159

2 MR. FRELENG: I always forget to go to
3 the photos, but this is the frontage of the
4 subject property (indicating). So there is
5 no existing sidewalk --

6 COMMISSIONER TALDONE: But are they
7 being -- will they be required to put one in?
8 Because that happens in Riverhead all the
9 time.

10 MR. FRELENG: Well, they will be
11 required to put one in --

12 COMMISSIONER TALDONE: So then that the
13 sidewalk will end at the turning lane --

14 MR. FRELENG: Oh, I see what you're
15 saying.

16 COMMISSIONER TALDONE: -- the parking
17 lot, it won't -- you can't walk on a sidewalk
18 into the lot.

19 MR. FRELENG: Oh, I misunderstood.
20 Okay.

21 COMMISSIONER TALDONE: So there should
22 be at least one ADA compliant walkway
23 connecting the public sidewalk on Ruland Road
24 with the parking lot. Then once you're in
25 the parking lot, like anybody getting out of

1 Suffolk County Planning Commission 6/3/09 160

2 their car, you'd walk across the parking or
3 you'd wheel across the parking lot.

4 CHAIRMAN CALONE: Well, that sounds like
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5 a condition to me.

6 COMMISSIONER TALDONE: I would like it
7 to be one.

8 CHAIRMAN CALONE: Will you propose it?

9 COMMISSIONER TALDONE: Yes.

10 CHAIRMAN CALONE: Okay. Any objection
11 to adding that as a condition?

12 (WHEREUPON, there was no response.)

13 CHAIRMAN CALONE: Seeing none, we'll add
14 that as a condition.

15 You got that, Andy?

16 MR. FRELENG: (Head gesture)

17 CHAIRMAN CALONE: Okay.

18 COMMISSIONER McADAM: (Indicating)

19 CHAIRMAN CALONE: Commissioner McAdam.

20 COMMISSIONER McADAM: Andy, could you --
21 in the staff analysis, it says that Ruland
22 Road is not a county road.

23 MR. FRELENG: Yes.

24 COMMISSIONER McADAM: I -- I thought it
25 was. It even has a designation as CR5,

1 Suffolk County Planning Commission 6/3/09 161
2 unless something --

3 MR. FRELENG: Yes.

4 COMMISSIONER McADAM: -- happened.

5 MR. FRELENG: I didn't think I'd get out
6 of here without explaining that.

7 (Laughter)

8 MR. FRELENG: Ruland Road is a town

9 road. It's designated as County Road 5 as a
10 service road -- is that the category?

11 MR. CORRAL: System.

12 MR. FRELENG: I'm sorry, a system road,
13 which is sleight of hand by the county and
14 the locality in order to get federal funding
15 for the roadway. So it is not county
16 maintained, it is not county-owned, it just
17 has a CR5 designation.

18 COMMISSIONER BRAUN: Very good. So do
19 we have jurisdiction because of that, or not?

20 (Laughter)

21 MR. FRELENG: We have no curb cut
22 jurisdiction on the road.

23 CHAIRMAN CALONE: Okay. Any other
24 thoughts or comments on this application?

25 One thing, without objection, I'd like

1 Suffolk County Planning Commission 6/3/09 162
2 to remove the energy efficiency part as a
3 condition and make that a comment. We had,
4 in our guidelines, built in a six-month grace
5 period on that, and that ends, I think, at
6 our next meeting. So just for this meeting,
7 we need to just make sure energy
8 efficiency -- same sentence, just -- it
9 should be -- the energy efficiency part of it
10 should be a comment, the public safety part
11 can stay as a condition.

12 We have the added condition that Vince
Page 141

13 mentioned about sidewalks. I think that was
14 it, so I'll entertain a motion to approve as
15 amended.

16 COMMISSIONER ROBERTS: (Indicating)

17 COMMISSIONER HOLMES: (Indicating)

18 CHAIRMAN CALONE: Moved by

19 Commissioner Roberts, seconded by

20 Commissioner Holmes.

21 All in favor of adopting the staff
22 report for approval, with the five conditions
23 and three comments, please raise your hand.

24 (WHEREUPON, the members voted.)

25 CHAIRMAN CALONE: Opposed?

1 Suffolk County Planning Commission 6/3/09 163

2 (WHEREUPON, there was no response.)

3 CHAIRMAN CALONE: And we had one
4 recusal.

5 Okay. On to the next one.

6 (WHEREUPON, Commissioner Horton left the
7 meeting room.)

8 CHAIRMAN CALONE: We have OGC.

9 MR. FRELENG: Okay. This is the
10 application OGC, otherwise known as Oakdale
11 Golf Center, LLC, care of Pickman Realty
12 Company. This is referred to us from the
13 municipality of Islip. Location for the
14 subject property is that it is adjacent to
15 New York State Route 27, and within 500 feet
16 of mapped freshwater wetlands.

17 The applicants are seeking a Town Board
18 change of zone approval from Recreational
19 Service G to Resident CA to construct
20 109 apartments in 16 buildings on
21 13.64 acres. Also proposed is the retention
22 of an existing miniature golf course and the
23 construction of tennis courts, basketball
24 courts and a clubhouse. 273 parking spaces
25 are required by Town of Islip Zoning Law and

1 Suffolk County Planning Commission 6/3/09 164
2 290 are proposed.

3 The subject parcel is located on the
4 southwest corner of Sunrise Highway, which as
5 indicated is New York State Route 27, it's on
6 that South Service Road, and it's at
7 south- -- the southwest corner of the South
8 Service Road and Bayview Avenue, which is a
9 town paper street, and this is in the hamlet
10 of Oakdale.

11 The property is located in an area of
12 mixed use zoning, predominated by the
13 Industrial -1 District. Adjacent to the site
14 are areas already zoned CA Residence.
15 Residence AAA and Residence AA is also
16 located in the area. So you can see that
17 there's a -- there's a mix of zoning in the
18 subject area.

19 Land use in the area is mixed. Lands
20 and offices belonging to the Suffolk County

21 Water Authority are adjacent to the subject
22 property, and that would be this complex here
23 (indicating). You can see that. There's a
24 school on the school district property, which
25 are located to the east of the subject site.

1 Suffolk County Planning Commission 6/3/09 165

2 Okay. You can see looking at the aerial
3 here that there's some attached residents
4 over here (indicating), there's a wetlands
5 system to the east of the property which
6 separates the two housing systems
7 (indicating), and the Oakdale train station
8 would be further down, right about here
9 (indicating).

10 Okay. Looking at the site plan, the
11 applicants are proposing a single point of
12 access to the South Service Road of Sunrise
13 Highway, which is New York State Route 27.
14 The access is proposed to be unsignalized and
15 a right turn movement ingress/egress. No
16 alternate or emergency access is proposed.
17 No cross access to adjacent sites are
18 proposed either.

19 Okay. I indicated that there was a
20 regulated freshwater wetlands to the east of
21 the subject site.

22 The comprehensive plan recommendations
23 for the subject site, the Town of Islip
24 Comprehensive Plan reports, the hamlet

25 updates, make no specific recommendations for

1 Suffolk County Planning Commission 6/3/09 166
2 this site. However, the Draft Sunrise
3 Highway Corridor Study indicates a preference
4 for recreational uses on this site, but the
5 report does concede that diversified housing
6 or assisted living would be a viable option
7 for the site.

8 It's the belief of the staff that the
9 requested zone change is reasonably
10 appropriate, notwithstanding the following
11 issues:

12 It is proposed by the project sponsor
13 that 10 percent of the proposed units, or ten
14 units, be set aside for affordable housing
15 purposes. Suffolk County Planning Commission
16 guidelines for change of zone projects
17 require 20 percent of the units to be set
18 aside for affordable housing purposes. This
19 would equate to 21.8 units, or 21 units. At
20 a minimum, 21 units should be designated as
21 workforce/affordable housing units in
22 accordance with Suffolk County Planning
23 Commission guidelines.

24 The proposed layout of the apartment
25 complex does not include alternate or

1 emergency access, nor does it include cross
2 access easements to the adjacent property.

3
4 Go to the aerial, John.

5 MR. CORRAL: (Compl ying)

6 MR. FRELENG: Since this is not an
7 age-restricted development, pedestrian access
8 to the local schools should also be
9 established. Pedestrian access should be
10 established to the shopping area to the west.
11 There should be a pedestrian route
12 established and identified that will direct
13 pedestrians to the Oakdale train station to
14 the south. Moreover, the applicants should
15 be required to consult with Suffolk County
16 Transit for the possibility of a bus turn off
17 at the location of this project site.

18 So we have a school here (indicating).
19 It's an unrestricted community. Certainly,
20 children -- a certain percentage of children
21 should have the ability to walk to the
22 school.

23 There's another attached unit complex
24 here (indicating).

25 There's an opportunity for an easement

2 to this property (indicating).

3 There's a strip shopping area here
4 (indicating). While there's no food or real

06 03 09_Planning_Commission.txt
5 services areas, the store space could roll
6 over, and therefore, we believe there should
7 be connectivity to the shopping center there.

8 As far as emergency access, there's
9 limited opportunity for emergency access.
10 Suffolk County Water Authority has a private
11 driveway that comes up and makes a hard turn
12 right about here (indicating), but, again,
13 you could see that there's a lot of land
14 between that road and the south end of the
15 property, so we're not sure emergency access
16 would be feasible, but should be considered.

17 And, also, the train station is to the
18 south, and certainly if you got some sort of
19 future connection, there could be a lawful
20 way to get down to the train station from the
21 site.

22 Similar to the last report, multi family
23 dwellings are ideally situated within walking
24 distance to the hamlet centers. This subject
25 property is not really close to any real

1 Suffolk County Planning Commission 6/3/09 169
2 services, so therefore the applicant should
3 be directed to incorporate a shuttle service
4 to local shopping areas, health care
5 facilities, et cetera.

6 There's no indication in the submitted
7 materials to the Suffolk County Planning
8 Commission that the proposed project has been

9 06 03 09_Planning_Commission.txt
designed with energy efficiency or public
10 safety in mind, and the applicant should be
11 directed to consult the Suffolk County
12 Planning Commission guidelines.

13 Okay. So knowing that you want to take
14 that energy efficiency one and make that a
15 comment, the staff is recommending then three
16 conditions -- approval with three conditions.

17 The first condition being that a minimum
18 of 21 units be set aside for affordable
19 housing purposes in accordance with county
20 planning commission and Suffolk County
21 guidelines.

22 The second condition is that the
23 applicant be directed to incorporate a
24 shuttle service to local shopping areas, and
25 consult with the Suffolk County Transit for

1 Suffolk County Planning Commission 6/3/09 170
2 the possibility of a bus turn off at this
3 location.

4 Condition number 3 recommended by staff
5 to the commission would be that the complex
6 include consideration for an alternate
7 emergency access, as well as cross access
8 easements to adjacent property.

9 And I guess the fourth condition would
10 be that the applicant be directed to consult
11 guidelines on public safety, and then the
12 comment would be to consult guidelines on

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13 energy efficiency.
14 And if I can just go through the photos
15 real quick --
16 Go back to the oblique a second, John.
17 MR. CORRAL: (Compl ying)
18 MR. FRELENG: I'm sorry, just to show
19 you, this. This is the property, it's an
20 existing driving range with a miniature golf
21 course (indicating). This is the strip
22 shopping center to the west (indicating).
23 That's the Suffolk County Water Authority
24 piece here (indicating). This is the school
25 district property to the east (indicating).

1 Suffolk County Planning Commission 6/3/09 171
2 Next slide, John.
3 MR. CORRAL: (Compl ying)
4 MR. FRELENG: Okay. This is a view of
5 the driving range (indicating).
6 I forget now, is this from the water
7 authority, John?
8 MR. CORRAL: It's from Sunrise Highway.
9 MR. FRELENG: Oh, this is from Sunrise
10 Highway across from the miniature golf
11 parking lot.
12 Go ahead, John.
13 MR. CORRAL: (Compl ying)
14 MR. FRELENG: This is along the South
15 Service Road (indicating). This would be the
16 frontage of the property, again, looking away

17 06_03_09_Planning_Commission.txt
from the subject site heading east.

18 This is --

19 MR. CORRAL: From the school.

20 MR. FRELENG: Oh, this is from the --

21 no, I'm sorry, this is from public school,

22 the elementary -- the middle school, it's

23 right over here (indicating).

24 Go ahead, John.

25 MR. CORRAL: (Complying)

1 Suffolk County Planning Commission 6/3/09 172

2 MR. FRELENG: This is views from the

3 water authority property (indicating). This

4 would be looking to the north and east.

5 Go ahead.

6 MR. CORRAL: (Complying)

7 MR. FRELENG: Okay. That is the next

8 site.

9 So that is the staff report.

10 CHAIRMAN CALONE: Thank you, Andy.

11 Any thoughts, comments?

12 COMMISSIONER BRAUN: Are these rentals?

13 You know, sales units, rentals?

14 MR. FRELENG: I believe that these are

15 rentals -- apartments -- they're rental

16 apartments.

17 SECRETARY ESPOSITO: It's good, because

18 Heartland's only going to have 9,000 rentals.

19 COMMISSIONER BRAUN: Right.

20 SECRETARY ESPOSITO: (Inaudible)

21 COMMISSIONER BRAUN: Well, we'll have
22 rentals in Suffolk County all of a sudden.
23 CHAIRMAN CALONE: Well, we are -- we do
24 have a choice of rentals in Suffolk County.
25 VICE CHAIRMAN KONTOKOSTA: (Indicating)

1 Suffolk County Planning Commission 6/3/09 173

2 CHAIRMAN CALONE: Constantine.
3 VICE CHAIRMAN KONTOKOSTA: And do you
4 have a sense of how much of the surrounding
5 housing is rental versus for sale.
6 MR. FRELENG: Not off the top of my
7 head, no.
8 VICE CHAIRMAN KONTOKOSTA: No.
9 Do you have any -- I mean, I've been
10 there, and in the future we might want to
11 look at -- because the last thing we want
12 to -- I mean, rental -- multi family housing
13 is great and I think we should support it
14 100 percent, but I also think you have to be
15 worried about concentrating these things in
16 areas where they are -- there's already a lot
17 of it. So we want to be able to distribute
18 this as much as we possibly can. But this is
19 a point, perhaps, in the future.

20 COMMISSIONER LANSDALE: (Indicating)

21 CHAIRMAN CALONE: Commissioner Lansdale.

22 COMMISSIONER LANSDALE: Was there any
23 thought or any documentation in the -- in the
24 referral materials about granting cross

1 Suffolk County Planning Commission 6/3/09 174
2 to the west and this development?

3 MR. FRELENG: There was nothing in the
4 referral material, there was nothing on the
5 site plan, as you can see --

6 COMMISSIONER LANSDALE: Uh-huh.

7 MR. FRELENG: -- that is why staff is
8 recommending that that be a condition.

9 COMMISSIONER LANSDALE: Right. Right.

10 CHAIRMAN CALONE: Is there any reason we
11 need to specify where that cross access will
12 be, or we think that it's -- maybe it's --
13 there's a couple of different possibilities,
14 I guess, for cross access?

15 MR. FRELENG: There would be a number of
16 possibilities.

17 CHAIRMAN CALONE: Yeah.

18 MR. FRELENG: We don't have a topo, we
19 don't have a lot --

20 CHAIRMAN CALONE: Right.

21 MR. FRELENG: -- of the details that we
22 would need to make that recommendation.

23 CHAIRMAN CALONE: Sure. Okay.

24 COMMISSIONER TALDONE: (Indicating)

25 CHAIRMAN CALONE: Vice.

2 COMMISSIONER TALDONE: One other quick
3 question.

4 The S41 bus that runs through Oakdale,
5 it's runs on Montauk Highway and then shoots
6 up to Sunrise at Connetquot River, and then
7 back down on to Montauk Highway, it doesn't
8 pick up anyone. It doesn't have stops on
9 Sunrise, so are you aware of another bus line
10 that runs on the service roads?

11 MR. FRELENG: No, I wouldn't know that.

12 COMMISSIONER TALDONE: You don't.

13 Okay. I would suggest that we really
14 know whether there's a bus route there before
15 we suggest a bus turnout. And if there isn't
16 a route, we could suggest an offer of
17 dedication, because I'm guessing that down
18 the road there someday will be one as more
19 and more of these types of developments occur
20 closer to Sunrise Highway. But as -- it's
21 kind of embarrassing to suggest a turn out
22 where there isn't a bus route.

23 MR. FRELENG: We tried to get that
24 map -- I don't know why we don't have that,
25 but we tried to get that transit map. It

1 Suffolk County Planning Commission 6/3/09 176
2 wasn't readily accessible. We'll double
3 check that.

4 COMMISSIONER TALDONE: No, they -- well,
5 you know, Bob Shinnick will -- he's good --

6 be nice and he'll give you one.

7 CHAIRMAN CALONE: Well, if it's helpful
8 for any of -- anyone else to call, I mean,
9 let us know, but I'm sure --

10 MR. FRELENG: No, we'll get it.

11 CHAIRMAN CALONE: -- we can --

12 COMMISSIONER TALDONE: I'll be happy to.

13 CHAIRMAN CALONE: We'll sic Vince on
14 them.

15 But, Vince, let's be clear about what
16 you're suggesting here. I mean, you happen
17 to know that there's no bus route there, is
18 that what you're saying?

19 COMMISSIONER TALDONE: Yes.

20 CHAIRMAN CALONE: Okay. So then we
21 should -- we should strip out the last
22 sentence of condition 3 --

23 COMMISSIONER BRAUN: Or -- or ask --

24 COMMISSIONER TALDONE: Well --

25 COMMISSIONER BRAUN: -- for an offer of

1 Suffolk County Planning Commission 6/3/09 177

2 dedi cation --

3 CHAIRMAN CALONE: -- and replace it
4 wi th --

5 COMMISSIONER TALDONE: Offer of
6 dedi cation --

7 CHAIRMAN CALONE: Okay.

8 COMMISSIONER TALDONE: -- for a future
9 bus turn- -- turnout.

10 And then, actually, as I think about it,
11 you could refer it to DPW's Transit
12 Operations Division to determine whether an
13 offer of dedication for a future bus turn out
14 here is appropriate. And I want to cover it
15 because they are planning a number of new
16 routes, so that's why I questioned that
17 before. It may not appear in my records as
18 an existing bus route, but that may be part
19 of the -- the future plan.

20 CHAIRMAN CALONE: So just to be clear.
21 I mean, you would say change -- get rid of
22 the sentence as it is, and -- and make a new
23 sentence that says, The applicant should
24 consult with DPW?

25 COMMISSIONER TALDONE: Right. Oh, or we

1 Suffolk County Planning Commission 6/3/09 178
2 can -- refer to DPW to determine whether an
3 offer of dedication for a future bus turn out
4 is appropriate. So they just have to
5 consult. DPW can say, Nah, we don't need
6 them there, we never will, or, you know,
7 whatever they want to say.

8 CHAIRMAN CALONE: Yeah, I think that's
9 reasonable.

10 Any other -- any objections to that,
11 first of all?

12 COMMISSIONER BOLTON: No.

13 CHAIRMAN CALONE: Seeing none --

14 COMMISSIONER McADAM: (Indicating)
15 CHAIRMAN CALONE: Tom McAdam.
16 COMMISSIONER McADAM: Another question.
17 On the shuttle service, I'm trying to
18 get a clarification because I think
19 Commissioner Kelly mentioned before that when
20 we're talking about a condominium complex and
21 we require or recommend or, I guess, make a
22 condition of a shuttle service, the -- the
23 builder, I guess, of the complex is going to
24 be required to do that. But then after he
25 leaves and it becomes part of the homeowners'

1 Suffolk County Planning Commission 6/3/09 179
2 association, at some point in the future they
3 can say, We -- we don't want this shuttle
4 service, and, you know, scratch it.

5 Now, in this particular case, this is a
6 rental -- rental units?

7 MR. FRELENG: (Head gesture)

8 COMMISSIONER McADAM: So there wouldn't
9 be a homeowners' association. So the --

10 COMMISSIONER KELLY: No, the -- the
11 builder --

12 COMMISSIONER McADAM: -- the builder
13 would have --

14 COMMISSIONER KELLY: -- would be the
15 owner --

16 COMMISSIONER McADAM: -- he would be the
17 owner, so he -- he would have to keep it. He

18 coul dn' t --
19 COMMI SSI ONER KELLY: Yeah.
20 COMMI SSI ONER McADAM: Okay.
21 CHAI RMAN CALONE: This will be a little
22 more onerous in that regard on the builder.
23 COMMI SSI ONER BRAUN: Well, this is --
24 the other one --
25 COMMI SSI ONER KELLY: Or on the --

1 Suffol k County Pl anni ng Commi ssi on 6/3/09 180

2 COMMI SSI ONER BRAUN: -- was rentals --
3 CHAI RMAN CALONE: Well, right.
4 COMMI SSI ONER HOLMES: Yeah.
5 CHAI RMAN CALONE: Right. That' s right,
6 it impacts --
7 COMMI SSI ONER HOLMES: Yeah.
8 CHAI RMAN CALONE: -- it simply impacts
9 the rent. He probably passes that along.
10 It' s a good -- it' s good to know what the
11 rami fi cations are.
12 Any other --
13 SECRETARY ESPOSITO: (Indi cati ng)
14 CHAI RMAN CALONE: Adri enne.
15 SECRETARY ESPOSITO: You mentioned that
16 the wastewater will go to an existing sewer
17 treatment plant. Is that the Bergen Point
18 faci lity?
19 MR. FRELENG: I believe so.
20 SECRETARY ESPOSITO: Okay. Because, you
21 know, one of the -- is -- and we don' t have

22 to solve it today, but that facility is
23 scheduled for an upgrade of an additional
24 10 million gallons per day, and then -- which
25 is estimated to cost about \$68 million, and

1 Suffolk County Planning Commission 6/3/09 181
2 then at least another \$150 million to fix the
3 out fall pipe that goes to the ocean. So I'm
4 wondering, is the applicant -- I mean, are
5 these applicants required to contribute
6 anything to the massive bill?

7 MR. FRELENG: Well, I can't speak to
8 DPW's policies, but I know that when you
9 connect to a sewer district, you pay key
10 monies and fees, et cetera, and I would
11 imagine that rolls into the cost of upgrading
12 the plant.

13 DIRECTOR ISLES: It's a connection fee
14 that goes to the sewer district itself.
15 Right now it's \$30 a gallon for the
16 connection fee. Plus the village builder has
17 to pay for the --

18 CHAIRMAN CALONE: The line.

19 DIRECTOR ISLES: -- line connecting to
20 the sewer collection system, which, in this
21 case, is by Heckscher State Parkway. And
22 then they also pay the individual on-site
23 hookups for the system there. But for the
24 main pipe, it's \$30 a gallon.

25 SECRETARY ESPOSITO: Okay.

1 Suffolk County Planning Commission 6/3/09 182
2 CHAIRMAN CALONE: Okay. Any other
3 thoughts, comments, questions?
4 (WHEREUPON, there was no response.)
5 CHAIRMAN CALONE: If not, we'll
6 entertain a motion to adopt the staff report
7 as amended.
8 COMMISSIONER BRAUN: So moved.
9 CHAIRMAN CALONE: Moved by
10 Commissioner Braun.
11 COMMISSIONER HOLMES: (Indicating)
12 CHAIRMAN CALONE: Seconded by
13 Commissioner Holmes.
14 CHAIRMAN CALONE: All in favor of
15 adopting the staff report for approval with
16 the four conditions and -- as amended, and
17 the one comment on energy efficiency,
18 please -- oh, and Dan had a comment.
19 DEPUTY DIRECTOR GULIZIO: No. No.
20 CHAIRMAN CALONE: All right. All in
21 favor -- there's a motion, all in favor,
22 raise your hand, please.
23 (WHEREUPON, the members voted.)
24 CHAIRMAN CALONE: Eleven.
25 All opposed?

1 Suffolk County Planning Commission 6/3/09 183

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(WHEREUPON, there was no response.)

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CHAIRMAN CALONE: Zero. And no abstentions. So it's 11 to zero to zero.

My apologies to the gentleman in the back of the room, and we will move on to Lowe's.

MR. FRELENG: Okay. The final referral today comes to us from the Town of Riverhead. This is the application of Lowe's Home Center. The subject property is adjacent to County Road 58.

The applicants seek Town Planning Board Site Plan approval for the redevelopment of an approximate 18-acre shopping center site, including the demolition of a 159,381 square-foot building, and the construction of a new 159- -- the construction of a -- of a new Lowe's retail center.

I'm going to double check that script, because I think that's --

COMMISSIONER BRAUN: The original one was 146,061, on the first page.

MR. FRELENG: Yeah. Sorry for that.

1
2
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5

Suffolk County Planning Commission 6/3/09 184
So they're going to reconstruct a new 159,381 square-foot retail building for a Lowe's Home Center. 723 off street parking spaces are required by the Town of Riverhead

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Zoning Law, and as many are provided.

186 parking spaces are land-banked on-site,
which is 25 percent of the total.

The subject parcel is located on the
south side of Old Country Road, County
Road 58, approximately 1,200 feet west of
Pulaski Street, which is a town road, in the
hamlet of Riverhead.

The character of land use and zoning
pattern in the vicinity indicates that the
subject property is located within a node of
shopping center zoning designation.

Properties to the north, across County
Road 58, is land zoned in the Destination
Retail Center district, DRC. To the east are
lands zoned Business C, and to the south
lands are zoned Industrial C. Land use in
the area is generally reflective of the
zoning pattern.

The subject property recently underwent

Suffolk County Planning Commission 6/3/09 185
a town board motion to change the zoning
district to Business Center District. So it
went to C, but the subject properties are
zoned BC currently.

The subject application is to have one
point of access to Old Country Road, and the
proposed -- and -- and is proposing a new
traffic signal on that road. An alternate

10 06_03_09_Planning_Commission.txt
access is proposed as a full movement
11 nonsignalized access along Pulaski Street,
12 which, as I indicated, is a town road.

13 As far as environmental conditions go,
14 there are no significant constraints on the
15 site. It should be noted that a New York
16 State DEC Freshwater Wetland is off site to
17 the south. It should also be noted that the
18 subject application is located in an
19 economically-distressed community as defined
20 by commission guidelines, and required to be
21 reported pursuant to Resolution 102 of 2006.

22 Okay. Issues for the commission stem
23 from the location of the proposed action
24 along County Road 58. County Road 58 is a
25 high motor vehicle traffic volume road that

1 Suffolk County Planning Commission 6/3/09 186
2 experiences at times significant congestion.
3 The Suffolk County Department of Public Works
4 should be contacted for a full traffic
5 mitigation analysis and for the necessity of
6 the provision of a dedicated -- of a
7 dedication of right-of-way for future
8 roadwork to County Road 58.

9 Elements of the site plans are
10 problematic with respect to the parking lot
11 aisles. Long stretches of uninterrupted
12 aisles tend to allow motorists to speed
13 through the lot and create hazardous

14 06_03_09_Planning_Commission.txt
15 conditions for pedestrians and other
16 maneuvering motorists. The interior parking
17 lot aisle alignment should be reconfigured to
eliminate dangerous straightaways.

18 You can see in the site plan that while
19 you don't have a dangerous straightaway that
20 comes right off the road in front of the
21 building, some other layouts of the building
22 did have that, you still do have some long
23 straight aisles in the site plan itself that
24 somebody could zip from one end to the other
25 and possibly rear-end a car backing out or

1 Suffolk County Planning Commission 6/3/09 187
2 hit a pedestrian. So we feel that those
3 aisles should be broken up and the parking
4 lot should be redesigned.

5 In addition, cross access to adjacent
6 properties should be established to decrease
7 turn movements to the county road and local
8 roads. The subject site plan provides no
9 accommodation for a bus stop. A bus stop or
10 a turn off should be accommodated along the
11 county right-of-way.

12 Finally, there is no indication in the
13 submitted referral if the proposed commercial
14 building will be energy-efficient or if any
15 elements for public safety have been
16 accounted for. The subject building should
17 be constructed to conform to Suffolk County

06 03 09_Planning_Commission.txt
18 Planning Commission guidelines on energy
19 efficiency. In addition, the subject site
20 should be designed to conform to Suffolk
21 County Planning Commission guidelines on
22 public safety.

23 Staff is recommending approval subject
24 to the following conditions:

25 The first condition being that the

1 Suffolk County Planning Commission 6/3/09 188
2 Suffolk County Department of Public Works be
3 contacted for a full traffic mitigation
4 analysis and for the necessity of the
5 provision of a dedication of right-of-way for
6 future roadwork to 58.

7 The second condition recommended is that
8 the interior parking lot aisle alignment be
9 reconfigured to eliminate dangerous
10 straightaways -- and we'll fix that typo.

11 The third condition is that cross access
12 shall be provided to sites to the east and
13 west for future connection.

14 The fourth condition is that Suffolk
15 County Transit be contacted for the
16 exploration of the need for a mass transit
17 turn off along the county roadway.

18 Condition 5 is that the subject site be
19 designated -- designed to conform to Suffolk
20 County Planning Commission guidelines on
21 public safety.

22 And I got this one right, and a
23 comment --
24 (Laughter)
25 MR. FRELENG: -- that the subject

1 Suffolk County Planning Commission 6/3/09 189
2 building should be constructed to conform to
3 Suffolk County Planning Commission guidelines
4 on energy efficiency.

5 CHAIRMAN CALONE: Now, you can forget
6 that just next month, so --

7 MR. FRELENG: Right.

8 John, if we could just go through the
9 photos real quick.

10 MR. CORRAL: (Compl ying)

11 MR. FRELENG: This is the subject site
12 as it exists today (indicating). It is the
13 Suffolk Life building. It used to be Billy
14 Blakes, if you can remember that far back.

15 Next slide, John.

16 MR. CORRAL: (Compl ying)

17 MR. FRELENG: This is County Road 58 at
18 one of those times when there's little
19 traffic on the road (indicating).

20 COMMISSIONER BRAUN: Infrared at
21 2 o'clock in the morning.

22 COMMISSIONER HOLMES: 5:00 in the
23 morning.

24 MR. FRELENG: Actually, it's about
25 11 o'clock in the morning, yesterday.

1 Suffolk County Planning Commission 6/3/09 190
2 COMMISSIONER HOLMES: It was yesterday?
3 MR. FRELENG: Yesterday.
4 COMMISSIONER HOLMES: After Memorial
5 Day?
6 MR. FRELENG: This is the subject
7 property to the east, it's a used car lot
8 (indicating).
9 Next slide, John.
10 MR. CORRAL: (Compl ying)
11 MR. FRELENG: Across the street, you can
12 see right off -- you really can't, but Home
13 Depot is located right over here
14 (indicating), that's a Best Buy (indicating),
15 and this is a large shopping center
16 (indicating).
17 This is the back end of the subject site
18 (indicating). Just generally in disrepair
19 and abandoned.
20 Okay, John.
21 MR. CORRAL: (Compl ying)
22 MR. FRELENG: That's it.
23 So staff is recommending a conditional
24 approval.
25 CHAIRMAN CALONE: Okay. Thank you,

1 Suffolk County Planning Commission 6/3/09 191
2 Andy.

7 there's nothing we can do about that.

8 CHAIRMAN CALONE: Well, other than,
9 perhaps, we can talk internally about the
10 process, but that's another story --

11 COMMISSIONER TALDONE: Right.

12 CHAIRMAN CALONE: -- for another day.

13 COMMISSIONER TALDONE: Another day.

14 CHAIRMAN CALONE: Anything else from
15 you, Vince?

16 COMMISSIONER TALDONE: No.

17 COMMISSIONER McADAM: (Indicating)

18 CHAIRMAN CALONE: Okay.

19 Tom McAdam.

20 COMMISSIONER McADAM: Actually, I have a
21 question for Andy or Vince, because either
22 one may know.

23 The intersection west of where Lowe's is
24 going --

25 COMMISSIONER TALDONE: Right.

1 Suffolk County Planning Commission 6/3/09 193

2 COMMISSIONER McADAM: -- I thought they
3 were going to align that with --

4 COMMISSIONER TALDONE: They are.

5 COMMISSIONER McADAM: Oh, they are going
6 to do that?

7 COMMISSIONER TALDONE: What do you mean
8 align --

9 SECRETARY ESPOSITO: Are you two having
10 a private conversation?

11 CHAIRMAN CALONE: I'm sorry. My fault.
12 Please.

13 COMMISSIONER McADAM: They're going
14 to -- Pulaski Road, which runs behind
15 Lowe's --

16 COMMISSIONER BRAUN: Yeah.

17 COMMISSIONER McADAM: -- they're
18 supposed to fix the intersection of Pulaski
19 and County Road 58 --

20 COMMISSIONER BRAUN: And make it what?

21 COMMISSIONER McADAM: -- and I was just
22 wondering if they're still doing that.

23 COMMISSIONER BRAUN: Where or --

24 COMMISSIONER McADAM: Well, they're
25 going to -- I thought they were going to buy

1 Suffolk County Planning Commission 6/3/09 194
2 some property there and then try to line it
3 up with -- with Home Depot.

4 MR. FRELENG: Commissioner --

5 COMMISSIONER McADAM: I was just trying
6 to figure out if that's --

7 MR. FRELENG: Commissioner McAdam, when
8 we reviewed the plans for County Road 58,
9 they do show a redesign of this
10 intersection --

11 COMMISSIONER McADAM: Okay.

12 MR. FRELENG: -- with a stub street, if
13 you will, that goes from Pulaski up at a
14 T-intersection with Old Country Road.

15 COMMISSIONER McADAM: Okay. Good.
16 Thank you.

17 COMMISSIONER TALDONE: And, actually,
18 the traffic light at the entrance to Home
19 Depot will -- that land will be acquired and
20 a road is going to be cut through there to
21 Pulaski, and the Pulaski Street entrance will
22 be closed. It's a very unsafe intersection,
23 and that's all part of this project.

24 MR. FRELENG: As part of the 58 project?

25 COMMISSIONER TALDONE: Well, part of the

1 Suffolk County Planning Commission 6/3/09 195
2 58 project, and dedication of the land is
3 part of this as well.

4 CHAIRMAN CALONE: They're dedicating the
5 land.

6 COMMISSIONER KELLY: (Indicating)

7 CHAIRMAN CALONE: Commissioner Kelly.

8 COMMISSIONER KELLY: Andy, do you know
9 where the deliveries will come into? Will it
10 come in off of Pulaski, or does it come in
11 off of 58?

12 MR. FRELENG: Well, it -- this is the
13 back end of the building as proposed
14 (indicating), and it looks like it's going to
15 come right in the back entrance of Pulaski.

16 COMMISSIONER KELLY: And then the
17 existing building, is that a -- is this a
18 rehab or is this a --

19 MR. FRELENG: No, it's a tear down.
20 COMMISSIONER KELLY: -- going to be a
21 tear down?
22 MR. FRELENG: It's a tear down.
23 COMMISSIONER KELLY: So the --
24 MR. FRELENG: As you can see, the
25 existing building is much longer --

1 Suffolk County Planning Commission 6/3/09 196
2 COMMISSIONER KELLY: Yeah.
3 SECRETARY ESPOSITO: And it's old.
4 MR. FRELENG: It's old.
5 COMMISSIONER BRAUN: What's wrong with
6 old?
7 SECRETARY ESPOSITO: Nothing's wrong
8 with old.
9 COMMISSIONER BRAUN: Thank you.
10 CHAIRMAN CALONE: Wow. Okay.
11 (Laughter)
12 SECRETARY ESPOSITO: Can I just say one
13 thing?
14 CHAIRMAN CALONE: Are you going to be
15 nice?
16 (Laughter)
17 CHAIRMAN CALONE: Commissioner Esposito.
18 SECRETARY ESPOSITO: Yes, this is me
19 being nice.
20 I do want to correct something you said,
21 though. You said that it's not in any
22 environmentally-sensitive areas, and, in
Page 171

23 fact, it is in the middle of the Suffolk
24 Central -- Central Suffolk SGPA. However,
25 having said that, I think this is a less

1 Suffolk County Planning Commission 6/3/09 197
2 intense use than what was there, considering
3 that the Suffolk Life newspaper had a
4 printing facility there, and lots of trucks
5 as well. So I think it's either equal or
6 less intense use of this space, which I think
7 makes it a good fit. And clearly has enough
8 parking.

9 MR. FRELENG: You are correct, I did
10 misspeak. It's in the staff report that it's
11 in the Central Suffolk district.

12 CHAIRMAN CALONE: Okay.

13 Any other comments or questions?

14 (WHEREUPON, there was no response.)

15 CHAIRMAN CALONE: If not, we'll
16 entertain a motion to approve the -- adopt
17 the staff report.

18 COMMISSIONER TALDONE: (Indicating)

19 CHAIRMAN CALONE: Move to approve by
20 Commissioner Tal done.

21 COMMISSIONER BOLTON: (Indicating)

22 CHAIRMAN CALONE: Seconded by
23 Commissioner Bol ton.

24 All in favor of adopting the staff
25 report, please raise your hand.

1 Suffolk County Planni ng Commi ssi on 6/3/09 198
2 (WHEREUPON, the members voted.)
3 CHAIRMAN CALONE: Opposed?
4 (WHEREUPON, there was no response.)
5 CHAIRMAN CALONE: And abstentions?
6 (WHEREUPON, there was no response.)
7 CHAIRMAN CALONE: And it's 11 to zero.
8 The last item on the agenda, the last
9 formal item, is the consideration of the
10 annual report.
11 We had circulated that -- Dan had
12 circulated his draft last month. We got some
13 comments back on that. Those comments were
14 incorporated, and I sent those back to
15 everyone via e-mail a day or so ago.
16 COMMISSIONER BRAUN: Yesterday.
17 CHAIRMAN CALONE: Basically, it just
18 says, as -- as you all know, it basically
19 just kind of summarizes the kind of things
20 that we're working on, has the data about
21 the -- you know, the number of referrals we
22 received, et cetera. And -- and then at the
23 end of it are a summary of our policies from
24 the guidelines, as well as a report that
25 Peter Lambert put together on the county

1 Suffolk County Planni ng Commi ssi on 6/3/09 199
2 demographi cs. And there were some

3 interesting things that I kind of pulled out
4 just to highlight a few things in that -- in
5 that report.

6 Any discussion about the annual report
7 or any comments on --

8 COMMISSIONER BRAUN: Just two typos.

9 CHAIRMAN CALONE: Yes, Mr. Braun.

10 COMMISSIONER BRAUN: The page where --
11 Roman I, Planning Commission Overview, the
12 last -- next to the last line of the second
13 paragraph, I think the word "in" needs to be
14 deleted.

15 CHAIRMAN CALONE: Yeah, well --

16 COMMISSIONER BRAUN: I'm sorry to -- I'm
17 sorry to do Linda's job here.

18 COMMISSIONER HOLMES: Feel free.

19 CHAIRMAN CALONE: Okay.

20 COMMISSIONER BRAUN: Just two little
21 typos.

22 CHAIRMAN CALONE: Oh, okay. And they
23 are just typos.

24 COMMISSIONER BRAUN: Yeah.

25 CHAIRMAN CALONE: Good.

1 Suffolk County Planning Commission 6/3/09 200

2 COMMISSIONER HOLMES: Yeah --

3 CHAIRMAN CALONE: Okay.

4 COMMISSIONER HOLMES: -- I found a
5 couple.

6 CHAIRMAN CALONE: Thank you for that,

06 03 09_Planning_Commission.txt
7 Bob.

8 And if there's anything else that's
9 substantive, we should raise it now. If not,
10 certainly, we -- I think, before we actually
11 go to press on it, we can probably deal with
12 the typos.

13 Anything else that anyone wants to add,
14 or any comments to the annual report?

15 COMMISSIONER ROBERTS: I would just
16 comment on how well it was done --

17 COMMISSIONER BRAUN: Yes, beautiful.

18 COMMISSIONER ROBERTS: -- both by
19 yourself, David, and the staff. It was
20 excellent.

21 SECRETARY ESPOSITO: Thank you for all
22 the work on it.

23 COMMISSIONER ROBERTS: Yes.

24 COMMISSIONER TALDONE: Yes, thank you.

25 CHAIRMAN CALONE: You're welcome. Thank

1 Suffolk County Planning Commission 6/3/09 201
2 you really goes to the staff, so thank you
3 guys for the effort.

4 And, other than that, any other comments
5 or questions?

6 (WHEREUPON, there was no response.)

7 CHAIRMAN CALONE: If not, I guess we'll
8 entertain a motion to approve the annual
9 report to the county legislature and the
10 county executive.

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COMMISSIONER ROBERTS: (Indicating)

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CHAIRMAN CALONE: Motion by
Commissioner Roberts.
COMMISSIONER McADAM: (Indicating)
CHAIRMAN CALONE: Seconded by
Commissioner McAdam.
All in favor?
(WHEREUPON, the members voted.)
CHAIRMAN CALONE: 11 to zero to zero.
The last item on our agenda is just
other business. And there's one thing we
wanted to raise, and that was, Tom had put
together a draft resolution that we'll
entertain next time with regard to supporting
the launch of the comprehensive plan effort.

1 Suffolk County Planning Commission 6/3/09 202
2 And Tom has copies of it, and maybe we'll
3 also follow up probably with an e-mail,
4 probably sending you the same thing, like a
5 week before the actual meeting next month.
6 But if anyone has any comments on it, it's
7 fairly straight forward, but it basically --
8 basically just -- simply, you know, endorsing
9 that we're moving forward with the
10 comprehensive plan for Suffolk County. You
11 know, the direction of the commission would
12 be -- would be leadership of the department.
13 So just take a quick look at that, and
14 there will be something on the agenda for

15 06 03 09_Planning_Commission.txt
next month.

16 And, Tom, if that's not all, just give a
17 little more detail about kind of next steps
18 and kind of basic time lines about where
19 we're -- you know, where we're going.

20 And anyone who's interested in being
21 particularly involved in, you know,
22 coordinating with staff on it -- again, our
23 role was advisory or kind of oversight here,
24 but I'm sure Tom would appreciate any --

25 DIRECTOR ISLES: Sure.

1 Suffolk County Planning Commission 6/3/09 203

2 CHAIRMAN CALONE: -- you know, thoughts
3 anyone has. A small working group together,
4 people to meet every once in a while to kind
5 of oversee that work. Anyone interested just
6 should let me know.

7 Any other business that anyone would
8 like to raise?

9 COMMISSIONER ROBERTS: (Indicating)

10 CHAIRMAN CALONE: Commissioner Roberts.

11 COMMISSIONER ROBERTS: I just have
12 something that maybe we could come back to at
13 the next meeting, but I personally would love
14 to see us, perhaps, generate a series of
15 questions that we have people answer when
16 referrals comes in that specifically are
17 asking about our guidelines and whether
18 they're being implemented, and how -- I mean,

06_03_09_Planning_Commission.txt
19 if we have the goal of developing best
20 practices and really eventually publishing a
21 report on how the county is doing against
22 them, that might be a good thing to do.
23 So I'm -- I'm thinking like a question
24 of, you know, is there a bus route nearby; is
25 it rental, for sale; is there affordable

1 Suffolk County Planning Commission 6/3/09 204
2 housing in this project; have you looked at
3 public safety; is there green. I mean, I'm
4 just thinking like ten simple questions
5 that --

6 CHAIRMAN CALONE: This commission -- I
7 think we had put together -- we kind of put
8 together a cover sheet --

9 COMMISSIONER HOLMES: Yeah.

10 CHAIRMAN CALONE: -- that mentions some
11 of those things.

12 COMMISSIONER HOLMES: Yeah.

13 COMMISSIONER BRAUN: Right.

14 CHAIRMAN CALONE: And I don't know if
15 people have started using them when they're
16 submitting applications --

17 COMMISSIONER ROBERTS: The cover
18 sheet -- I was just looking at the
19 guidelines, so --

20 CHAIRMAN CALONE: Yeah, that's --

21 COMMISSIONER ROBERTS: And so that's
22 what triggered -- is perhaps that we could

23 06_03_09_Planning_Commission.txt
24 expand this with questions, or just be sure
25 to comment on each of these things.
I don't think we need to take the time

1 Suffolk County Planning Commission 6/3/09 205
2 now, but I'm just throwing it out, and
3 something that we may want to come back and
4 discuss at a future meeting.

5 VICE CHAIRMAN KONTOKOSTA: And that may
6 be helpful as -- kind of almost like a cheat
7 sheet of --

8 COMMISSIONER BOLTON: Right.

9 VICE CHAIRMAN KONTOKOSTA: -- some of
10 the key points and some of the guidelines
11 that exist --

12 COMMISSIONER BRAUN: And it's very --

13 VICE CHAIRMAN KONTOKOSTA: -- the
14 projects, so they have one summarized page
15 that they could address different types of --

16 COMMISSIONER BRAUN: It's very common
17 that Andy says they didn't seem to address
18 this, or they didn't seem to address that, we
19 don't know whether it's in there or it isn't.

20 CHAIRMAN CALONE: Yeah.

21 COMMISSIONER ROBERTS: Because the only
22 way we're going to develop best practices is
23 if we start developing this information.

24 MR. FRELENG: And the recommended
25 referral form that the municipalities are

1 Suffolk County Planning Commission 6/3/09 206
2 supposed to use, does ask those questions.
3 It asks, is it workforce/affordable housing;
4 yes or no.

5 COMMISSIONER ROBERTS: Yeah, I'm looking
6 at -- I'm looking at this list (indicating),
7 Andy --

8 MR. FRELENG: Yes.

9 COMMISSIONER ROBERTS: -- but I think it
10 should be -- you know, I think this -- we
11 could actually write a specific question more
12 about, you know, the specifics of -- if
13 there's a yes or whatever, and --

14 CHAIRMAN CALONE: Well, maybe you want
15 to think about it and noodle around --

16 COMMISSIONER ROBERTS: Yeah, I'm just --

17 CHAIRMAN CALONE: -- with some
18 language --

19 COMMISSIONER ROBERTS: -- thinking --

20 CHAIRMAN CALONE: -- you might
21 suggest --

22 COMMISSIONER ROBERTS: Yes.

23 CHAIRMAN CALONE: -- and get back to all
24 of us. And I think we're -- we're using that
25 form now; right?

1 Suffolk County Planning Commission 6/3/09 207

2 MR. FRELENG: The second part to that is
3 that the municipalities are not consistent in

4 using this form, and we don't deem them
5 incomplete if they don't. So that would be a
6 policy decision that we would have to make.
7 You know, we don't always get the information
8 we ask for.

9 SECRETARY ESPOSITO: That's the big
10 issue, I think.

11 CHAIRMAN CALONE: Well, let's -- it
12 would be interesting to hear from you, Andy,
13 what percentage you think are using it --

14 SECRETARY ESPOSITO: Yeah.

15 CHAIRMAN CALONE: -- if there's
16 something we can kind of -- you know, look,
17 it's a new form. It's two or three months
18 old -- three months old now maybe. But maybe
19 a letter going out to the municipalities
20 saying, you know, we're asking you to use
21 this form, and at least -- as a first step,
22 and the -- if there's an adoption of that --

23 MR. FRELENG: Okay.

24 CHAIRMAN CALONE: -- take additional
25 drastic action.

1 Suffolk County Planning Commission 6/3/09 208

2 COMMISSIONER TALDONE: (Indicating)

3 CHAIRMAN CALONE: Vince.

4 COMMISSIONER TALDONE: Yeah, just
5 quickly.

6 I mean, I think that's a wonderful idea,
7 particularly for bus routes. Because it not

8 only asks the question, makes them look up
9 something they probably know in their own
10 town, but it makes them think about it early
11 on in the process. If they're now sending it
12 on to you that they're realizing there's a
13 bus that stops right in front of the
14 facility, it will help them. And it does
15 some of the work that they should have
16 already done before sending it to you.
17 That's my opinion.

18 CHAIRMAN CALONE: Okay. I think that's
19 a fair point.

20 Any other comments or thoughts?
21 (WHEREUPON, there was no response.)

22 CHAIRMAN CALONE: If not, enjoy the ride
23 back from the Hamptons.

24 COMMISSIONER BRAUN: Are we then
25 adjourned, sir?

1 Suffolk County Planning Commission 6/3/09 209

2 CHAIRMAN CALONE: Yes. Motion to
3 adjourn --

4 COMMISSIONER ROBERTS: (Indicating)

5 VICE CHAIRMAN KONTOKOSTA: (Indicating)

6 CHAIRMAN CALONE: Commissioner Roberts
7 makes the motion to adjourn; seconded by the
8 vice chairman.

9 All in favor of adjourning --

10 ALL: Aye.

11 (WHEREUPON, the meeting of the Suffolk
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12 County Planning Commission adjourned at
13 2:57 p.m.)
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1 Suffolk County Planning Commission 6/3/09 210

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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 3rd day of June 2009.

18

19

20

21

THERESA PAPE

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