

# SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Department of Planning  
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**

February 2, 2011  
12:00 P.M.  
Hauppauge, Legislative Auditorium

---

### **Tentative Agenda Includes:**

1. Adoption of minutes for December 2010
2. Public Portion
3. Election of Officers
4. Chairman's report
5. Director's report
6. Guest Speakers:
  - Walter Dawydiak,, Suffolk County Department of Health Services - Comprehensive Water Resources Management Plan
  - Dan Gulizio, Suffolk County Department of Planning - Long Island Regional Planning Council Sustainability Plan
  - Jefferson Murphree, Town of Southampton - Hampton Bays Corridor Strategic Plan
7. Section A14-14 thru A14-23 & A14-25 of the Suffolk County Administrative Code
  - Hampton Bays Corridor Strategic Plan (Town of Southampton)
  - 22 Dune Rd, LLC 0902 01200 0200 011000 (Village of Quogue)
  - Michael Salvatore 0902 01300 0300 014000 (Village of Quogue)
  - Kenneth & Rita Warner 0902 01500 0200 017000 (Village of Quogue)
8. Section A14-24 of the Suffolk County Administrative Code

NONE
8. Discussion:
  - Suffolk County Comprehensive Plan 2035 – Vol. 1: Inventory
  - Suffolk County Planning Commission Guidebook
9. Other Business:
  - Adoption of Rules of Proceedings
  - Adoption of Schedule of meetings for 2011

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on WEDNESDAY, March 2, 2011 location – Maxine S. Postal Auditorium in Riverhead.

# SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Department of Planning  
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

## AGENDA

February 2, 2011  
12:00 P.M.

Hauppauge, Legislative Auditorium

---

1. Adoption of minutes for December 2010
2. Public Portion
3. Election of Officers
4. Chairman's report
5. Director's report
6. Guest Speakers:
  - Walter Dawydiak,, Suffolk County Department of Health Services - Comprehensive Water Resources Management Plan
  - Dan Gulizio, Suffolk County Department of Planning - Long Island Regional Planning Council Sustainability Plan
  - Jefferson Murphree, Town of Southampton - Hampton Bays Corridor Strategic Plan
7. Section A14-14 thru A14-23 & A14-25 of the Suffolk County Administrative Code
  - Hampton Bays Corridor Strategic Plan (Town of Southampton)
  - 22 Dune Rd, LLC 0902 01200 0200 011000 (Village of Quogue)
  - Michael Salvatore 0902 01300 0300 014000 (Village of Quogue)
  - Kenneth & Rita Warner 0902 01500 0200 017000 (Village of Quogue)
8. Section A14-24 of the Suffolk County Administrative Code

NONE
8. Discussion:
  - Suffolk County Comprehensive Plan 2035 – Vol. 1: Inventory
  - Suffolk County Planning Commission Guidebook
9. Other Business:
  - Adoption of Rules of Proceedings
  - Adoption of Schedule of meetings for 2011

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on WEDNESDAY, March 2, 2011 location – Maxine S. Postal Auditorium in Riverhead.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

SUFFOLK COUNTY PLANNING COMMISSION  
ROSE CARACAPPA AUDITORIUM of the  
WILLIAM ROGERS LEGISLATIVE BUILDING  
725 Veterans Memorial Highway  
Smithtown, New York

February 2, 2011  
12:00 p.m.

F I N A L

BEFORE:

DAVID CALONE, Acting Chairman  
Town of Babylon

REPORTED BY:

THERESA PAPE  
Court Reporter/Notary Public

\*\*\*\*\*  
FIVE STAR REPORTING, INC.  
90 JOHN STREET, SUITE 411  
NEW YORK, NEW YORK 10038  
631. 224. 5054

1  
2

2

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

020211PLANNING.TXT

- 3 CONSTANTINE KONTOKOSTA, Vice Chairman,  
4 Commission Member  
5 Villages Under 5,000 Population
- 6 ADRIENNE ESPOSITO, Secretary,  
7 Commission Member  
8 Villages Over 5,000 Population
- 9 LINDA HOLMES, Commission Member  
10 Town of Shelter Island
- 11 THOMAS McADAM, Commission Member  
12 Town of Southold
- 13 VINCENT TALDONE, Commission Member  
14 Town of Riverhead
- 15 MICHAEL KELLY, Commission Member  
16 Town of Brookhaven
- 17 MATTHEW CHARTRAND, Commission Member  
18 Town of Islip
- 19 SARAH LANSDALE, Commission Member  
20 At Large
- 21 JOHN J. FINN, Commission Member  
22 Town of Smithtown
- 23 DIANA WEIR, Commission Member  
24 Town of East Hampton

25 A B S E N T M E M B E R S:

- 26 BARBARA ROBERTS, Commission Member  
27 Town of Southampton
- 28 JOSHUA HORTON, Commission Member  
29 At Large

1 3

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

- 3 THOMAS A. ISLES, Director of Planning
- 4 DANIEL GULIZIO, Deputy Director of  
5 Suffolk County Planning Department
- 6 ANDREW P. FRELENG, Chief Planner  
7 Suffolk County Planning Department

8 TED KLEIN, Senior Planner  
Suffolk County Planning Department  
9 PETER LAMBERT, Principal Planner  
Suffolk County Planning Department  
10 JOHN CORRAL,  
11 Suffolk County Planning Department  
12 TOM YOUNG, County Attorney  
13 CHRISSE EINEMANN, Staff

14

15 A L S O P R E S E N T:

16

ANDREW AMAKAWA, Research Tech

17

JACK CAFFEY, Legislative Aide to  
18 Presiding Officer Lindsey

18

19

G U E S T S P E A K E R S:

20

21 WALTER DAWYDIAK, Suffolk County  
Department of Health Services

21

22

23 JEFFERSON MURPHREE, Town of Southampton

23

24 FRED A EISENBERG, Town of Southampton

24

25

1 Suffolk County Planning Commission 4

2 (WHEREUPON, this proceeding

3 convened at 12:00 p.m.

4 Off-the-record discussions ensued,

5 after which the following

6 transpired:)

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

8 ACTING CHAIRMAN CALONE: All

9 right. Good afternoon and welcome

10 to the February meeting of the

11 Suffolk County Planning Commission.

12 I'll note that we have a quorum  
13 present, and I would ask  
14 Dr. Constantine Kontokosta to --

15 COMMISSIONER HOLMES: Oh, my  
16 goodness.

17 ACTING CHAIRMAN CALONE: --  
18 Lead us in the pledge.

19 (Pledge of Allegiance)

20 SECRETARY ESPOSITO: Well done,  
21 Doctor.

22 ACTING CHAIRMAN CALONE: He's  
23 improved as he's moved up the  
24 ladder.

25 The first item on our agenda is

1 Suffolk County Planning Commission 5  
2 the adoption of the minutes for  
3 December 2011. I know both the  
4 editor in chief and I went through  
5 those.

6 Are there any comments,  
7 Commissioner Holmes?

8 COMMISSIONER HOLMES: You found a  
9 lot more errors than I did. I only  
10 found 13, and they were mostly  
11 minimal. So, you know, you can add  
12 yours and -- you know, I don't know  
13 what you think.

14 ACTING CHAIRMAN CALONE: Yeah,  
15 they were all pretty de minimus, and  
16 I think I -- we've given them to

17 Judy. So --  
18 COMMISSIONER HOLMES: Yeah.  
19 ACTING CHAIRMAN CALONE: So any  
20 other comments or questions on the  
21 minutes, or edits?  
22 (WHEREUPON, there was no  
23 response.)  
24 ACTING CHAIRMAN CALONE: Seeing  
25 none, I'll entertain a motion to

1 Suffolk County Planning Commission 6  
2 adopt the December minutes as --  
3 COMMISSIONER HOLMES: So moved.  
4 ACTING CHAIRMAN CALONE: --  
5 amended.  
6 COMMISSIONER WEIR: Second.  
7 ACTING CHAIRMAN CALONE: Moved  
8 by Commissioner Holmes, seconded by  
9 Commissioner Weir.  
10 All in favor, please raise your  
11 hand.  
12 (WHEREUPON, the members voted.)  
13 ACTING CHAIRMAN CALONE: And  
14 opposed?  
15 (WHEREUPON, there was no  
16 response.)  
17 ACTING CHAIRMAN CALONE: And  
18 that's 11 to zero.  
19 Thank you, all.  
20 Next item is the public

21 portion. I don't believe there are  
22 any cards, so we'll move onto the  
23 next item which is the election of  
24 the officers 2011.

25 The Nominating Committee at the

1 Suffolk County Planning Commission 7

2 last meeting nominated for chair,  
3 myself, and for vice chair,  
4 Constantine Kontokosta, and for  
5 secretary, Adrienne Esposito.

6 So those nominations were made  
7 last month, and I'll let our  
8 esteemed attorney make a comment  
9 about the nomination for chair.

10 MR. YOUNG: All right. The  
11 chairman has been nominated, or his  
12 name has been put before the  
13 legislature, but it has not been  
14 officially acted upon yet. So as a  
15 holdover, he cannot be named  
16 chairman, per se, he would have to  
17 be acting. But in your resolution,  
18 if you just make it or put it to it,  
19 that upon his being -- by the  
20 legislation, being sworn in, the  
21 title will revert back to chairman.

22 ACTING CHAIRMAN CALONE: Thank  
23 you, Mr. Young.

24 Any thoughts or comments on  
25 that?



1 Suffolk County Planning Commission 8

2 COMMISSIONER HOLMES: Well, in  
3 view how long we had Bobby Martin as  
4 acting chairman, that's de minimus  
5 of what we're doing with you.

6 ACTING CHAIRMAN CALONE: Right.  
7 And I think Mr. Martin might have  
8 been acting chairman for years,  
9 actually --

10 COMMISSIONER HOLMES: It was  
11 many months.

12 ACTING CHAIRMAN CALONE: I'm  
13 told the legislature will take up  
14 the vote in a few weeks, but one  
15 never knows. So -- anyway, it is  
16 what it is.

17 At this time, the floor is  
18 open, however, for other  
19 nominations. First I'll entertain  
20 any other nominations for chair of  
21 the Planning Commission.

22 Are there any nominations from  
23 the floor for chair?

24 (WHEREUPON, there was no  
25 response.)

1 Suffolk County Planning Commission 9

2 ACTING CHAIRMAN CALONE: Seeing

3 none, there is one nomination, and  
4 we'll close the nominations for  
5 chair, and ask the secretary to vote  
6 one vote for David Calone for chair.

7 COMMISSIONER HOLMES: Acting.  
8 ACTING CHAIRMAN CALONE: Yes,  
9 you can say for acting chair.  
10 That's fine.

11 SECRETARY ESPOSITO: I cast one  
12 vote for acting chair David Calone  
13 for chair of the Planning  
14 Commission.

15 ACTING CHAIRMAN CALONE: And I  
16 think that's all we need to do;  
17 right?

18 MR. YOUNG: (Head gesture)

19 ACTING CHAIRMAN CALONE: Okay.

20 Next is the position of vice  
21 chairman. We have one nomination,  
22 Constantine Kontokosta.

23 Are there any other nominations  
24 from the floor for vice chair?

25 (WHEREUPON, there was no

1 Suffolk County Planning Commission 10  
2 response.)

3 ACTING CHAIRMAN CALONE: Seeing  
4 none, we'll close the -- the  
5 nominations and would ask the  
6 secretary to vote one vote for  
7 Constantine Kontokosta for vice

8 chair.

9 SECRETARY ESPOSITO: The  
10 secretary votes one vote for  
11 Dr. Constantine Kontokosta for vice  
12 chair.

13 ACTING CHAIRMAN CALONE: And  
14 lastly for the position of secretary  
15 to the commission, are there any  
16 nominations from the floor for  
17 secretary?

18 (WHEREUPON, there was no  
19 response.)

20 CHAIRMAN CALONE: Seeing  
21 none, we have the nomination of  
22 Adrienne Esposito that's been  
23 nominated by the Nominating  
24 Committee. We'll close the  
25 nominations, and I would ask the

1 Suffolk County Planning Commission 11  
2 secretary to cast one vote for  
3 herself.

4 SECRETARY ESPOSITO: Well, I  
5 would love to cast one vote for  
6 Adrienne Esposito for secretary of  
7 the commission.

8 ACTING CHAIRMAN CALONE: All  
9 right.

10 Well done. You've earned your  
11 keep right there.

12 All right. Well, thank you.

13 Thank you, all, for, you know, your  
14 confidence in us.

15 Let me say a few things.

16 As I've traditionally done sort  
17 of at the start of the commission  
18 year, I wanted to do a little bit of  
19 a summary of last year as well as  
20 talk a little bit about this coming  
21 year.

22 Obviously, I look forward to  
23 working with Constantine and  
24 Adrienne and all of you. This will  
25 be an exciting but also challenging

1 Suffolk County Planning Commission 12  
2 year for us.

3 As you all know, Director Isles  
4 has announced his retirement, and  
5 that will be coming -- taking place  
6 sometime next month. We'll actually  
7 have a lot more to say about that,  
8 you know, as we move forward. But  
9 it's certainly -- you know, there'll  
10 be new challenges with regard to  
11 that, and obviously we wish  
12 Director Isles very well in the  
13 future. And as I said, we'll talk  
14 more about that later and next  
15 month.

16 I also want to give a  
Page 10

17 particular shout out, as I mentioned  
18 earlier, Constantine has received  
19 his doctorate, which is an  
20 incredibly -- as you all know, an  
21 incredible accomplishment. So  
22 congratulations to him on that.

23 (Applause)

24 ACTING CHAIRMAN CALONE: Also  
25 this month, Michael Kelly was

1 Suffolk County Planning Commission 13  
2 inaugurated as the president of the  
3 Long Island Building Institute, and  
4 I want to congratulate him on --

5 (Applause)

6 ACTING CHAIRMAN CALONE: -- on  
7 that achievement.

8 And so he'll be president for  
9 this -- this year, for 2- -- the  
10 year 2011, and so I think he -- the  
11 building community is obviously well  
12 represented by Michael, and we're  
13 obviously very lucky to have him  
14 with us as well.

15 So 2010 was a busy year for the  
16 commission. Among the highlights:

17 We continued our tour of the  
18 County with our meetings in  
19 Brookhaven, Shelter Island, and  
20 Babylon Town Halls;

21 We took our bus tours of the  
22 EPCAL property and Shelter Island;  
23 We did background research for  
24 and got the town supervisors and  
25 other stakeholders to buy into the

1 Suffolk County Planning Commission 14  
2 idea of the Suffolk Unified  
3 Permitting Portal that's now moving  
4 forward strongly under the  
5 leadership of County Executive Levy  
6 and his team;

7 We finished the Universal  
8 Design Incentive Code and saw it  
9 adopted by Babylon, and now it's  
10 under strong consideration by  
11 Smithtown and others, and  
12 Vince Taldone continues to work on  
13 that;

14 We assisted the County  
15 Executive in putting together Sewer  
16 Summit 2 and beginning to explore  
17 alternatives for sewer financing;

18 We hosted the East End Wind  
19 Symposium with the East End  
20 Supervisors & Mayors Association to  
21 educate policy makers on rules  
22 relating to -- or issues I should  
23 say, relating to rules and  
24 regulations governing wind energy.  
25 We also drafted the wind permit

1 Suffolk County Planning Commission 15

2 application form;

3 Earlier in the year we  
4 co-hosted two kick-off events with  
5 the County Executive's office on the  
6 Comprehensive Plan, and significant  
7 progress was made, as you all know,  
8 on the Volume I of that plan;

9 We developed the fast-track  
10 solar permitting plan and  
11 application, and got LIPA to put  
12 funding for it in their new budget  
13 that they just adopted;

14 We also completed the green  
15 methodologies for storm water runoff  
16 guidance document that's now going  
17 out to the municipalities;

18 Also in 2010, the vice chairman  
19 and I were asked to present on the  
20 Commission's efforts to the Long  
21 Island Association on two different  
22 occasions, to the Long Island Clean  
23 Energy Leadership Task Force on two  
24 different occasions, as well as the  
25 East End Supervisors and Mayors

1 Suffolk County Planning Commission 16

2 Association, the County Village

3 Officials Association, and the  
4 Suffolk Bar Association.

5 In the last few weeks, I had a  
6 chance to sit down with virtually  
7 all of you and talk about the  
8 Commission and our priorities for  
9 2011.

10 To summarize those  
11 conversations, what I heard was a  
12 desire to keep our emphasis on major  
13 County-wide issues such as the  
14 development of the Comprehensive  
15 Plan as well as related issues like  
16 housing and infrastructure  
17 financing.

18 Based on the input from all the  
19 Commissioners here, I'd like to give  
20 you a short list of the projects  
21 we'd like to tackle this year:

22 First, we want to finish  
23 Volume I of the Comprehensive Plan  
24 and make significant progress in  
25 Volume II. To make sure that the

1 Suffolk County Planning Commission 17  
2 Commission is engaged and providing  
3 regular feedback to the staff, we're  
4 going to reconstitute our  
5 Comprehensive Plan Committee, and I  
6 know that Tom McAdam, Linda Holmes,  
7 and Diana Weir are going to serve on



8 that committee. If others are  
9 interested in serving on that as  
10 well, please let me know. That will  
11 be, perhaps, the most important  
12 thing we do this year.

13 We also wanted to update our  
14 Planning Commission Guidelines as  
15 it's been two years since the last  
16 update. As you know, that is a  
17 process we just -- just started, and  
18 Commissioners Holmes, Kelly, Finn,  
19 and Weir are going to work with me  
20 on that.

21 We'd like to complete the  
22 unified solar permit application and  
23 plan. It's basically done from our  
24 perspective, and LIPA has endorsed  
25 it. We're just waiting on the

1 Suffolk County Planning Commission 18  
2 Nassau County Planning Commission to  
3 hopefully endorse it, hopefully  
4 later this month, and then LIPA will  
5 send out a letter to the  
6 municipalities by the end of  
7 February listing the incentives that  
8 they'll be giving to adopt this plan  
9 or abide by this plan.

10 We're also looking at creating  
11 a standard for professional

12 certification for interior  
13 commercial alterations, and  
14 hopefully working with a town  
15 or two to pilot that, and  
16 Commissioner Finn's going to be  
17 working on that project.

18 On the Public Safety Design  
19 Code, we've completed the draft and  
20 now we're getting it out to the  
21 electeds for -- and staff for  
22 feedback, and hopefully this year  
23 we will get that to completion.  
24 Tom McAdam's done a lot of work on  
25 that, and he'll continue to lead

1 Suffolk County Planning Commission 19  
2 that effort.

3 We are going to continue to  
4 help the East End towns come up with  
5 an East End Wind Code and to  
6 implement the wind permit  
7 application that our task force  
8 created. The next meeting I'm at is  
9 actually in hope- -- we think is  
10 going to be the end of next week in  
11 East Hampton, and Secretary Esposito  
12 as well as Commissioners Chartrand  
13 and Weir are helping work on that.

14 We're going to continue to  
15 help with the development of SUPP,  
16 the Unified Permitting Portal.

17 The County Executive has asked  
18 Commissioner Yves Michel from  
19 Economic Development and myself to  
20 head the Steering Committee for  
21 that. Also serving on the Steering  
22 Committee are Commissioners Kelly,  
23 and Roberts, and Finn.

24 We'd like to take a look at  
25 agriculture. Agriculture is not

1 Suffolk County Planning Commission 20  
2 just our heritage in Suffolk County;  
3 it's a part of our way of life. So  
4 we want to look at how we can be  
5 supportive of regional food policies  
6 that are sustainable and supportive  
7 of this critical land use industry.  
8 And Commissioner Lansdale's going to  
9 help us work on that.

10 We're just putting together our  
11 new inter-municipal working group on  
12 commercial energy standards. We're  
13 hoping to make headway in that in  
14 working towards a standard for the  
15 County, and the Vice Chairman as  
16 well as Commissioner Finn are going  
17 to work on that. And LIPA has  
18 expressed a strong interest in being  
19 supportive of that, as has the  
20 County Executive.

21 We're hoping sometime in the  
22 first half of this year to hold a  
23 symposium on Green Methodologies for  
24 dealing with storm water, building  
25 off of the guidance document that we

1 Suffolk County Planning Commission 21  
2 passed about two months ago.  
3 Secretary Esposito's going to be  
4 focusing on that.

5 When it comes to TODs and best  
6 practices, Commissioner Talone  
7 has been in touch with Vision  
8 Long Island and the APA, and they're  
9 trying to develop a tool kit that we  
10 might wish to consider down the road  
11 in terms of a resource for  
12 municipalities regarding best  
13 practices on transit oriented  
14 design.

15 We also, I think, from my  
16 conversations with all of you, I  
17 heard that we need to do a better  
18 job of coordinating housing policies  
19 across Suffolk County and across  
20 Long Island. Hopefully in  
21 partnership with the Long Island  
22 Regional Planning Council, we can  
23 work to identify best practices on a  
24 local and regional level, identify  
25 town housing goals, and work on the

1 Suffolk County Planning Commission 22  
2 County and regional policies to  
3 support those goals.

4 On this Commission we have some  
5 of the leading thinkers and doers  
6 when it comes to housing on Long  
7 Island: Vice Chairman Kontokosta;  
8 Commissioner Horton who serves  
9 on the County Executive's  
10 Workforce Housing Task Force;  
11 Commissioner Kelly, of course, as  
12 the new head of the Builders  
13 Institute; and Commissioner Weir who  
14 is one of the leaders of the  
15 Long Island Housing Partnership. So  
16 we would be remiss if we didn't have  
17 all this brainpower on housing  
18 around this table and not do  
19 something about it. So hopefully  
20 that will be something we can move  
21 on this year.

22 Lastly, there are a handful of  
23 important, related issues that we  
24 kind of bandied around the table  
25 here a little bit that relate to

1 Suffolk County Planning Commission 23  
2 balancing growth with environmental

3 protection. Those are issues like  
4 open space preservation, clearing  
5 standards, infrastructure financing,  
6 TDR reform, et cetera. I've taken  
7 to calling the folks who I hope will  
8 be part of those conversations, the  
9 Protect and Grow Committee, and I  
10 hope that Vice Chairman Kontokosta  
11 as well as Secretary Esposito and  
12 Commissioners Kelly, Finn, Lansdale,  
13 Horton, and others will be part of  
14 those conversations going forward.

15 We obviously have a lot going  
16 on, and I want to thank all of you  
17 for making this Planning Commission  
18 a place where major ideas and issues  
19 relating to Long Island's future are  
20 being debated and addressed. I also  
21 want to thank our staff for their  
22 hard work and assistance to the  
23 Commission all year long. They have  
24 been strong partners in everything  
25 we've been doing.

1 Suffolk County Planning Commission 24

2 Let me leave you with this  
3 thought:

4 Long Island is a geographical  
5 anomaly. We're literally a  
6 geographical dead end. Our supply  
7 of land and water is limited, and we

8 can't grow out, we can only grow in.  
9 But when we grow in, we need to be  
10 careful about how we do it so that  
11 Long Island doesn't get inundated  
12 with traffic and pollution and  
13 overburdened natural resources and  
14 infrastructure.

15 But there also needs to be a  
16 balance because there's a cost to  
17 going slow. When development gets  
18 too hard and too expensive, it stops  
19 happening, and then we stagnate,  
20 because development begets economic  
21 activity and economic activity  
22 creates jobs, and at the end of the  
23 day, there are no employees without  
24 employers.

25 So I think we as a Planning

1 Suffolk County Planning Commission 25  
2 Commission need to work to make the  
3 development process more efficient,  
4 and we're doing that. And yet we  
5 need to not be a rubber stamp  
6 either. The Commission is the only  
7 place where regional values and  
8 concerns are formally brought into  
9 the planning process.

10 And we also can't be afraid to  
11 do things just because our progress

12 will be measured across the years  
13 rather than in the next news cycle.  
14 That's what a planning commission is  
15 all about, thinking ahead and  
16 figuring out what comes next.

17 I look forward to working with  
18 all of you in 2011 and to figuring  
19 out together what comes next. So  
20 thank you for, again, your support  
21 of myself, as well as Constantine  
22 and Adrienne, and we look forward to  
23 working with all of you.

24 If there are any questions,  
25 I'll entertain them now. And if

1 Suffolk County Planning Commission 26  
2 not, we'll defer to Director Isles  
3 and, again, congratulate  
4 Director Isles on his service, and  
5 tell him that we look forward to  
6 working with for another month or  
7 so, but --

8 DIRECTOR ISLES: Thank you,  
9 Mr. Chairman, and thank you to all  
10 the members of the Planning  
11 Commission for the opportunity to  
12 work with you this past year.

13 In terms of Departmental  
14 matters to bring you up to date on,  
15 I'd like to first begin by  
16 announcing a staff change that does



17 effect the Commission.  
18 John Corral has worked with the  
19 Commission for three years and has  
20 been assisting Andy and Ted in terms  
21 of the regulatory review process.  
22 This would be the last time -- last  
23 meeting with the Commission as a --  
24 in that role.  
25 He is switching within the

1 Suffolk County Planning Commission 27  
2 Department, fortunately, to the  
3 farmland component of the  
4 Department, and we certainly will  
5 welcome his participation in that.  
6 And that will work directly with the  
7 Farmland Committee as well as with  
8 the Agriculture, Employment, and  
9 Protection Board.

10 Replacing John will be Andrew  
11 Amakawa who is in the back.

12 If you'd just raise your hand,  
13 Andrew.

14 MR. AMAKAWA: (Compl ying)

15 DIRECTOR ISLES: And Andrew's  
16 been to the Commission for prior  
17 meetings. Andrew's been with us for  
18 two years, so Andrew has been doing  
19 farmland for two years and he's  
20 going to rotate into the regulatory

21 review section.  
22 So the month of February will  
23 be our transition, and March they'll  
24 each take their respective positions  
25 in their new units.

1 Suffolk County Planning Commission 28

2 Just a couple other updates.

3 As I've indicated, the  
4 County is part of a consortium of  
5 17 entities that are applying and  
6 have successfully received a grant  
7 through HUD for the Sustainable  
8 Communities Program. That is to the  
9 tune of about \$323,000 that will be  
10 used as part of a regional TDR  
11 study, slash, land use plan for  
12 Suffolk County.

13 We're now in the process of  
14 finalizing a memorandum of  
15 understanding with the consortium,  
16 and that is in full gear at this  
17 point with the idea that we can then  
18 proceed to consultant retention  
19 probably midyear and then commence  
20 the project. The project itself is  
21 probably about an 18 month project.  
22 And there'll be more on that,  
23 obviously, as the project begins to  
24 take off.

25 Next, another project we have  
Page 24

1 Suffolk County Planning Commission 29  
2 that's at a stage of significance,  
3 and that is the Sagtikos Corridor  
4 Land Use Transportation Plan. This  
5 is a grant we received from NYMTC,  
6 the regional transportation planning  
7 entity. We are at a point of  
8 signing an approved contract in the  
9 Department of Law. This has been  
10 achieved, and so we're now going to  
11 circulate that as a consultant and  
12 get that project underway as well.  
13 That's obviously a growth area of  
14 the County, and this will be  
15 important in terms of any future  
16 transportation planning in that  
17 area.

18 Next is to update you on the  
19 Yaphank development, Legacy Village.  
20 This was proposed by the County  
21 Executive on surplus County land, or  
22 what is potentially surplus. This  
23 is --

24 We've just completed, with our  
25 consultant, a draft generic

1 Suffolk County Planning Commission 30  
2 environmental impact statement.

3 That was submitted to CEQ in  
4 January, and is under review by the  
5 Council at the present time. They  
6 will then determine at a future  
7 meeting, whether it's February or  
8 March or whatever meeting, if the  
9 document is complete.

10 If it's not complete,  
11 obviously, we'll go back to the  
12 consultant to supplement it. The  
13 document, by the way, is 2,500 pages  
14 so far. And we'll keep you posted.

15 Next is, on a couple of  
16 agricultural items --

17 SECRETARY ESPOSITO: Can I ask  
18 you something?

19 DIRECTOR ISLES: You may.

20 SECRETARY ESPOSITO: Has that  
21 gone out for public review yet?

22 DIRECTOR ISLES: No. Once CEQ  
23 has to --

24 SECRETARY ESPOSITO: Okay.

25 DIRECTOR ISLES: -- do the job

1 Suffolk County Planning Commission 31  
2 of reviewing and saying, Does this  
3 match the scope that was approved by  
4 the legislature? Once they do, then  
5 it starts the public review process.  
6 It does require a public hearing as  
7 well, so there will be a public

8 hearing associated with that.  
9 A couple of agricultural items  
10 to update you on.  
11 The Department did make a  
12 presentation to the agricultural  
13 forum that was held in January in  
14 Riverhead, an annual event among the  
15 agricultural community, and  
16 basically talking about the -- the  
17 new Chapter 8, which is the County's  
18 implementing law for the County's  
19 purchase of development rights  
20 program for which we have about  
21 10,000 acres of land under that  
22 program, and also about other  
23 updates to the County's Farmland  
24 Program.  
25 We also completed in the month

1 Suffolk County Planning Commission 32  
2 of January the open enrollment  
3 period for the Agricultural  
4 Districts Program. This is an  
5 annual event. We do have a fair  
6 number of applications that did  
7 arrive this year. We have about  
8 22,000 acres in the County that are  
9 in the Agricultural Districts  
10 Program. We still remain the  
11 number one Ag County in New York

12 State. And it is interesting to see  
13 that we're adding properties to the  
14 Ag Districts Program, we're not  
15 taking them away. So we seem to  
16 be holding our own at about  
17 34,000 acres total of agricultural  
18 land.

19 And the last thing for  
20 agriculture is something else I've  
21 updated you on periodically, is the  
22 Aquacultural Program. We're now in  
23 cycle three of that, and this is the  
24 cycle that's open to the general  
25 public to apply for the ability to

1 Suffolk County Planning Commission 33  
2 lease underwater lands for shellfish  
3 cultivation in Peconic and Gardners  
4 Bay.

5 It's a very restricted program  
6 in terms of the rules and  
7 requirements, but it is the first  
8 comprehensive program to also  
9 provide access with the idea of  
10 perpetuating and growing the  
11 shellfish industry in the Peconic  
12 Bay system, and also encouraging  
13 filter feeders in terms of water  
14 quality improvements.

15 Next, I'd just like to let you  
16 know, in terms of the Open Space

17 Program, the Farmland Protection  
18 Program, we are in the final year of  
19 the Quarter-Percent Program in terms  
20 of the bonding ability. So the  
21 voters of Suffolk County in  
22 November of 2007 approved an  
23 extension of the Open Space Program,  
24 the Quarter-Percent Program, which  
25 goes now to 2030, and the

1 Suffolk County Planning Commission 34  
2 Legislation provided that in the  
3 first four years, a certain  
4 percentage of those funds could be  
5 bonded in order to accelerate  
6 purchases.

7 So this is the last year of the  
8 bonding, 2011. We're anticipating  
9 bonding another \$46 million which  
10 will bring us to the limit. And  
11 then from that point on, going  
12 forward in January of 2012, the  
13 money available will be what we call  
14 "pay as you go money," the residual  
15 money for the open space, whatever's  
16 left from paying the bonds.

17 And then there are two capital  
18 programs known as the "Legacy  
19 Program and Multifaceted," and  
20 that's a legislative executive

21 decision in terms of whether to  
22 access that money. So the program,  
23 here again, is still going forward  
24 this year, but just -- it will be  
25 coming to a certain milestone at the

1 Suffolk County Planning Commission 35  
2 end of this year.

3 And the last informational item  
4 to bring to your attention is a  
5 little bit of a detail item, but  
6 New York State DEC is proposing an  
7 amendment of the environmental  
8 assessment form. They are  
9 soliciting comments until February  
10 18th. The Department is reviewing  
11 that form. It is -- requires a lot  
12 more detail. It seems to be very  
13 project-focused. So for a lot of  
14 SEQRA things that weren't  
15 specifically projects. We're not  
16 sure how good of a fit it's going to  
17 be but, here again, it is important  
18 to the agencies and the applicants  
19 that are involved in the SEQRA  
20 process, so I just bring it to your  
21 attention.

22 Thank you.

23 ACTING CHAIRMAN CALONE: Thank  
24 you, Director Isles.

25 Any comments or questions?



1 Suffolk County Planning Commission 36

2 COMMISSIONER HOLMES:

3 (Indicating)

4 ACTING CHAIRMAN CALONE:

5 Commissioner Holmes.

6 COMMISSIONER HOLMES:

7 Mr. Chairman, I'd like to read into  
8 the record a comment our Shelter  
9 Island Town Supervisor made on --  
10 this month in commenting on the  
11 County and the Town partnering to  
12 purchase the development rights on  
13 57 acres at Sylvester Manor for  
14 agricultural farm development. And  
15 Supervisor Dougherty commented, and  
16 I quote, There's been no greater  
17 friend of Shelter Island open space  
18 efforts than Tom Isles. He will be  
19 sorely missed.

20 Here, here.

21 This is for your scrapbook, Tom  
22 (handing).

23 DIRECTOR ISLES: Thank you,

24 Linda.

25 ACTING CHAIRMAN CALONE: And

1 Suffolk County Planning Commission 37

2 I'm sure Shelter Island isn't the

3 only one who feels that way, but  
4 thank you, Linda, for noticing that  
5 and reporting on it.

6 Any other comments or questions  
7 for Director Isles?

8 (WHEREUPON, there was no  
9 response.)

10 ACTING CHAIRMAN CALONE: If  
11 not, we'll move onto the next item  
12 on our agenda, which is our guest  
13 speakers.

14 Walt Dawydiak is here from the  
15 Department of Health Services.

16 Good day, sir.

17 If you would do us the favor of  
18 spelling your name for the record,  
19 and we look forward to a brief  
20 overview of the plan.

21 MR. DAWYDI AK: Good day,  
22 Mr. Chairman.

23 My name is Dawydiak, D as in  
24 David, A-W-Y-D-I -A-K.

25 Thank you, members of the

1 Suffolk County Planning Commission 38  
2 Commission, for having me here  
3 today.

4 Is there a way to make this  
5 button stick, by any chance?

6 ACTING CHAIRMAN CALONE: I  
7 think you could talk to the

8 legislature about that, but --

9 MR. DAWYDIAK: Well, once  
10 again, thank you for having me here.

11 I'm going to give you a brief  
12 overview, roughly 10 to 15 minutes  
13 on the Comprehensive Water Resources  
14 Management Plan. I've got about  
15 20 slides, I'm going to go fairly  
16 quickly. Feel free to interrupt,  
17 stop me, ask questions, at any time  
18 as we go along.

19 This process initially began  
20 really in 1987 when we undertook  
21 our first Comprehensive Water  
22 Resources Management Plan. That was  
23 a great study and it laid a 20-year  
24 blueprint for how to provide a safe  
25 drinking water supply plan, but it

1 Suffolk County Planning Commission 39  
2 was dated. A lot of new challenges  
3 and issues have arisen since then.

4 We also felt that we needed to  
5 revisit the Water Supply Plan in  
6 terms of the pollution control and  
7 management to groundwater. Not just  
8 the drinking water, but also for the  
9 ecology and surface water. So this  
10 study has a distinctively different  
11 flavor than the prior one.

12 The cost of this was \$800,000,  
13 roughly half of which was  
14 underwritten by Suffolk County Water  
15 Authority and half of which by the  
16 Health Department.

17 Procedurally right now we have  
18 drafted the plan. It is available  
19 on the Web. We had a Steering  
20 Committee meeting in December of  
21 2010. The comment period right now  
22 is open through March 1st, and we're  
23 welcoming comments, and at that  
24 point we'll move ahead with our plan  
25 amendment aspect.

1 Suffolk County Planning Commission 40

2 ACTING CHAIRMAN CALONE: Walt,  
3 when did you say it was open until?  
4 I'm sorry.

5 MR. DAWYDIAK: Right now, the  
6 request was through March 1st. If  
7 folks asked for an extension, we'd  
8 entertain that, but we're hoping we  
9 can get all comments by March 1st.

10 There is no statutory period.  
11 This was not legislatively  
12 commissioned. This is an internal  
13 study. We've kept it open and  
14 transparent involving stakeholders,  
15 but this will not be approved by the  
16 legislature or have any formal

17 regulatory standing in and of  
18 itself.

19 A lot of what we did in this  
20 study was really of interest to  
21 water quality engineers. We really  
22 upgraded the model in terms of the  
23 finite element grid.

24 Next slide, please.

25 MR. CORRAL: (Compl ying)

1 Suffolk County Planning Commission 41

2 MR. DAWYDI AK: And for the  
3 first time, we really integrated a  
4 very detailed model for the entire  
5 Island, including the main body,  
6 north fork, south fork, and Shelter  
7 Island which previously were often  
8 dealt with as discrete hydrologic  
9 entities.

10 What we actually did is updated  
11 the source water assessment for each  
12 of the 703 community water supply  
13 wells in terms of contributing area,  
14 times of travel, susceptibility  
15 analysis, potential pollution  
16 sources. This is really important  
17 for us because it helps us know what  
18 the threats are, how to manage them,  
19 what the potential impacts are. And  
20 if there is a plume or something, we

21 can backtrack it and particle trace  
22 it to a potential source. So it's  
23 got all sorts of utility.

24 Next slide, please.

25 MR. CORRAL: (Compl ying)

1 Suffolk County Planning Commission 42

2 MR. DAWYDI AK: That was  
3 probably half of the resources  
4 dedicated to this study, but what  
5 I'm really here to talk to you about  
6 today is the other half, the  
7 management implications, you know,  
8 what we found. I'm going to focus  
9 mainly on nitrogen since it's sort  
10 of the keystone of our sanitary code  
11 structure, but I'll give you a brief  
12 overview of other contaminants as  
13 well.

14 Basically, the results were not  
15 surprising. We looked at decades of  
16 data and found that nitrogen in  
17 community water supplies has  
18 increased. It's still considered to  
19 be very good in terms of water  
20 quality standards and in terms of  
21 national water quality.

22 The drinking water standard is  
23 10 parts per million. Right now  
24 we've gone from 1 to 3 parts per  
25 million to the range of 3 to 4 parts

1 Suffolk County Planning Commission 43  
2 per million.

3 So that sounds like a good  
4 success story, but the problems are  
5 there are pockets of very degraded  
6 water quality, particularly in the  
7 north shore of Huntington,  
8 Smithtown, Western Brookhaven where  
9 a lot of preexisting dense  
10 development was not sewerred. So  
11 there are localized stretches on  
12 wells.

13 The other major issue is that  
14 the surface water standard is .5.  
15 It's 20 times lower than the  
16 drinking water standard. And we as  
17 a society are still coming to grips  
18 with estuary programs and processes  
19 for how to manage groundwater so  
20 that we don't impact surface water.  
21 And that's still all relatively new,  
22 but it's a major emerging concern  
23 again.

24 In terms of volatile organic  
25 chemicals, it was good news and bad

1 Suffolk County Planning Commission 44  
2 news. The level of wells that were

3 effected by volatile organic -- so  
4 what we refer to as organic toxics,  
5 went down from 149 to 134, but  
6 certain contaminants like  
7 perchloroethylene went up  
8 significantly.

9 So it's a mixed bag. We didn't  
10 lose a lot of ground, but we didn't  
11 fix the problems either.

12 Issues such as methyl t-butyl  
13 ether and pharmaceuticals and  
14 personal like care products continue  
15 to be emerging concerns and are  
16 ubiquitous in our aquifer as well.

17 Next slide.

18 MR. CORRAL: (Compl ying)

19 MR. DAWYDI AK: This slide just  
20 shows the upper Glacial Aquifer over  
21 a 20 year period. You see that  
22 there's a difference in data between  
23 the full data set in the same wells.  
24 In a nutshell, we kind of went from  
25 roughly 3 to roughly 4 parts per

1 Suffolk County Planning Commission 45  
2 million. Again, better than what  
3 drinking water requires, but not  
4 really good enough to protect our  
5 surface waters.

6 This slide shows a similar  
7 graphic for the Magothy. Pristine



8 groundwater quality is about .3. So  
9 before people were here, we were  
10 well below 1; 20 years ago, we were  
11 at about 1; now we're up at about 3.  
12 And what that really is, is a  
13 function of the Upper Glacial  
14 contamination bleeding down into the  
15 Magothy Aquifer.

16 Go ahead.

17 MR. CORRAL: (Compl ying)

18 MR. DAWYDI AK: Many of you have  
19 probably seen this slide before.

20 This gives you the spectrum of  
21 nitrogen impact to the function of  
22 land uses.

23 ACTING CHAIRMAN CALONE: Can  
24 you read those, Walt.

25 MR. DAWYDI AK: Not from here.

1 Suffolk County Planni ng Commi ssi on 46

2 I can tell you the middle ones.

3 Four and six, the two in the  
4 middle, the fourth and fifth ones  
5 from the left, those are actually  
6 unsewered residential development at  
7 Suffolk County Sani tary Code  
8 densiti es. Four parts per million  
9 equates for one acre lots, 6 parts  
10 per million is half acre lots. And  
11 those were the two thresholds that

12 we used in the County for allowable  
13 densities in the absence of sewers.

14 The number way to the left is  
15 agriculture. Row crops are up at  
16 around 12; the number way to the  
17 right is open space, which is about  
18 .5; and there's some numbers in the  
19 middle. Golf courses are down a  
20 little bit lower, down around 3 or  
21 4. So that just gives you the range  
22 of potential impacts for potential  
23 land uses.

24 Next slide.

25 MR. CORRAL: (Compl ying)

1 Suffolk County Planning Commission 47

2 MR. DAWYDI AK: This is sort of  
3 a sketch of what's been going on in  
4 the County in very general terms for  
5 the past 20 years (indi cating).

6 In Hunting ton and Smithtown,  
7 you see areas of signifi cantly  
8 worse- -- worseni ng ni trogen in the  
9 Upper Glaci al, and parti cularly the  
10 Magothy, due to devel opment patterns  
11 which created the Sani tary Code.

12 Back before we knew we needed  
13 sewers to li mit ni trogen, there were  
14 no parti cular restri ctions on lot  
15 sizes other than what local  
16 muni ci pal i ti es al lowed, so we have

17 some pretty significant water  
18 quality degradation there as well as  
19 in Western Brookhaven.

20 That pink area in the middle of  
21 the Island, Zone 3 and Zone 5 in  
22 Southampton Town on the south fork,  
23 that's where our Health Department's  
24 most stringent requirements are;  
25 one acre per lot or 4 parts per

1 Suffolk County Planning Commission 48  
2 million.

3 A lot of open space was there  
4 in the 1970s during the 208 study  
5 and when the Sanitary Code went into  
6 effect, so we made a lot of progress  
7 in protecting those areas with  
8 relatively high quality water.  
9 Obviously, the Pine Barrens and Open  
10 Space Programs have been a  
11 tremendous success as well.

12 The southwest sewer district  
13 was tremendously effective in  
14 improving nitrogen concentration.  
15 There's a comp plan online. There's  
16 lots of data showing how streams  
17 have actually gotten cleaned up. In  
18 western Great South Bay, water  
19 qualities improved as a result of  
20 sewerage and removing the nitrogen

21 source. So that's been a good-news  
22 story.

23 On the other corner of the  
24 Island, in northeastern Suffolk and  
25 Southold, historical agricultural

1 Suffolk County Planning Commission 49

2 contamination has since resulted in  
3 pervasive nitrogen contamination as  
4 well as pesticide contamination.

5 We have two sizes that we used  
6 in the comp plan; half acre and  
7 one-quarter acre. And these are  
8 going to be critical with potential  
9 sewerage studies.

10 This shows the one-half acre  
11 lots. They're the ones that show up  
12 in yellow (indicating).

13 Roughly 61 percent of the  
14 parcels in the County are less than  
15 one-half acre, and roughly a third  
16 of our parcels are less than a  
17 quarter acre.

18 That's a pretty dramatic  
19 number, and that's a number that  
20 nobody really has ever come to terms  
21 with. All the studies in the past  
22 were really dealing with what we  
23 have to manage in terms of degrees  
24 of freedom. These things have  
25 already been developed.

1 Suffolk County Planning Commission 50

2 There's things we can do in  
3 terms of fertilizer control and  
4 other management. Sewering is  
5 really the long-term answer for the  
6 most sensitive communities,  
7 potentially to address some of the  
8 environment issues.

9 Next slide, please.

10 MR. CORRAL: (Compl ying)

11 MR. DAWYDI AK: In terms of the  
12 Sanitary Code, we're looking at  
13 potentially amending it. There's a  
14 recommendation to consider one acre  
15 lots in unsewered areas County-wide,  
16 but the highest priority is really  
17 going forth.

18 If you look at the saturation  
19 numbers, most of western Suffolk is  
20 pretty near saturation population,  
21 but there's a very significant  
22 development potential in eastern  
23 Suffolk.

24 The numbers of the five West  
25 End towns times are only 5 percent,

1 Suffolk County Planning Commission 51

2 but in the East End, it's upwards of

3 60 percent growth. So that's the  
4 area where there's a lot of  
5 opportunity for development and the  
6 most meaningful Sanitary Code change  
7 to one unit per acre, and that's  
8 something we're going to be looking  
9 at over the next year.

10 Next slide.

11 MR. CORRAL: (Compl ying)

12 MR. DAWYDI AK: This is an  
13 example of one of our case studies.  
14 We looked at a Mastic-Shirley pilot  
15 area.

16 Right now groundwater in this  
17 area is already exceeding the  
18 maximum contaminant level of the  
19 groundwater standard for nitrogen of  
20 10. At full build-out, it will get  
21 even worse at 14. If we sewer the  
22 area, it would go to 4.

23 This would have immense  
24 benefits for the Forge River system,  
25 which is very stressed, typically

1 Suffolk County Planning Commission 52  
2 anoxic in summertime conditions, and  
3 greatly in need of nitrogen  
4 reduction.

5 The issue here is funding.  
6 This area is one of several areas  
7 that the Department of Public Works

8 is looking at in terms of  
9 regional -- subregional sewerage  
10 feasibility studies.

11 Next slide.

12 MR. CORRAL: (Compl ying)

13 MR. DAWYDI AK: Wastewater  
14 treatment plants have really been a  
15 big issue. It's a controversial  
16 issue. We have a lot of them.  
17 184 in Suffolk County right now. We  
18 have more than any other county in  
19 New York State. There's only about  
20 600 in the entire State.

21 Hi stori cally, operati on has  
22 been mi xed. Just a couple of years  
23 ago they were right at the drinking  
24 water li mit, or just above it. Due  
25 to aggressi ve operati on,

1 Suffolk County Pl anni ng Commi ssi on 53  
2 mai ntenance, enforcement, and  
3 i nspecti on, we've gotten that number  
4 down to 7.

5 Wastewater treatment plans  
6 signi fi cantly reduce ni trogen to the  
7 envi ronment. They can potenti ally  
8 i nduce growth, have storm water  
9 i mpact, devel opment, open space,  
10 habi tat i mpact. But i n terms of  
11 ni trogen, unbal anced when a

12 development uses wastewater  
13 treatment, it's a good thing for  
14 groundwater and drinking water in  
15 terms of nitrogen removal, and  
16 that's one of the tools in our  
17 toolbox as we come to the end of  
18 this study.

19 Next slide, please.

20 MR. CORRAL: (Compl ying)

21 MR. DAWYDI AK: Thi s shows a  
22 di ffuse network. Southwest sewer  
23 district is the big green one in  
24 thi s lower left corner, obvi ously.  
25 The rest of them are the other

1 Suffolk County Pl anni ng Commi ssi on 54  
2 183 sewer di stricts.

3 There's sort of three related  
4 processes going on right now. We,  
5 in the Health Department, we're  
6 undertaking a study. It's underway.  
7 The results are online also for the  
8 first tasks. An innovative and  
9 alternative wastewater treatment for  
10 small flows. There is areas where  
11 30,000 gallons per day or less are  
12 an appropriate area to -- to treat  
13 to mi ti gate pri or problems or to  
14 accommodate smart growth.

15 The Department of Publ ic Works  
16 is looking at subregional large-fl ow



17 plants. And it really hasn't been  
18 tied together. So our study  
19 recommends that these two processes  
20 be fused and that there be a  
21 County-wide sewer needs assessment  
22 looking at sensitive localized  
23 sewerage, whether to accommodate  
24 smart growth or address groundwater  
25 and surface water problems. And

1 Suffolk County Planning Commission 55  
2 that's something we're looking at  
3 probably in the 2012 window.

4 Next slide, please.

5 MR. CORRAL: (Compl ying)

6 MR. DAWYDI AK: Pesticides are a  
7 problem primarily in private wells.  
8 Agricultural environmental  
9 management is one of the key  
10 components. We're recommending that  
11 it be required as an element of  
12 anything that the County has an  
13 interest in. When we purchase  
14 development rights, there should be  
15 some mechanism to require that some  
16 agricultural environmental  
17 management to reduce or control  
18 nitrogen and pesticide pollution be  
19 in place.

20 Next slide, please.

21 020211PLANNING.TXT  
MR. CORRAL: (Compl ying)  
22 MR. DAWYDI AK: Not everybody  
23 knows this. Roughly 200 to 250  
24 toxic and hazardous cleanups  
25 County-wide are overseen by the

1 Suffolk County Planning Commission 56  
2 Health Department each year.

3 That actually is a very good  
4 thing, because these are sites that  
5 would eventually potentially become  
6 superfund sites and problems had we  
7 not caught these with our  
8 inspections or monitoring, and  
9 cleaned them up.

10 It's a bad thing because it's  
11 an alarming number that that many  
12 sites need to be cleaned up, even  
13 with best management practices and  
14 regulations. So this again speaks  
15 to the fact that, you know, we're  
16 making headway on the toxic problem,  
17 but we're a long way from solving  
18 it.

19 So we've commissioned a study  
20 called "Reducing toxics," funded  
21 with County quarter-percent monies.  
22 We're going to look at our entire  
23 decade-long database of toxic  
24 contamination and risk with -- with  
25 relation to facility types. Is it

1 Suffolk County Planning Commission 57

2 just the gas stations and the dry  
3 cleaners, or are there other types  
4 of facilities; auto body shops,  
5 print shops, plating shops?

6 Why are we really getting all  
7 these problems County-wide and  
8 nobody's taking a hard look at this?

9 This may result in amendments  
10 to Article 7 and 12 of the Sanitary  
11 Code which deal with toxic and  
12 hazardous materials, storage, and  
13 use.

14 Next slide, please.

15 MR. CORRAL: (Compl ying)

16 MR. DAWYDI AK: Not much to say  
17 about pharmaceuticals and personal  
18 care products other than it's a big  
19 emerging problem and it's not going  
20 to go away.

21 In 7,000 wells we've detected  
22 these in 4 percent. There are  
23 programs to manage disposal of  
24 these, but most of these are  
25 excreted by humans and they go to

1 Suffolk County Planning Commission 58

2 sanitary systems. They're not all

3 easily broken down in waste  
4 treatment processes, particularly in  
5 on-site disposal systems.

6 The thumbnail sketch is,  
7 there's a potential ecological  
8 impact. In terms of human health  
9 concerns, not a whole lot is known.  
10 It's definitely a concern. There's  
11 no data out there that shows any  
12 alarming concern, but it's something  
13 we're going to continue to measure,  
14 watch, and keep abreast in terms of  
15 national studies and management  
16 programs.

17 Next slide, please.

18 MR. CORRAL: (Compl ying)

19 MR. DAWYDI AK: Made a lot of  
20 progress in stream corridors. This  
21 is one of the Carmans (indicating).  
22 And we've actually delineated  
23 contributing areas as a function of  
24 travel time, which is scientifically  
25 interesting and it also helps us in

1 Suffolk County Planning Commission 59  
2 management. What's the area that we  
3 can do something where it's going to  
4 effect that water quality?

5 We've taken it a level further  
6 and we've characterized the percent  
7 of water that goes into surface

8 waters is a function of travel time.

9 So on that slide, we're showing  
10 that the ten-year area -- and my  
11 eyes aren't all that good -- the  
12 ten-year area, I believe, is the  
13 green one there.

14 Fifty-eight percent of the  
15 groundwater coming into the Carmans  
16 is from the ten-year area. And  
17 that's pretty typical of stream  
18 corridors.

19 When you go to the 25-year  
20 contributing area, that number jumps  
21 to 80 or 90. So the planning target  
22 that we're using in terms of setting  
23 study areas or management zones is  
24 proposed to be 25 years for right  
25 now. And that's got a lot of

1 Suffolk County Planning Commission 60  
2 implications, and it's open to  
3 public comment and consideration.

4 Going further than that,  
5 there's such a tiny component and  
6 it's so diluted, some of it passes  
7 under. That didn't make sense going  
8 shorter than that, and you actually  
9 don't capture a lot of the  
10 groundwater going in. So 25 is our  
11 number right now.

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Next slide, please.

MR. CORRAL: (Compl ying)

MR. DAWYDI AK: We have done this for the entire Island. Really the only area that's not necessarily a major concern is probably the south side of the south fork because it flows to the Atlantic Ocean, which is not of particular language and concern right now. There's other reasons to worry about that now, obviously.

So the Sound Study, Peconic Estuary Program, and South Shore

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16

Suffolk County Planning Commission 61  
Estuary Reserve, portions of those are all subject to total maximum daily loads, which would require nitrogen controls, and they're all certainly subject to eutrophication stressors, which effect dissolved oxygen, aquatic habitat, and ecosystems.

Next slide, please.

MR. CORRAL: (Compl ying)

MR. DAWYDI AK: We were kind of hoping for a different result here. We were looking for places where we could usually accommodate smart growth. And we plotted these

17 recharge areas, special groundwater  
18 protection areas, pine barrens,  
19 various areas including stream and  
20 surface water contributing areas,  
21 and there's really nothing left. I  
22 mean, there really is no easy answer  
23 about where to put growth while  
24 protecting our resource.

25 Next slide.

1 Suffolk County Planning Commission 62

2 MR. CORRAL: (Compl ying)

3 MR. DAWYDI AK: How have we  
4 done?

5 We think the Sanitary Code has  
6 done really pretty well in terms of  
7 its intended use. We still have a  
8 ways to go with respect to toxics in  
9 terms of nitrates. We've done well  
10 for unsewered areas, but maybe not  
11 well enough for surface waters.

12 Public supply wells are being  
13 monitored and protected.

14 Next slide, please.

15 MR. CORRAL: (Compl ying)

16 MR. DAWYDI AK: I didn't talk a  
17 lot about open space. This  
18 Commission is well aware of the  
19 value of that and the tremendous  
20 benefit it's done to the aquifer and

21 to surface waters, but we really  
22 need to do more for agricultural  
23 environmental management, volatile  
24 organic chemicals for industrial and  
25 commercial activities, and emerging

1 Suffolk County Planning Commission 63  
2 issues.

3 In terms of a Sanitary Code for  
4 the lots which predate Article 6 and  
5 development restrictions for  
6 unsewered areas, these wastewater  
7 studies are going to go a long way,  
8 but again, the Planning Department  
9 is proposed as the lead agency for  
10 the County-wide sewer needs  
11 assessment. That was just voted as  
12 a proposal. We're open to  
13 suggestions about how to do this  
14 differently on a different time  
15 scale with different people.

16 Next slide, please.

17 MR. CORRAL: (Compl ying)

18 MR. DAWYDI AK: We have a lot of  
19 very specific changes that are going  
20 to be happening to the Sanitary Code  
21 and how development is going to be  
22 happening. Again, pretty much the  
23 entire East End, all five East End  
24 towns, a large portion of them  
25 allows half acre lot subdivisions



1 Suffolk County Planning Commission 64  
2 right now. With the exception of a  
3 portion of Southampton in Zone 5 and  
4 a portion in Zone 3, again in  
5 Southampton and Riverhead, the  
6 East End now allows half acre.

7 I think we're going to go to  
8 one acre as a proposal to the Board  
9 of Health. We're going to have to  
10 look at cost benefits and impacts a  
11 little bit more in detail, but  
12 that's going to be one of our first  
13 priorities at amending the Sanitary  
14 Code.

15 We've defined sensitive areas,  
16 and that graphic there shows those  
17 sensitive areas (indicating).

18 The blue is contributing areas  
19 of public supply wells, and the  
20 yellow -- now, that's a 50-year  
21 travel time for public supply wells.  
22 Again, most of the groundwater that  
23 enters public supply wells enters it  
24 in that 50-year travel time. You  
25 could go to a hundred, but you get

1 Suffolk County Planning Commission 65  
2 very little benefit for a very large

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

travel time at that point.  
And that shows the 25-year travel time for streams, which we discussed (indicating).  
These are essentially in a sense overlay districts to our Sanitary Code where we're going to be considering additional protections. We're proposing that these be priority areas for open space as part of the Open Space Review Program.  
We're also re-evaluating the Sanitary Code Transfer and Development Rights Policy. Previously, you know, the town had a plan to let you go to four units per acre, or if you got a Board of Review determination, we would let you go to four units per acre if there was any offset anywhere. The recommendation is that in these sensitive areas, you certainly

1  
2  
3  
4  
5  
6  
7

Suffolk County Planning Commission 66  
shouldn't be going above two, because you want to keep your nitrogen level below 6.  
This may affect Pine Barrens transfer areas, other than Zone 3, because previously Pine Barrens

8 could be used in Zone 8 on the north  
9 shore and in Zone 6 on the south  
10 shore to go up to additional  
11 densities of up to four units per  
12 acre.

13 We're going to be discussing  
14 with the Pine Barrens folks how this  
15 all works out, but I think the two  
16 units per acre in these sensitive  
17 areas, unless there are special  
18 circumstances, is going to be where  
19 our Sanitary Code is heading.

20 COMMISSIONER HOLMES: May I ask  
21 a question?

22 ACTING CHAIRMAN CALONE:

23 Well --

24 MR. DAWYDIAK: Yes.

25 ACTING CHAIRMAN CALONE: Are

1 Suffolk County Planning Commission 67  
2 you done, Walt?

3 COMMISSIONER HOLMES: Well,  
4 I'll wait until you're done, if you  
5 wish.

6 ACTING CHAIRMAN CALONE: Yeah.

7 MR. DAWYDIAK: Okay. I think I  
8 just have one more slide.

9 Wastewater treatment plants --  
10 we're not prohibiting wastewater  
11 treatment plants in these sensitive

12 areas or these Sanitary Code Overlay  
13 Districts, so to speak, but there's  
14 going to be more required of them.

15 Siting is going to be such that  
16 they be moved as far away from  
17 either surface waters or short  
18 travel times to public supply wells  
19 as we possibly can.

20 Nitrogen is going to have to be  
21 significantly lower to the baseline  
22 that's allowable as of right when  
23 it's not sewerred.

24 And the big thing is that we're  
25 going to require performance of

1 Suffolk County Planning Commission 68  
2 wastewater treatment plants  
3 essentially to limit technology.  
4 Plants that meet 10 can go down to 4  
5 or 6 or 2 depending on the type and  
6 size of the plant. That's not a  
7 permit requirement, but we're going  
8 to make it a permit goal. And if  
9 that's not met, then we're going to  
10 require additional operation and  
11 maintenance to make sure. It's a  
12 reasonable cost effective thing.  
13 It's easy to do in these sensitive  
14 areas. We think it should be done.

15 Next slide, please.

16 MR. CORRAL: (Compl ying)  
Page 58

17 MR. DAWYDIAK: Where we head  
18 from here in the next couple of  
19 years, after the comment period  
20 ends, we're hoping to wrap this plan  
21 up by June.

22 The first thing we do is look  
23 at our transfer of development  
24 rights standards. We hope to wrap  
25 that up this year, and we hope to

1 Suffolk County Planning Commission 69  
2 get our wastewater study done this  
3 year.

4 The Sanitary Code itself is  
5 going to have to go through a bunch  
6 of Board of Review hearings and  
7 State Environmental Quality Review  
8 Act. That will probably be 2012.

9 Our reducing toxic studies  
10 should be done in 2012. And we have  
11 another phase of this. It's a very  
12 complicated arrangement whereby the  
13 Water Authority is reimbursing us  
14 \$200,000 which allows for more  
15 study. And this is going to allow  
16 additional nitrogen modeling.

17 One of the things we didn't  
18 really finish here, because it  
19 wasn't in the scope and there  
20 weren't enough resources. We're

21 adding full build-out scenarios  
22 under multiple management scenarios  
23 for the entire Island in terms of  
24 what that does, and I include  
25 several contaminants useful --

1 Suffolk County Planning Commission 70  
2 useful for managing groundwater,  
3 drinking water for planning, for  
4 land use, and for surface waters.

5 The Water Authority wants to  
6 see source water protection  
7 standards. Right now, this whole  
8 program is very focused on the  
9 County and the County Sanitary Code  
10 and what we can do. The Water  
11 Authority wants and we agreed to  
12 bring this down to the town level,  
13 dealing with towns and villages and  
14 localities, dealing with State and  
15 Environmental Quality Review Act and  
16 planning.

17 Dan Gulizio had mentioned the  
18 fact that we need to address the  
19 issue of old filed maps and how to  
20 give them credit for development or  
21 how to manage them. That's being  
22 done on a town-by-town basis, and  
23 that's certainly something that's  
24 going to require a lot more work.

25 We want to take a harder look  
Page 60

1 Suffolk County Planning Commission 71  
2 at the Lloyd Aquifer and eventually  
3 get to the sewer needs assessment,  
4 which is probably in the 2012 to  
5 2013 time frame.

6 That was my fast-track  
7 presentation. I thank you for your  
8 time. If you have any questions,  
9 I'd be happy to answer them.

10 ACTING CHAIRMAN CALONE: Thank  
11 you very much, Walt, and appreciate  
12 all the hard work that went into  
13 this.

14 Also, I think you know, we --  
15 Marty Trent kind of gave us the  
16 hour-long version, though it was  
17 more preliminary, I think it was  
18 about six or nine months ago,  
19 probably. So this is -- it's great  
20 to see now that the process is done  
21 to get the overview from you, so we  
22 certainly appreciate that.

23 I know Commissioner Holmes had  
24 a question.

25 COMMISSIONER HOLMES: Yes, I

1 Suffolk County Planning Commission 72  
2 did.

3 You're considering requiring  
4 one-acre lots?

5 MR. DAWYDIAK: Yes.

6 What that means, basically in  
7 Southold, Shelter Island, and in  
8 portions of Southold and Southampton  
9 and East Hampton Town where it's not  
10 required, if you have a lot which is  
11 greater than one acre, it is not  
12 sewerred, the Health Development will  
13 not let it be subdivided to a size  
14 less than one acre per lot. And so  
15 most of that area's unsewered.

16 Now, a lot of those areas have  
17 already by upzoned, but not all of  
18 them, and there is the old filed map  
19 size lottage use also.

20 COMMISSIONER HOLMES: Well, the  
21 question was raised very recently on  
22 Shelter Island because there was a  
23 subdivision that has been before the  
24 local planning board for so many  
25 years, it was on -- on the docket

1 Suffolk County Planning Commission 73  
2 when I was on the planning board in  
3 the '70s. But in that case, the  
4 family kept changing their map and,  
5 meanwhile, the Health Department was  
6 changing its regulations. And the  
7 Health Department now requires a



8 test well on each lot. So that was  
9 something that wasn't required when  
10 they started, and they had to redo  
11 their map.

12 But I'm thinking more in terms  
13 of the many families on Shelter  
14 Island who own lots that are half  
15 acre, and they're empty lots, and  
16 they've had them in their family for  
17 years, and then, you know, a son or  
18 grandson comes along and wants to  
19 develop the lot.

20 Would those be preexisting  
21 nonconforming, or would they be  
22 subject to your new standards?

23 MR. DAWYDI AK: The way that it  
24 worked when the Sanitary Code was  
25 amended back in 1980, then it will

1 Suffolk County Planning Commission 74  
2 probably work the same way. As long  
3 as it has town zoning approval and  
4 as long as it predates the next  
5 amendment, they'll be grandfathered.

6 COMMISSIONER HOLMES: I see.  
7 Okay. Thank you.

8 MR. DAWYDI AK: You're welcome.

9 ACTING CHAIRMAN CALONE: Are  
10 there --

11 COMMISSIONER TALDONE:

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

(Indicating)  
ACTING CHAIRMAN CALONE:  
Commissioner Taldone.  
COMMISSIONER TALDONE: Thank  
you, Mr. Chairman.  
Just a couple of quick  
questions.  
One, you mentioned earlier,  
projection on the east-- for the  
eastern end of a 60 percent increase  
or growth opportunity toward  
saturation.  
Does that include any  
calculation for the number of second

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16

Suffolk County Planning Commission 75  
homeowners who are likely to retire  
into their second homes?  
MD. DAWYDIAK: That number -- I  
want to put a few caveats on that  
number.  
That's an older number. It's  
several years old. It came out of  
the Peconic Estuary Program. So  
that number may be lower.  
I believe that the number is  
year-round permanent residents, but  
I can check on that and follow up  
and get you an answer.  
COMMISSIONER TALDONE: Okay.  
Great. Because my one concern there

17 is, of course, Southampton, I  
18 believe, is around 50 percent; East  
19 Hampton, 60; and I think Shelter  
20 Island takes the cake at 70 percent  
21 second homeowners.

22 So I always think back to  
23 Mastic Beach since there was no  
24 outflow problems when people went  
25 home in September and didn't return

1 Suffolk County Planning Commission 76  
2 until June. But once the folks  
3 started retiring into those houses,  
4 we started seeing more and more  
5 problems at the bay.

6 And I'm concerned about the  
7 East End with all those second  
8 homes, as those people start moving  
9 into those second homes, working out  
10 of those second homes, they're  
11 spending more and more time  
12 utilizing the existing septic  
13 systems. So I was just wondering if  
14 you were taking some portion of that  
15 into your calculation as well.

16 My second question -- actually,  
17 I have three all together, if you'll  
18 forgive me.

19 One is related to the MTBE  
20 problem out on Shelter Island. I

21 know a number of people have had  
22 test runs -- tests run on their  
23 wells showing this is appearing in  
24 all sorts of places on the Island.  
25 Is your agency involved in

1 Suffolk County Planning Commission 77  
2 looking into that?

3 MR. DAWYDIAK: What happens  
4 when MTBE is detected is that it's  
5 reported to the State Department of  
6 Environmental Conservation. Most  
7 often MTBE is related to  
8 petrochemical storage used or  
9 discharged.

10 What we're involved in so far  
11 is if the MTBE is significant enough  
12 to pose a health risk, we want to  
13 ensure that the drinking water is  
14 safe. It's a development factor in  
15 our review of subdivisions.

16 In terms of where the MTBE came  
17 from and whether it's a potential  
18 long-term impact of the groundwater  
19 and other residences, that's an  
20 area in the State Department of  
21 Environmental Conservation's  
22 jurisdiction.

23 I don't know if that answers  
24 your question.

25 COMMISSIONER TALDONE: I think  
Page 66

1 Suffolk County Planning Commission 78

2 it does.

3 And lastly, but not least, I  
4 wanted to address the issue of  
5 on-site or source treatment of  
6 wastewater.

7 On the East End, many  
8 communities, it's virtually  
9 impossible to get a community to  
10 accept a multiunit dwelling into the  
11 40, 50, 60 units, 100 units, where  
12 sewage treatment plants, even the  
13 Cromaglass, not my favorite, but  
14 systems for treating wastewater can  
15 be economical.

16 When you come down to trying to  
17 build something with ten units,  
18 rental units, multiunit housings,  
19 the cost of running a small  
20 Cromaglass or other methodology is  
21 cost prohibited to affordable  
22 housing in many instances. So I was  
23 wondering if you are looking at the  
24 source treatment.

25 I know places like Norway where

1 Suffolk County Planning Commission 79

2 the ground freezes for 30, 40 years,

3 they've been treating at the source,  
4 they take a little brick and throw  
5 it away at the end of the day,  
6 there's -- they don't have septic  
7 systems. They've never had septic  
8 systems, and they don't have sewage  
9 treatment plants within the areas  
10 either.

11 So are you investigating those  
12 technologies to see which ones could  
13 apply to enable the East End to  
14 build more affordable multiunit and  
15 denser housing?

16 MR. DAWYDIAK: When you say  
17 "source treatment," can you expand  
18 on that a little bit because I'm  
19 not --

20 COMMISSIONER TALDONE: Rather  
21 than using a wastewater or septic  
22 system, there is a mechanical  
23 treatment of the wastewater coming  
24 out of a unit --

25 DIRECTOR ISLES: On site.

1 Suffolk County Planning Commission 80

2 COMMISSIONER TALDONE: -- on  
3 this individual basis.

4 SECRETARY ESPOSITO: On-site  
5 treatment.

6 COMMISSIONER TALDONE: On-site  
7 treatment, but not in an -- not like

8 ten units are feeding into it in a  
9 particular facility.

10 MR. DAWYDI AK: Yes. Okay. I  
11 thought you might be talking about  
12 composting toilets and that kind of  
13 thing which has zero discharges and  
14 is a whole different issue.

15 COMMISSIONER TALDONE: All --  
16 that's --

17 SECRETARY ESPOSITO: That's one  
18 alternative.

19 COMMISSIONER TALDONE: Yeah,  
20 that's one alternative.

21 SECRETARY ESPOSITO: That's one  
22 out of five that --

23 COMMISSIONER TALDONE: Yeah,  
24 there's many. I don't --

25 SECRETARY ESPOSITO: -- was --

1 Suffolk County Planning Commission 81

2 COMMISSIONER TALDONE: -- I  
3 don't --

4 SECRETARY ESPOSITO: -- today.

5 COMMISSIONER TALDONE: We don't  
6 have time for us to go through all  
7 of them, but there's a whole bunch  
8 of these things that --

9 MR. DAWYDI AK: Yes.

10 COMMISSIONER TALDONE: -- have  
11 been used for decades in other

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

countries.  
MR. DAWYDIAK: Essentially, the scope of our innovative alternative waste treatment system, there are two classes of systems that we're looking at.

We're looking at one system which can deal with an individual residence or a group of two or three residences. Because you were right, most of the systems that are out there require a flow. For even a Cromaglass, you're looking at 10- or 15,000 gallons. A full-scale

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16

Suffolk County Planning Commission 82  
treatment plan needs to be at least 30,000 to be cost-effective.  
So we're looking at two different universes of systems. One are for very small flows, and one are for what I call moderate flows. Up to 30,000 -- that area, 10,000 to 30,000, where it might be too much flow for a Cromaglass, but not enough for a full-scale system. So those two gaps are exactly what our study is looking at addressing.

The results of that first literature, if you were online, in terms of the systems specifically



17 that we'll be looking at. There is  
18 some funding in there to do one  
19 pilot study at the end of this, as  
20 long as everything else goes well.  
21 So the idea was to take potentially  
22 one system in one community and  
23 install it as a test to look at the  
24 operation maintenance and the  
25 results of this. So there's an

1 Suffolk County Planning Commission 83  
2 opportunity for a local application  
3 of that as well.

4 So the short answer is yes, by  
5 the end of 2011, this study should  
6 be completed and coupled with DPW's  
7 base study. This will give us a leg  
8 up on sewers.

9 COMMISSIONER TALDONE: Thank  
10 you.

11 MR. DAWYDIAK: You're welcome.

12 I'd like to just add one thing  
13 to your first question.

14 Household size has gone up  
15 since the 1970s. I didn't mention  
16 this in my presentation, but going  
17 into this study, we thought we might  
18 allow five units per acre rather  
19 than four, because in the 1970s,  
20 five acres per unit equals ten parts

21 per million. Fast forward 25 years,  
22 our average household size is now 3,  
23 3.1 versus 2.5. So four units is  
24 really the maximum allowable number  
25 that we can use to accommodate

1 Suffolk County Planning Commission 84  
2 unsewered development at ten parts  
3 per million.

4 But in addition to seasonal  
5 homes, the other big stress that's  
6 happening is, more and more people  
7 are living in the households  
8 County-wide, which is not just a  
9 social issue, it's a groundwater  
10 issue and a surface water issue.

11 ACTING CHAIRMAN CALONE: I  
12 would just note, I know the  
13 comprehensive plan that we're  
14 working on right, the draft of it at  
15 least, indicates that the per  
16 household numbers are actually going  
17 down. So it might be something to  
18 discuss between the departments on  
19 that. But --

20 SECRETARY ESPOSITO:  
21 (Indicating)

22 ACTING CHAIRMAN CALONE:  
23 Secretary Esposito.

24 SECRETARY ESPOSITO: I just  
25 want to add a little bit to Vince's

1 Suffolk County Planning Commission 85  
2 question, Walt, and I just want to  
3 say I'm a little disheartened and  
4 discouraged to not see anybody  
5 yesterday from the Health Department  
6 attend the forum that was held right  
7 here. It actually was very, very  
8 good.

9 They had the New Jersey team  
10 who are doing the large-scale pilot  
11 tests on five different treatment  
12 technologies that Vince was asking  
13 about. They had data on each of  
14 those treatment technologies. And  
15 it's not a small pilot, there are  
16 actually hundreds, apparently, of  
17 each of these various types and  
18 meth- -- and technologies in place.

19 The Cromaglass was taken out of  
20 the pilot because of its failure.  
21 It was emitting about 32 to 35 parts  
22 per million. Their goal for this  
23 test was between 11 and 14. Some of  
24 the technologies -- I don't have my  
25 notes here -- which ones were

1 Suffolk County Planning Commission 86  
2 getting it down to that, and that

3 was even before dilution occurred,  
4 which would obviously bring that  
5 number down even greater.

6 So I think that as Suffolk is  
7 doing their study, which is great,  
8 we actually need to include other  
9 area studies, as you well know, I  
10 don't need to tell you, but for  
11 everyone else.

12 New Jersey's very similar --  
13 has some direct similarities to  
14 Long Island in hydrogeology, and  
15 their data would be, I think,  
16 valuable to us, and they're working  
17 to achieve the same goal as we are.

18 So as we do a comprehensive  
19 water management plan, I think it's  
20 really urgent that we look at these  
21 new technologies and we incorporate  
22 them.

23 Some were, as you said, between  
24 30- and \$32,000 per unit. Some were  
25 as low as 20,000 per unit. And they

1 Suffolk County Planning Commission 87  
2 had said their normal cost for what  
3 we use now, the -- the  
4 non-technology we'll call it, is  
5 about \$15,000 per unit.

6 Even at the cost of \$20,000 per  
7 year, that came with a two-year

8 service contract and all this other  
9 stuff.

10 So there were some encouraging,  
11 I think, signs, not only with the  
12 test results, but also with the  
13 economic ramifications as well.

14 MR. DAWYDIAK: Thank you,  
15 Commissioner Esposito.

16 I just wanted to note for the  
17 record, we regretted being unable to  
18 attend as well.

19 We were working with  
20 Kevin McAllister and with  
21 Legislator Romaine in advance of  
22 this symposium.

23 SECRETARY ESPOSITO: Yes.

24 MR. DAWYDIAK: We were aware of  
25 the speakers and its systems. It

1 Suffolk County Planning Commission 88  
2 turns out our consultants are  
3 actually using the very same system  
4 as a pilot in their study. We did  
5 research on New Jersey,  
6 Massachusetts, Rhode Island, and  
7 Washington State to scour the  
8 literature and came down with a  
9 subset of systems, which overlaps  
10 the systems which were presented.  
11 Which is good, we are working

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

together.

SECRETARY ESPOSITO: Good.

ACTING CHAIRMAN CALONE: That's certainly heartening to hear.

Both Adrienne and I were able to attend, and it certainly -- just to second her point, it was good to hear that there's innovation going on in this field and that we're not caught between the big treatment plant and the -- you know, the old cesspools, and that there is a middle ground. And, perhaps, particularly when we're talking

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16

Suffolk County Planning Commission 89  
about sort of potentially significant and drastic steps which are changing, you know, lot size and those kinds of things, that there are, perhaps, middle grounds we can explore.

MR. DAWYDIAK: If I could just expand with one other comment.

I mean, historically, we've been looking into these sources systems informally. And the problem with it has been, really none of them were ever shown to consistently meet ten, and ten is the State number that you're required to meet

17 for a point source which will allow  
18 you to circumvent on sewer density  
19 requirements as part of the Sanitary  
20 Code. So none of these systems have  
21 been able to allow densities greater  
22 than the Sanitary Code. So there  
23 are two questions:

24 Do you want to look at the  
25 systems as land use density

1 Suffolk County Planning Commission 90  
2 controls, plus systems to improve  
3 nitrogen; or,

4 Can we optimize these systems  
5 to operate them even better to get  
6 them under ten so that we can  
7 accommodate additional density.

8 So they're both important  
9 questions that we're working on, and  
10 we appreciate the input.

11 ACTING CHAIRMAN CALONE: Thank  
12 you.

13 COMMISSIONER KELLY:  
14 (Indicating)

15 ACTING CHAIRMAN CALONE:  
16 Commissioner Kelly.

17 COMMISSIONER KELLY: Thank you,  
18 Commissioner.

19 Couple of questions.

20 One, it looks like siting new

21 plants, especially out on the  
22 East End, we'll have much more  
23 difficulty trying to site a new  
24 on-site treatment plant.

25 So if that's the case, is there

1 Suffolk County Planning Commission 91  
2 any way or any studies that are  
3 ongoing right now to increase any  
4 capacity at current plants? And  
5 particularly look at the Selden area  
6 where there's District 11, which  
7 from what I hear is at capacity.  
8 But -- but there's a -- that area of  
9 the Island -- the Town of Brookhaven  
10 is ripe for redevelopment, and  
11 there's a lot of plans to  
12 redevelop -- or they would like to  
13 redevelop that area.

14 What can be done to try to  
15 increase capacity at a plant?  
16 Because I think that would  
17 definitely help in terms of not  
18 causing any new on-site treatment  
19 plans.

20 MR. DAWYDIAK: This is on the  
21 radar screen of the Department of  
22 Public Works. I have not gotten an  
23 update from them recently, so I  
24 don't want to speak to specifics.

25 I do know that there's about



1 Suffolk County Planning Commission 92  
2 ten or 12 studies that have been  
3 funded or proposed throughout the  
4 Island in specific areas, either to  
5 expand existing treatment plants or  
6 to potentially provide new sewer  
7 systems where they don't exist.  
8 What I can do is get an updated  
9 table from the Department of Public  
10 Works and forward it to the  
11 Commission.  
12 COMMISSIONER KELLY: Great.  
13 Thanks.  
14 (Indicating)  
15 ACTING CHAIRMAN CALONE: Yeah.  
16 Please continue.  
17 COMMISSIONER KELLY: Just a  
18 follow-up.  
19 ACTING CHAIRMAN CALONE: And  
20 we'll wrap up in a second.  
21 COMMISSIONER KELLY: Right.  
22 On this standard of 300 gallons  
23 per day, has the County ever gone  
24 back to look at that standard to  
25 ensure that -- you know, it seems

1 Suffolk County Planning Commission 93  
2 I like that's a burdensome number.

3 From what I hear, some of the plants  
4 that are operational right now don't  
5 get sufficient flow to work at  
6 capacity or work sufficiently.

7 MR. DAWYDIAK: I can't speak  
8 for Public Works.

9 For Health, we did re-evaluate  
10 the flows a few years back. We  
11 found that for certain types of  
12 uses, due to low-flow plumbing  
13 fixtures, for example, flows have  
14 gone down. But on the other side of  
15 the coin, sewage strength has gone  
16 up. And most of the systems, from  
17 Health's perspective, are sized in  
18 terms of strength of wastewater and  
19 impacts on groundwater.

20 From Public Work's perspective,  
21 same deal. It's the pounds of BOD  
22 and nitrogen that enter into a plant  
23 that are a concern rather than total  
24 flow. I know it's an issue that  
25 they're looking at.

1 Suffolk County Planning Commission 94

2 COMMISSIONER KELLY: Thanks.

3 COMMISSIONER TALDONE:

4 (Indicating)

5 ACTING CHAIRMAN CALONE: Yes,

6 Vince. Last words.

7 COMMISSIONER TALDONE: Very

8 last.

9 I just have to repeat what  
10 Chairman Calone had mentioned  
11 regarding the -- the population  
12 densities are, in fact, household  
13 size.

14 We've been getting lots of  
15 information over the past years that  
16 tells us that household sizes has  
17 been dropping quite consistently;  
18 and you've just mentioned, if I'm  
19 not mistaken, that your estimation  
20 is that household is actually rising  
21 and you need to incorporate that  
22 into your calculations.

23 Where would you be getting  
24 those numbers from?

25 MR. DAWYDIAK: That number came

1 Suffolk County Planning Commission 95  
2 from our consultants, and I'm glad  
3 you brought this up, because I need  
4 to reconcile it.

5 They were basically looking at  
6 two points in time. They were  
7 looking at some point back in the  
8 1970s when the initial modeling was  
9 done and some point in the mid-2000s  
10 when this study was done.

11 So what's been happening in the

12 last ten years or so, I can't speak  
13 to, but is three people per  
14 household about the number that  
15 you're finding now?

16 DIRECTOR ISLES: That's about  
17 it.

18 Back in 1970, it was about  
19 3.5 per household, approximately?

20 Peter Lambert is the County's  
21 expert on all that. So certainly,  
22 you can get information from Peter.

23 There's also the situation, of  
24 course, of accessory apartments,  
25 illegal apartments, and things like

1 Suffolk County Planning Commission 96  
2 that. But in terms of households,  
3 that number dropped. I think it's  
4 now level, and it's been staying  
5 level for a while.

6 COMMISSIONER WEIR: I think you  
7 have more seniors, right? There's a  
8 different flow for seniors, and  
9 that's a growing population.

10 ACTING CHAIRMAN CALONE: Right.

11 COMMISSIONER WEIR: So I think  
12 there's a lot of difference --

13 ACTING CHAIRMAN CALONE: Right.  
14 A person is not a person when it  
15 comes to --

16 COMMISSIONER WEIR: Seniors --  
Page 82

17 listen, we do everything much  
18 slower.

19 (Laughter)

20 ACTING CHAIRMAN CALONE: On  
21 that note, thank you, Mr. Dawydiak,  
22 for coming --

23 MR. DAWYDI AK: You're welcome.

24 ACTING CHAIRMAN CALONE: -- and  
25 for all the work on this. We look

1 Suffolk County Planning Commission 97

2 forward to working with you and  
3 inputting on this in the future.

4 Thank you.

5 MR. DAWYDI AK: Thank you very  
6 much.

7 ACTING CHAIRMAN CALONE: Next  
8 on the agenda, we have -- Dan's  
9 going to -- Deputy Director Gulizio  
10 is going to give us a brief update  
11 on the Long Island Regional Planning  
12 Council, their Sustainability Plan.

13 And, if you'll recall, our  
14 question to Dan was sort of what are  
15 the things that the County, to be  
16 specific, the Planning Commission,  
17 could or should be being asked to do  
18 as a result of the Sustainability  
19 Plan.

20 So a brief overview with that

21 in mind would be great.  
22 Thanks, Dan.  
23 DEPUTY DIRECTOR GULIZIO: In  
24 light of the use of the word "brief"  
25 three times, I will indeed be brief.

1 Suffolk County Planning Commission 98  
2 The Long Island Regional  
3 Comprehensive Sustainability Plan  
4 2035 is a project built upon the  
5 Long Island 2035 Visioning Statement  
6 prepared by the Long Island Regional  
7 Planning Council in cooperation with  
8 the County and the RPA, the Regional  
9 Planning Association.  
10 The structure of the document,  
11 the Regional Comprehensive  
12 Sustainability Plan, is broken up  
13 into five different sections.  
14 The first section is an  
15 introduction consisting of both the  
16 executive summary and a list of  
17 strategies or policies to guide  
18 developing into the future, and then  
19 there are four thematic areas that  
20 are covered by the plan. The first  
21 is Tax and Governance, the second is  
22 the Economy, the third is  
23 Environment and Infrastructure, and  
24 the fourth is Equity.  
25 So these five sections

1 Suffolk County Planning Commission 99

2 essentially make up the  
3 Comprehensive Sustainability Plan.

4 Each of the thematic areas in  
5 turn were broke up into a number of  
6 subchapters, including Context,  
7 Challenges, Assets, Visions,  
8 Linkages, Actions, Implementation,  
9 the Role of the Long Island Regional  
10 Planning Council, and Individual  
11 Case Studies.

12 The plan provides a wide  
13 variety of strategies and actions.  
14 Actions are subcomponents of the  
15 strategies or specific tasks that  
16 are to be undertaken to accomplish  
17 the strategies.

18 For instance, Tax and  
19 Governance has five strategies and  
20 23 actions; the Economy section has  
21 nine strategies and 39 actions; the  
22 Environment and Infrastructure  
23 chapter is broken up into  
24 Transportation Strategies,  
25 Environment and Infrastructure

1 Suffolk County Planning Commission 100

2 strategies, and Land Use strategies

3 with 104 actions; the Equity chapter  
4 is broken up into five strategies  
5 and 23 actions.

6 Other than a recitation of the  
7 numbers, I'm just trying to give you  
8 an idea of the complexity of the  
9 document and the contents of the  
10 document.

11 The big picture items, the  
12 actions and strategies, include such  
13 things as providing additional  
14 economic incentives; streamlining  
15 permanent processes; the creation of  
16 the regional oversight tools, one is  
17 the code to handle both wastewater,  
18 as well as groundwater protection;  
19 affordable housing initiatives;  
20 topics like tax increment financing;  
21 simplifying the 700 governmental  
22 taxing jurisdictions that exist in  
23 the bi-county region; and one of the  
24 principal initiatives that they  
25 looked at is the idea of education

1 Suffolk County Planning Commission 101  
2 on Long Island and looking at it in  
3 both -- in terms of educational  
4 quality, as well as the cost of that  
5 education.

6 A couple of general comments on  
7 the plan is that, like any regional



8 plan, it talks of big picture in  
9 terms of items like protecting our  
10 beaches, protecting our natural  
11 environment, promoting economic  
12 development. But one of the things  
13 we would like to see as this process  
14 moves forward is to get into some  
15 more of the specifics in terms of  
16 how we're going to accomplish some  
17 of these initiatives.

18 And one thing in particular  
19 that is a concern, and I think will  
20 be the challenge as we move forward  
21 with the plan, is that often  
22 planning revolves around a set of  
23 competing interests.

24 I have to tell you, it's  
25 totally distracting, trying to hold

1 Suffolk County Planning Commission 102  
2 your thumb down this entire time.

3 (Laughter)

4 DEPUTY DIRECTOR GULIZIO: I  
5 can't multitask, I guess.

6 But the idea of planning being  
7 an exercise in balancing competing  
8 interests is something I think us,  
9 as planners, we've -- we've come to  
10 expect over the years. But the real  
11 challenge of meeting that, kind of

12 properly balancing those competing  
13 interests, is something I think this  
14 plan and many plans are going to  
15 struggle with as we move forward.

16 For instance, we want to talk  
17 about minimizing government costs,  
18 and that being an important theme  
19 throughout the plan. The increasing  
20 tax burden for Long Islanders, both  
21 residential property owners, as well  
22 as business owners. Yet the plan  
23 also talks about a fairly robust  
24 expansion of services in terms of  
25 infrastructure, both the roads, mass

1 Suffolk County Planning Commission 103  
2 transit, sewers, and a host of other  
3 issues.

4 On a micro level, the idea of  
5 properly ensuring that educational  
6 quality is uniform across all of our  
7 individual districts is an important  
8 element, because while we have a  
9 number of school districts that do  
10 exceptionally well and have  
11 historically done exceptionally  
12 well, we also have a number of  
13 school districts that have  
14 historically done poorly, and it is  
15 not directly related to cost.

16 So how we balance that idea of  
Page 88

17 increasing the quality of education  
18 for everyone, while at the same time  
19 recognizing that the cost to  
20 taxpayers of our educational system  
21 is frayed, is one of those balancing  
22 acts and it's going to be difficult  
23 to accomplish.

24 In addition, the plan talks  
25 about how traffic is an increasing

1 Suffolk County Planning Commission 104  
2 burden along our roadways and the  
3 increasing congestion, and yet the  
4 panel still talks about growth  
5 throughout the document. And how we  
6 properly balance the growth through  
7 our transit-oriented development and  
8 our downtowns while still addressing  
9 issues -- big pictures such as  
10 minimizing our traffic congestion is  
11 something we need to look at also.

12 Just on a specific level -- and  
13 again, the complexity issues are  
14 something that I think we all need  
15 to appreciate.

16 Many times we just say how  
17 transit-oriented development is a  
18 way of reducing the volume of  
19 traffic on our roadways, and that is  
20 certainly true if you keep density

21 equal; and that if you locate the  
22 same amount of density away from  
23 public transit that you do near  
24 public transit, you reduce the  
25 number of trips on local roadways

1 Suffolk County Planning Commission 105

2 which are absorbed by public  
3 transit.

4 But typically, as I think  
5 we're all familiar with, most  
6 transit-oriented developments are  
7 not at the same density that the  
8 existing zoning permits. So when  
9 you allow for a specific increase in  
10 density, even if they are situated  
11 within close public transit, the  
12 likelihood is that traffic will also  
13 increase on local roadways even with  
14 the absorption of some of those  
15 trips of public transit.

16 One of the other themes that's  
17 talked about throughout the document  
18 is the idea of streamlining our  
19 permitting processes, particularly  
20 related to regionally significant  
21 projects. Yet it also talks about  
22 adding additional layers of the  
23 government and regional layers of  
24 the government to the review process  
25 in order to attempt that.

1 Suffolk County Planning Commission 106

2 And again, I think the plan is  
3 a great start. We were happy to  
4 participate in the development of  
5 the plan. And while there was -- I  
6 think one of the benefits of the  
7 plan was also based upon broad  
8 stakeholder participation. And when  
9 I say "stakeholder participation" --  
10 I'm sorry, I can't talk anymore --  
11 what we're really talking about is  
12 bringing together environmental  
13 interests, building interests,  
14 academic interests, and a host of  
15 other special interests to the  
16 table. And that's certainly helpful  
17 to the dialogue of that.

18 I think one of the other  
19 challenges of the plan as we move  
20 forward is figuring out a way, in a  
21 bi-county region of nearly 2 million  
22 people, and getting the public  
23 involved in the process also so the  
24 public can participate in a  
25 meaningful way and help to shape the

1 Suffolk County Planning Commission 107

2 document and move forward before all

3                                   020211PLANNING.TXT  
the policies are set in place.  
4                                   That's a brief overview of the  
5 plan. Again, it was a year in the  
6 making, so I'm being very  
7 restrictive in the amount of  
8 information I'm providing. But if  
9 any of the Commission members have  
10 any questions, I'd be happy to try  
11 to address them.

12                                 ACTING CHAIRMAN CALONE: Thank  
13 you, Dan.

14                                 Any comments or questions about  
15 the Regional Plan?

16                                 You'll all remember Michael  
17 White was here, oh, about four or  
18 five months ago now and kind of gave  
19 us a more in-depth presentation.  
20 That was before it had been formally  
21 released. And now that it's been  
22 released, it's good to get an  
23 overview.

24                                 It certainly sounds to me, and  
25 I was on the Leadership Advisory

1                                 Suffolk County Planning Commission   108  
2                                 Group for this, that a lot of -- as  
3                                 we used to say in law school, a lot  
4                                 issue spotting has been done, but a  
5                                 lot of the details, you know, are  
6                                 left to be -- yet to be worked out.

7                                 COMMISSIONER TALDONE:  
  Page 92

8 (Indicating)

9 ACTING CHAIRMAN CALONE: All  
10 right. Vince, and then we'll move  
11 on.

12 COMMISSIONER TALDONE: A quick  
13 comment regarding Dan's discussion  
14 of the TODs and its effect on  
15 congestion in terms of roadways.

16 Of course, if one increases  
17 density at transit centers without  
18 offsetting in other locations of the  
19 town or municipality, clearly,  
20 that's the case.

21 Are you looking also at the --  
22 you know, the huge storehouse of  
23 banked transfer of rights that the  
24 County and the townships and  
25 villages are accumulating as they

1 Suffolk County Planning Commission 109

2 buy and preserve land as a means of  
3 transferring into particularly  
4 affordable transit-oriented  
5 developments so that the Town-wide  
6 density is not affected by  
7 increasing the density at hamlet  
8 centers?

9 DEPUTY DIRECTOR GULIZIO: Sure.  
10 Obviously, that's something we would  
11 want to look at and we would want to

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

calculate.  
The only -- one of the other things we would want added to the mix is the idea, again, that that linkage between the idea of increases in density in one location and the preservation of open space and the protection of natural resources in another location.

And again, in theory, I think most people tend to agree with that type of concept, and practice is something a little bit more difficult to apply, as I think this

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16

Suffolk County Planning Commission 110  
Commission has experienced over the last year or two.

ACTING CHAIRMAN CALONE: True enough.

Other thoughts or comments?  
(WHEREUPON, there was no response.)

ACTING CHAIRMAN CALONE: If not, thank you, Dan, for the overview, and we'll obviously be keeping up to date as the plan moves forward and as some more specificity is developed around the action items.



17 Murphree from the Town of  
18 Southampton. Jefferson's going to  
19 speak about the Hampton Bays  
20 Corridor Strategic Plan that the  
21 Town has worked on putting together,  
22 and then we'll move into our  
23 administrative portion.

24 Mr. Murphree, welcome.

25 MR. MURPHREE: Good afternoon.

1 Suffolk County Planning Commission 111

2 I'm Jefferson Murphree, Town  
3 Planning and Development  
4 Administrator.

5 I'm going to avoid the evil  
6 word that you've been saying all  
7 morning, "brief."

8 So by way of introduction, in  
9 1999, the Town Board of Southampton  
10 adopted a hamlet center strategy for  
11 the hamlet of Hampton Bays.

12 Five years after that adoption,  
13 the community of Hampton Bays said  
14 it wanted an update to its corridor  
15 plan, but it wanted a much broader  
16 plan. It won't encompass the entire  
17 hamlet.

18 We did not do the entire  
19 hamlet. We came close to it. We  
20 tried to identify those areas where

21 there were important issues, while  
22 trying to avoid the areas that  
23 really were not going to be  
24 subjected to any sort of scrap in  
25 development or have any real

1 Suffolk County Planning Commission 112

2 pertinent issues that warranted, you  
3 know, additional analysis.

4 Having said that, in our last  
5 five years, I think we've had well  
6 over 30 meetings with the Advisory  
7 Committee reaching out to the  
8 community, individual meetings with  
9 key stakeholders.

10 To say that it's been an  
11 exhaustive process, that would be a  
12 major understatement.

13 Somebody upstairs was looking  
14 in after us. We were supposed to  
15 have our first public hearing last  
16 night. The meeting was cancelled,  
17 and then it's now been rescheduled  
18 for next Tuesday night. If  
19 anybody's listening, next Tuesday  
20 night at 6:00 p.m. we'll be having  
21 our first public hearing on this.  
22 So the timing of meeting with you is  
23 very, very well timed.

24 So I'm going to turn it over to  
25 my Deputy, Freda Eisenberg. She was

1 Suffolk County Planning Commission 113

2 the project manager on this project.  
3 She has endured the majority of the  
4 wrath of the -- from the  
5 participants who are on this study  
6 and played a key role of carrying  
7 forth that message between the  
8 stakeholders and the town board.

9 ACTING CHAIRMAN CALONE: Thank  
10 you, sir.

11 If you would state your name  
12 and spell it for the record, please.

13 MS. EISENBERG: Sure.

14 Freda Eisenberg, F-R-E-D-A,  
15 E-I-S-E-N-B-E-R-G. I'm assistant  
16 town planning and development  
17 director for the Town of  
18 Southampton. And I am going to try  
19 and do this briefly.

20 We do have a PowerPoint  
21 presentation for you. It's about  
22 19 slides. Some of them are -- are  
23 placeholders, some I will go over --  
24 gloss over fairly quickly on it, and  
25 some we'll spend a little bit of

1 Suffolk County Planning Commission 114

2 time on.

020211PLANNING.TXT  
First slide, please.

MR. CORRAL: (Compl ying)

MS. EISENBERG: All right. As  
Jeff said, we are beginning the  
SEQRA process. And, as I understand  
it, the purpose of the presentation  
to -- to this body is to look at  
the -- this plan in the context of  
County-wide needs and goals.  
Specifically, in terms of --

And even though this is a plan  
for a specific hamlet, with respect  
to this forum, we're going to focus  
on looking at the recommendations of  
those plans in the context of  
regional land use considerations  
such as sustainability, affordable  
housing, energy efficiency, public  
safety, coastal zone management,  
economic development, and natural  
resource protection.

This is a list that we culled  
from the Planning Commissioners'

Suffolk County Planning Commission 115  
Guidebook, and we'll try and -- as  
this presentation moves forward,  
we'll present elements of the  
Corridor Strategic Plan and relate  
them to the County goals.

Next slide, please.  
Page 98

8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. CORRAL: (Compl ying)

MS. EISENBERG: Just to give you an overview of how this is structured, we'll give a little bit of project background:

You know, what is this part of the strategic plan and what does it hope to achieve;

An overview of some of the issues. Obviously, there are a lot of issues. We're not going to go in-depth, but we'll gloss over them;

And as we look at some of the major recommendations, I think we'll also look at how they align with regional planning goals;

And then we'd hope for time for questions and comments, but --

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11

Suffolk County Planning Commission 116

Jeff gave a little bit of background on -- in terms of, you know, the process and the different plans.

Essentially, what's happened is we have two planning documents here.

We have a document of Corridor Strategic Plan -- the Hampton Bays Corridor Strategic Plan that is a -- a specific land use plan for the

12 Montauk Highway corridor in the  
13 hamlet. That plan was done through  
14 a charette process, and it looks  
15 at -- really it takes -- almost  
16 takes a walk or a drive down the  
17 hamlet from the West End to the East  
18 End. You know, what should happen  
19 here, and it's very design oriented.

20 When that plan was done, the  
21 Town initiated a SEQRA review for  
22 the Planning Commission, a DGIS.  
23 And the public scoping for the DGIS  
24 brought forward a lot of community  
25 comments and concerns. And what

1 Suffolk County Planning Commission 117

2 they sought to do was to turn the  
3 DGIS process for this corridor study  
4 into more of a comprehensive  
5 planning effort for the community .

6 So it's turned into a little  
7 bit of a hybrid. And I think the --  
8 you know, Jeff alluded to a little  
9 bit of a rocky road, but the fit  
10 wasn't quite always -- you know, it  
11 wasn't always very smooth, but  
12 it's -- the bottom line, it's what  
13 we're dealing with. So we had two  
14 distinct documents.

15 The DGIS did add a number of  
16 things. It added a mission

17 statement for the hamlet. There was  
18 no overall visioning process for the  
19 corridor strategy; it added a  
20 build-out analysis for the entire  
21 hamlet; and then there were  
22 additional supplementary  
23 recommendations.

24 Next slide, please.

25 MR. CORRAL: (Compl ying)

1 Suffolk County Planning Commission 118

2 MS. EISENBERG: This is just a  
3 time line background. I'm going to  
4 gloss over these next slides. I  
5 think you all have handouts that --  
6 that shows everything. You can take  
7 a look at it later, but, you know,  
8 the essential point is that the  
9 process that we're in now is -- is  
10 rooted in almost continual planning  
11 for the hamlet that's gone back to,  
12 you know, well over a decade with  
13 the town comprehensive plan and the  
14 initial hamlet center strategies.

15 Next, please.

16 MR. CORRAL: (Compl ying)

17 MS. EISENBERG: Okay. So  
18 what are some of the issues in  
19 Hampton Bays. The community sees  
20 itself really being at a crossroads

21 at the moment. It has gone  
22 through -- you know, prior to the  
23 economic downturn, it's gone through  
24 several decades of rapid postwar  
25 growth. The result being that there

1 Suffolk County Planning Commission 119  
2 really is little remaining vacant  
3 land in the hamlet so that each new  
4 project takes on added significance  
5 and visibility because, you know, of  
6 that small amount of land that's --  
7 that's left.

8 The hamlet itself is like  
9 Long Island, bounded by water to the  
10 north and south, and to the south,  
11 it's environmentally constrained.

12 There have been some  
13 demographic changes, just getting  
14 back to the population discussion of  
15 a few minutes ago. We have also  
16 found the population decreasing, but  
17 recently family sizes increasing.  
18 And that's actually affected the  
19 school system.

20 The school district in  
21 Hampton Bays has, while we were  
22 doing this plan or the DGIS, hired  
23 an independent consultant. And  
24 their conclusion interestingly  
25 enough was that the land use



1 Suffolk County Planning Commission 120  
2 wasn't -- development wasn't  
3 necessarily a feeder into the school  
4 system. That the school population  
5 was growing, but it was growing in  
6 part because family sizes were  
7 growing. Also in part because, with  
8 the economic downturn, people were  
9 taking their children out of private  
10 schools and putting them into the  
11 public schools.

12 Next slide, please.

13 MR. CORRAL: (Compl ying)

14 MS. EISENBERG: This is the  
15 corridor plan from the corridor  
16 perspective. The hamlet's seen a  
17 lot of new commercial development  
18 backed in, branching away from the  
19 traditional hamlet center, so  
20 they've started to see some land use  
21 sprawl. Larger projects, more  
22 national chain-oriented stores,  
23 outside and away from the hamlet  
24 center, newer, shiner, taking away  
25 business, and -- and that's been a

1 Suffolk County Planning Commission 121  
2 concern and also a threat to

3                                   020211PLANNING.TXT  
community character.  
4                                   And as always, traffic is a  
5                                   continual concern. Montauk Highway  
6                                   runs through the hamlet. It's a  
7                                   major thoroughfare, and there isn't  
8                                   a lot of other capacities in the  
9                                   hamlet.

10                                  Okay. Major recommendations,  
11                                  I'll -- I'll look at them in a few  
12                                  different categories. I mentioned  
13                                  it was a visioning process. The  
14                                  outset was a set of community  
15                                  planning goals which I'll get to in  
16                                  a moment. There was some zoning  
17                                  strategies.

18                                  A lot of site-specific  
19                                  projects, because I -- I just said  
20                                  the corridor study was design based.  
21                                  I won't go through all of them, I'll  
22                                  just highlight two, and then we'll  
23                                  do an overview of some other  
24                                  long-term recommendations and the  
25                                  additional recommendations from the

1                                  Suffolk County Planning Commission   122  
2                                  DGIS.

3                                  Okay. First, after the hamlet  
4                                  study was concluded and the Town did  
5                                  put an advisory committee together  
6                                  for the DGIS, one of the first  
7                                  things they said they wanted was an

8 overall vision for the hamlet. And  
9 a vision statement was developed  
10 that, you know, aside from guiding  
11 the plan, it was intended to  
12 actually almost serve as a screen  
13 for new development.

14 So that when a project or,  
15 perhaps, a rezoning proposal comes  
16 before the Town and community, they  
17 can look to the vision statement and  
18 say, Does it -- Does it, you know,  
19 fulfill this set of goals or  
20 objectives? You know, is it what we  
21 want it to be.

22 And, you know, it's been  
23 developed as a -- you know, in a  
24 brief form. And mainly, although  
25 there are -- you know, is some text,

1 Suffolk County Planning Commission 123  
2 you know, to flush it out, but  
3 mainly as a set of adjectives for --  
4 for what the community inspired  
5 itself to become. Vibrant  
6 economically; historic; seaside, I  
7 think, that it's bounded by water;  
8 ecological, they want to be out  
9 front in terms of, you know, the  
10 environment and -- and green for  
11 sustainability; safety is a concern;

12 and -- and then the final is, they'd  
13 like to be distinctive. I mentioned  
14 earlier that, you know, there is a  
15 threat to loss of community  
16 character, and they wanted to reign  
17 that in.

18 Next slide, please.

19 MR. CORRAL: (Compl ying)

20 MS. EISENBERG: Just looking in  
21 terms of the regional pl anni ng  
22 consi derati ons -- Pl anni ng  
23 Commi ssi oners' Gui debook, you can  
24 see that the goals for Hampton Bays  
25 are -- you know, they're, you know,

1 Suffolk County Pl anni ng Commi ssi on 124  
2 basi c, you know, general pl anni ng  
3 goals that almost every communi ty  
4 can have. Except for the -- the  
5 seasi de, obvi ously. But they -- you  
6 know, they ali gned l argely wi th  
7 regi onal pl anni ng consi derati ons,  
8 the vi brant economi c devel opment,  
9 the -- you know, coastal zone  
10 management, obvi ously, is a concern  
11 wi th the -- wi th the costal  
12 communi ty; all these other thi ngs.

13 The one regi onal pl anni ng goal  
14 or i ssue that -- it has not been  
15 embraced by the communi ty, qui te  
16 frankl y, is affordabl e housi ng.

17 Hampton Bays is both the geographic  
18 center and a population center of  
19 the Town of Southampton.

20 Property values tend to be  
21 lower there. They're not -- well,  
22 not the absolute lowest in the Town.  
23 They are considerably lower than  
24 elsewhere in the community, and  
25 there's a feeling that they have

1 Suffolk County Planning Commission 125  
2 their fair share or -- or more than  
3 their fair share. The issue of  
4 affordable housing is a sensitive  
5 one.

6 Next slide.

7 MR. CORRAL: (Compl ying)

8 MS. EISENBERG: Getting to some  
9 of the proposals.

10 Rezoning is one of the major  
11 recommendations of the hamlet center  
12 strategy. In the Town's 1999  
13 Comprehensive Plan, two new zoning  
14 districts were proposed called  
15 "Hamlet Office" and "Hamlet  
16 Commercial." And the intent of  
17 those zoning districts was to create  
18 commercial development that was more  
19 residential in scale, appearance,  
20 and would fit in more with, you

21 know, a resort community/small town  
22 feel.  
23 Those zoning districts have  
24 been rolled out over the past decade  
25 on a hamlet-by-hamlet basis.

1 Suffolk County Planning Commission 126  
2 They're not universal. And one of  
3 the tasks for this project was to  
4 take a look at Hampton Bays and say,  
5 Okay. Where can we go? And the  
6 idea was to convert some of the  
7 areas existing, highway business  
8 zoning to these new zoning  
9 categories.

10 In terms of County goals, this  
11 changeover would do things like  
12 create a sense of place, a character  
13 issue;

14 There is allowable, you know,  
15 upstairs affordable housing in the  
16 zone, which is not allowed in a  
17 highway business, so it allows some  
18 mixed use;

19 It, you know, promotes design  
20 types and commercial uses that I  
21 think are more acceptable to the  
22 community and can contribute to  
23 economic development because, you  
24 know, it's potentially faster;

25 And then there's also open --  
Page 108

1 Suffolk County Planning Commission 127

2 minimum open space thresholds in  
3 these zones which would add to  
4 environmental resource protection,  
5 as one would imagine, and so on.

6 Another major zoning discussion  
7 in both the corridor strategy and --  
8 and more recently in the DGIS  
9 process that's actually coming  
10 bearing some fruit is a discussion  
11 of the town planned development  
12 district zoning.

13 At the time these plans were  
14 being put forward, there were a  
15 number of PDD zoning requests that  
16 were controversial, and there was a  
17 lot of community discontent in the  
18 process. Recommendations from the  
19 DGIS have now been forwarded to a  
20 planning task force in the Town and  
21 are (inaudible) in legislation.  
22 That is also under public hearing at  
23 the moment.

24 One of the major changes in the  
25 code amendment are features that

1 Suffolk County Planning Commission 128

2 would allow a greater public process

3 and -- and -- which would, you know,  
4 again, relating to County goals,  
5 contribute to the issue of equity by  
6 enhancing public information and  
7 participation.

8 And also, the intention with  
9 the code amendment is to create a  
10 really more rigid tie between any  
11 kind of increase density going to --  
12 that -- that may result from a PDD  
13 zoning and preservation.

14 The final set of zoning  
15 strategies is a series of overlay  
16 districts. And I won't go into the  
17 details of all of them.

18 One -- the major one would be  
19 what -- something that a consultant  
20 had termed a transitional overlay  
21 district which would be applied on  
22 the outer end of the -- the hamlet  
23 corridor. Out- -- outside of really  
24 the -- the ham- -- the core hamlet  
25 center. And the idea behind that

1 Suffolk County Planning Commission 129  
2 transitional overlay would lead  
3 to --

4 If you'll go to the next slide,  
5 I'll illustrate it.

6 MR. CORRAL: (Compl ying)

7 MS. EISENBERG: In front of  
Page 110



8 this -- it would create a wooded  
9 buffer that's sort of transparent.  
10 And there are some examples  
11 elsewhere in the community so that  
12 instead of, you know, having  
13 parking, you know, right up to the  
14 front, you would have -- I think the  
15 first 50 or 100 feet, the -- a  
16 wooded buffer, and it would  
17 revegetate the corridor, restore  
18 some of the -- the raw ambiance  
19 that's been lost and -- as well as  
20 have storm water management  
21 benefits.

22 There are a number of  
23 site-specific proposals in the --  
24 part of the strategic plan. As I  
25 said, I'll go through two.

1 Suffolk County Planning Commission 130

2 One major one is a proposal for  
3 a new road, albeit a small one, and  
4 an access lane into a piece of the  
5 parkland that was purchased and  
6 bought by the County a number of  
7 years ago. Creating a new access  
8 into the park would be parallel with  
9 Montauk Highway, and the proposition  
10 or the proposal is to create this  
11 new -- what would be a North Main

12 Street.

13 With the new road would come  
14 new opportunities for development.  
15 And so we're -- right now the -- the  
16 development pattern in the hamlet  
17 center is pretty much along  
18 Montauk Highway. One, there's no  
19 depth there. It would create more  
20 of a grid; it would, you know, in  
21 essence, you know, promote  
22 redevelopment and centers as an  
23 alternative to sprawl.

24 Another site-specific  
25 recommendation of the plan is to

1 Suffolk County Planning Commission 131  
2 take an area of Montauk Highway  
3 that's referred to as the "Asphalt  
4 Jungle" because it's wide and  
5 treeless, not very attractive, and  
6 also, frankly, dangerous, and create  
7 an access lane in front of a row of  
8 businesses there through a  
9 landscaping median so cars can turn  
10 off and have, you know, safe- --  
11 safer access into the businesses  
12 there, and also, you know, create  
13 some aesthetic improvement.

14 We think that this can be  
15 implemented using the existing right  
16 of way that's there. It would

17 require taking -- property owners  
18 have been receptive and, you know,  
19 there's potential that there could  
20 be some kind of taxing district to  
21 pay for it. Maybe not in this  
22 economy, maybe within a few years,  
23 but, you know, we are looking for  
24 alternative funding mechanisms to  
25 achieve this.

1 Suffolk County Planning Commission 132

2 The last two slides, we'll just  
3 sort of gloss over a number of the  
4 other recommendations from the  
5 Corridor Strategic Plan.

6 The Corridor Strategic Plan was  
7 initiated in 2006 and the first  
8 draft came out in 2008, before what  
9 we've seen happen to the economy.  
10 Economic development was a lot less  
11 on people's minds then -- than  
12 controlling and managing growth. We  
13 now know that we really need  
14 economic development.

15 There is a lot in the plan, but  
16 there's a recommendation that the  
17 next step would be an economic  
18 development plan for the hamlet  
19 area. Particularly to strengthen  
20 the core -- the center area and help

21 it be more competitive and free up  
22 the outlying sprawl that's coming.  
23 There are a lot of  
24 transportation improvements  
25 recommended. I mentioned the new

1 Suffolk County Planning Commission 133  
2 North Main Street. There's another  
3 road extension proposed that would  
4 connect with Route 24 and has the  
5 support of County DPW.

6 Montauk Highway is a county  
7 road, and we have been coordinating  
8 with the County DPW on this to some  
9 extent. There is a long list of  
10 recommendations for alternative road  
11 enhancements by increasing  
12 pedestrian access and safety,  
13 transit, bicycling.

14 That section of the  
15 transportation improvements have  
16 been embraced by the community with  
17 a lot of intensity, and they would  
18 like to see that move forward.

19 Open space acquisition, always  
20 a community priority.

21 There are also some  
22 recommendations for projects and  
23 additional site-specific development  
24 concepts like the two that I  
25 presented, but, you know, it's a

1 Suffolk County Planning Commission 134

2 long corridor and there are more of  
3 them.

4 Next.

5 MR. CORRAL: (Compl ying)

6 MS. EISENBERG: Through the GIS  
7 process, a whole host of mi ti gati ons  
8 have been i denti fi ed. There' s been  
9 a little bit of a -- not necessari ly  
10 a tensi on, but questi ons have come  
11 up in terms of whether issues are  
12 appropri ately addressed at thi s  
13 hamlet speci fi c level in thi s hamlet  
14 plan, or whether they' re best left  
15 for future development or effort at  
16 a Town-wi de level .

17 We haven' t quite spl it the  
18 difference, but there are a number  
19 of Town-wi de i ni ti ati ves ongoi ng  
20 that we' ll address.

21 Speci fi cally, a sustai nabi li ty  
22 plan that' s been i ni ti ated by the  
23 Town' s (i naudi ble) Commi ttee;

24 There is a study ongoi ng  
25 Town-wi de of motel to condomi ni um

1 Suffolk County Planning Commission 135

2 conversi on in the Town.

3                   What's not on this slide but  
4                   certainly needs mentioning is  
5                   Southampton is in the process of  
6                   embarking on an LWRP. We have a  
7                   State grant that we're expecting to  
8                   (inaudible), next week actually, to  
9                   structure -- to develop a local  
10                  waterfront revitalization program.

11                 TDRs, actually, the County's  
12                 having a TDR conference later this  
13                 afternoon. In terms of the density  
14                 issue, it's -- it certainly is an  
15                 important tool and something the  
16                 community is pushing. Southampton,  
17                 in the past, had started a program  
18                 for -- was analyzed in a standard  
19                 usage of TDRs, and that's something  
20                 the community specifically would  
21                 like to see jumped on.

22                 There are some Town-wide  
23                 regulations they'd like to see  
24                 towards a preservation ordinance.  
25                 We'll be looking to the Guidebook

1                 Suffolk County Planning Commission   136

2                 that was mentioned earlier on that.

3                 Next slide.

4                 MR. CORRAL:   (Compl ying)

5                 MS. EISENBERG:  Now, with that,

6                 I know you don't want to go into

7                 great detail, so I would just

8 mention that we are -- have launched  
9 the SEQRA process. We are trying to  
10 go green with this project. So  
11 while we do have some paper copies  
12 available, we are attempting  
13 distribution via disc and also  
14 through downloading on the Town's  
15 Web site. If you would like a paper  
16 copy, we'll certainly make that  
17 available.

18 I'd like to open it up for  
19 questions.

20 ACTING CHAIRMAN CALONE: Thank  
21 you. Appreciate that.

22 Appreciate the presentation  
23 and also for all the -- obviously,  
24 the work that's gone into this  
25 corridor study. Also I know -- I

1 Suffolk County Planning Commission 137  
2 appreciate -- speaking for all of us  
3 around the table who put together  
4 kind of the County planning  
5 guidelines and priorities a couple  
6 years ago, we appreciate you keeping  
7 those in mind as you're, you know,  
8 looking at these kinds of, you know,  
9 corridor studies and these kinds of  
10 things because at the end of the  
11 day, County policies and priorities

12 don't really matter if they don't --  
13 aren't put into place by those of  
14 you who are actually touching the  
15 pieces of property and setting the  
16 actual development in your  
17 townships. So we appreciate that.

18 MS. EISENBERG: Well, thank  
19 you.

20 ACTING CHAIRMAN CALONE: Thank  
21 you.

22 I know that was a fairly  
23 thorough conversation, and we also  
24 have a presentation in a few minutes  
25 from our staff, but does anyone have

1 Suffolk County Planning Commission 138  
2 any particular questions from -- for  
3 the Town of Southampton on the  
4 Corridor --

5 COMMISSIONER TALDONE:  
6 (Indicating)

7 ACTING CHAIRMAN CALONE: Vince.

8 COMMISSIONER TALDONE: Thank  
9 you.

10 Freda, just a quick note.

11 You have an illustration there  
12 of the service lane concept --

13 MS. EISENBERG: Uh-huh.

14 COMMISSIONER TALDONE: -- for  
15 Montauk Highway. As you know, the  
16 S92 is the second busiest route in



17 all of Suffolk County. It runs  
18 along main street.

19 Were you anticipating keeping  
20 the bus out on main -- on Montauk  
21 Highway or bringing it into the  
22 service lane with bus turnouts?

23 MS. EISENBERG: That's a good  
24 question. I think the design that's  
25 shown could probably work either

1 Suffolk County Planning Commission 139

2 way. I don't think the businesses  
3 in that section are the type of  
4 businesses to need a bus stop, but  
5 if that were to change, certainly a  
6 pulling could be designed to  
7 accommodate them.

8 COMMISSIONER TALDONE: I would  
9 just suggest you consult with Tom  
10 Neely, your Town's --

11 MS. EISENBERG: He actually has  
12 been involved and the two of us went  
13 and talked to Bill Hillman at the  
14 County with respect to that and all  
15 of the other transportation  
16 recommendations in the plan. So  
17 he's actually played a big part in  
18 all of this.

19 COMMISSIONER TALDONE: Thank  
20 you.

21 Now, on a final comment, I'll  
22 just suggest you go out and do some  
23 traffic counts. Count the number of  
24 passengers getting on and off the  
25 bus in Hampton Bays, especially

1 Suffolk County Planning Commission 140  
2 during rush hours, in the morning  
3 and -- and late afternoon, and  
4 you'll see quite a number of people  
5 utilizing the bus on Montauk Highway  
6 in the hamlet at the center.

7 MS. EISENBERG: Absolutely.

8 And as I said, there are a lot  
9 of recommendations that are  
10 mentioned. Among those are  
11 identification of new bus shelters.

12 ACTING CHAIRMAN CALONE: Okay.  
13 Thank you so much for your time and  
14 presentation.

15 We'll move on to our  
16 administrative agenda, and who --

17 DIRECTOR ISLES: Andy.

18 ACTING CHAIRMAN CALONE: Andy  
19 has the Hampton Bays Corridor Plan.

20 MR. FRELENG: Thank you,  
21 Mr. Chairman, members of the board.

22 The first application referred  
23 to us as part of the Commission's  
24 regulatory agenda comes to us, as  
25 indicated, from the Town of

1 Suffolk County Planning Commission 141  
2 Southampton. This is the Hampton  
3 Bays Corridor Strategic Plan.

4 You did just hear a  
5 presentation from Town of  
6 Southampton staff, so I will be  
7 brief going through the staff  
8 report. If I miss something that  
9 you'd like to elaborate on, please  
10 call it to my attention.

11 The jurisdiction for the  
12 Commission is that this proposed  
13 Hampton Bays Corridor Strategic Plan  
14 will be an amendment to the Town's  
15 Comprehensive Plan.

16 In terms of an overview,  
17 this referral from the Town of  
18 Southampton Town Board of the  
19 Hampton Bays Corridor Strategic Plan  
20 features parcel-specific  
21 recommendations to establish new  
22 zoning districts in Hampton Bays,  
23 primarily through the rezoning of  
24 property currently designated  
25 Highway Business or Village

1 Suffolk County Planning Commission 142  
2 Business. The plan also recommends

3 the use of a Transitional Overlay  
4 district and Planned Development  
5 District zoning designations.

6 The Hampton Bays Corridor  
7 Strategic Plan study area is along  
8 New York State Route 27A, Montauk  
9 Highway, bordered approximately by  
10 the hamlet of East Quogue to the  
11 west and the hamlet of Shinnecock  
12 Hills to the east. The study area  
13 encompasses an approximate ten-mile  
14 segment of Montauk Highway. Land  
15 use in the area is reflective of the  
16 zoning and consists of residential,  
17 highway commercial and downtown  
18 hamlet densities. The Shinnecock  
19 Canal area is also part of the study  
20 area.

21 If I could, I'd just like to  
22 take a look at some slides that  
23 staff took of the corridor just to  
24 give you an idea of the character of  
25 the area.

1 Suffolk County Planning Commission 143

2 Why don't you go through the  
3 pictures, John.

4 MR. CORRAL: (Compl ying)

5 MR. FRELENG: This is the  
6 Shinnecock Canal area (indicating).

7 That is part of the eastern boundary

8 of the study area.

9 This is the Canoe Place Inn, an  
10 abandoned or underutilized, I should  
11 say, facility (indicating). This is  
12 the type of uses that the Town is  
13 targeting for renovation and  
14 rehabilitation.

15 This would be a typical style,  
16 if you will, of the new development  
17 being proposed (indicating). This  
18 is a commercial use in a residential  
19 character, if you will.

20 This is a view looking down the  
21 corridor -- I think that's east,  
22 John?

23 MR. CORRAL: West.

24 MR. FRELENG: West looking  
25 towards the hamlet of Hampton Bays

1 Suffolk County Planning Commission 144  
2 in the Village Business district  
3 (indicating). And again, you can  
4 see some of the character of the  
5 existing structures.

6 This is a relatively new  
7 shopping center development  
8 (indicating). The primary activity  
9 is behind this slide on the other  
10 side of the building. This is the  
11 facade along the road corridor, and

12 this is just east of the Village  
13 Business district -- this might  
14 actually be in the Village Business  
15 district, I'm not sure.

16 This is the downtown Hampton  
17 Bays Village Business district  
18 (indicating). As you can see, this  
19 is looking west towards their  
20 four-corner intersection, and this  
21 is the typical style. You can see  
22 the height and the character of the  
23 structures that the Town is looking  
24 to promote.

25 Again, this is a

1 Suffolk County Planning Commission 145  
2 not-so-recently-developed shopping  
3 center on the west end of the hamlet  
4 (indicating). This is the United  
5 Artists Theater.

6 Some more of the characteristic  
7 shopping centers on the -- in the  
8 Village Business district  
9 (indicating).

10 This is looking at the edge of  
11 the Village Business district  
12 looking back into the village  
13 (indicating). We're on the west  
14 side of the Village Business  
15 district now looking back into  
16 Hampton Bays.

17                   This is on the north side,  
18                   just -- I think you just turn around  
19                   from where we took that last  
20                   picture, and this is an existing  
21                   shopping center which has undergone  
22                   some renovation over the years  
23                   (indicating).

24                   Further east, this is again a  
25                   look at some older PDD sites, I

1                   Suffolk County Planning Commission   146

2                   believe, or some more recent  
3                   development in the corridor  
4                   (indicating).

5                   And this is further down  
6                   (indicating). This is in the  
7                   transitional areas. These are  
8                   structures that would be targeted  
9                   for the type of renovation that  
10                  they're talking about.

11                  And then this is the far  
12                  western end of the study area  
13                  (indicating). This is the Quogue  
14                  Wildlife Refuge and part of the open  
15                  space component in the corridor.

16                  So in terms of environmental  
17                  conditions then, there really aren't  
18                  many to speak of. Generically, the  
19                  Shinnecock Canal area is on the  
20                  eastern end of the study area, and

21 there are some tidal wetland pieces  
22 that may be part of the study area  
23 or even freshwater wetland pieces on  
24 some private parcels.

25 In terms of its relationship to

1 Suffolk County Planning Commission 147  
2 Town's Comprehensive Plan  
3 recommendations, as indicated by the  
4 Town staff, multiple community  
5 driven, participatory and  
6 collaborative studies have  
7 culminated in the recommendations of  
8 this Hampton Bays Corridor Strategic  
9 Plan. The subject plan currently  
10 referred to the Commission follows  
11 the recommendations of the Town's  
12 1999 Comprehensive Plan and the  
13 1999 Hamlet Center Study for Hampton  
14 Bays.

15 When staff took a look at the  
16 referral, we weighed it against the  
17 Commission's five general critical  
18 County-wide priorities. Staff saw  
19 that there was hardly a mention of  
20 energy efficiency in the overall  
21 corridor study. Such condition --  
22 such considerations may be found in  
23 other sections of the Town of  
24 Southampton's development code, but  
25 they're not outlined in this



1 Suffolk County Planning Commission 148  
2 document.

3 The proposal for conversion of  
4 properties to H0/HC from  
5 predominantly office, village, and  
6 highway business categories may be  
7 growth inducing. We note this  
8 because the minimum lot size for the  
9 Office district and the Highway  
10 district is currently 12,000 to  
11 40,000 square feet respectively.  
12 The proposed H0/HC minimum lot size  
13 is 10,000 square feet. And in  
14 addition to lot width for the H0/HC  
15 zones has been increased, so this  
16 may allow some of the larger parcels  
17 to subdivide.

18 We did not analyze, though, the  
19 actual scale of that growth-inducing  
20 aspect. And it should be noted that  
21 this aspect may be modified by the  
22 Town's addition of stricter  
23 dimensional standards and open space  
24 requirements for the H0/HC by  
25 comparison to the existing Village

1 Suffolk County Planning Commission 149  
2 Business standards.

3 In terms of housing diversity,  
4 there appears to be little  
5 information in the referral material  
6 that was -- that it was a  
7 consideration along the corridor.

8 It was indicated that in terms  
9 of the transportation framework,  
10 there are numerous recommendations  
11 to improve the transportation  
12 circulation situation in the hamlet  
13 area.

14 With the exception of  
15 landscaping and lighting and some  
16 corridor improvements in terms of  
17 medians, the material referred to  
18 the Commission does not really  
19 include an examination of public  
20 safety elements.

21 Staff is recommending to the  
22 Commission an approval of the  
23 referral subject to the following  
24 comments:

25 The first comment relates to

1 Suffolk County Planning Commission 150  
2 energy efficiency and notes that the  
3 Commission has a Guidebook related  
4 to energy efficiency, and that  
5 should be reviewed;

6 The second comment relates to a  
7 residential housing element, and

8 that the Commission Guidebook should  
9 be reviewed and that this should be  
10 folded in where practical, into the  
11 corridor study;

12 And the third recommendation to  
13 the Commission for approval subject  
14 to this comment would be that the  
15 Commission does have a Public Safety  
16 policy goal and the Commission's  
17 Guidebook should be reviewed for  
18 elements that could be incorporated  
19 at this level in the Strategic Plan.

20 That is the staff report to the  
21 Commission.

22 ACTING CHAIRMAN CALONE: Thank  
23 you, Andy. Appreciate that.

24 Any initial reactions?

25 Unfortunately, our Commission

1 Suffolk County Planning Commission 151  
2 member from Southampton wasn't able  
3 to make it today, but does either  
4 Diana from East Hampton or Vince  
5 from Riverhead have any particular  
6 regional comments in that regard?

7 COMMISSIONER WEIR:

8 (Indicating)

9 ACTING CHAIRMAN CALONE: Go  
10 ahead, Commissioner Weir.

11 COMMISSIONER WEIR: I think

12 it's an excellent plan. It's long  
13 overdue. But you do have a lot of  
14 small lots in Hampton Bays which I  
15 think -- you know, just listening to  
16 what the Suffolk County Health  
17 Department said. So I know a lot of  
18 those places up along Lynn Avenue  
19 and stuff, that's why they kind of  
20 feel they are affordable housing. I  
21 know I live that every time you try  
22 to propose something there.

23 But I think this is long  
24 overdue and it's great because it is  
25 an important part. And I shop at

1 Suffolk County Planning Commission 152  
2 that King Kullen shopping center. I  
3 remember the furor over that, and it  
4 ended up being very nice with the  
5 parking where you can't see it and  
6 the -- you know, the buildings made  
7 frontage upon the street and  
8 sidewalk. So it gave it a very  
9 downtown feel, which is kind of what  
10 we're looking to do, and you can't  
11 see the parking in the back. And  
12 then the railroad is right behind  
13 that, the railroad track. So that  
14 was very smart planning, and I'm  
15 glad to see it and I hope it  
16 continues that way.

17 I like the North Main Street  
18 kind of approach, too. That will  
19 take some of the traffic off. And  
20 if it all connects properly, I think  
21 it'll be great for the hamlet. So  
22 thank you, I spend a lot of time  
23 there.

24 ACTING CHAIRMAN CALONE: Thank  
25 you, Commissioner Weir.

1 Suffolk County Planning Commission 153

2 And, obviously, it's a critical  
3 area of our County in terms of the  
4 gateway to the whole south fork,  
5 et cetera. It's great.

6 COMMISSIONER TALDONE:  
7 (Indicating)

8 ACTING CHAIRMAN CALONE:  
9 Commissioner Taldone.

10 COMMISSIONER TALDONE: I would  
11 like to draw your attention to the  
12 second floor apartments that are  
13 imagined for this corridor, and the  
14 universal design standards of the  
15 County.

16 My concern is that if  
17 stairwells are not wide enough, if  
18 landings aren't designed properly to  
19 accommodate a turning wheelchair on  
20 the second floor, even chairlifts

21 won't work in those buildings, so  
22 none of those units will end up  
23 being accessible to people with  
24 mobility problems.  
25 So I would -- I'll propose that

1 Suffolk County Planning Commission 154

2 we -- you know, when it's time to  
3 adjust in a comment that the Town  
4 consider or review our Guidelines on  
5 Universal Design as they move  
6 forward in terms of the design  
7 specifications for those buildings.

8 ACTING CHAIRMAN CALONE: Okay.  
9 Thank you.

10 COMMISSIONER WEIR: I just have  
11 one other question --

12 ACTING CHAIRMAN CALONE: Yeah.

13 COMMISSIONER WEIR: -- to bring  
14 a dirty word into this whole thing.  
15 "Casino" --

16 COMMISSIONER HOLMES: Yeah.

17 COMMISSIONER WEIR: You know,  
18 considering that --

19 COMMISSIONER HOLMES: We  
20 weren't going to mention that.

21 COMMISSIONER WEIR: No, no. I  
22 mean, we might as well, what the  
23 heck.

24 ACTING CHAIRMAN CALONE: Go  
25 ahead, Diana.

1 Suffolk County Planning Commission 155

2 COMMISSIONER WEIR: I mean, I  
3 know that, you know, the tribe is  
4 looking -- the nation now is  
5 looking, you know, to relocate  
6 somewhere else, but they have a  
7 little federal issue being able to  
8 transfer land, so I don't know how  
9 well that's going to work.

10 And has any thought been --  
11 well, a lot of thought has been  
12 given, as we know, but on -- on  
13 their -- you know, on the  
14 reservation, but has any of that  
15 consideration been taking place in  
16 future infrastructures?

17 MS. EISENBERG: You get the big  
18 guy.

19 ACTING CHAIRMAN CALONE:  
20 Mr. Murphree, yeah.

21 MR. MURPHREE: Actually, yes,  
22 it is. I had to testify in federal  
23 court about that very issue. They  
24 actually have plans known as  
25 West Woods, which is actually

1 Suffolk County Planning Commission 156

2 located in Hampton Bays, and that

3 O20211PLANNING.TXT  
was the subject of the lawsuit.

4 And the Shinnecock Nation  
5 really has not identified that  
6 property in Hampton Bays as a  
7 priority site. They're looking  
8 elsewhere.

9 ACTING CHAIRMAN CALONE: Thank  
10 you, Mr. Murphree.

11 Did that answer your question?

12 COMMISSIONER WEIR: Well, yes  
13 and no.

14 ACTING CHAIRMAN CALONE: Oh,  
15 okay. Well --

16 COMMISSIONER WEIR: Because if  
17 they don't get that -- the ability  
18 to -- you know, to be able to  
19 transfer land to land and build  
20 somewhere else that is not active  
21 tribal land, and that's the federal  
22 legislation that they're looking to  
23 fight now because -- now, under the  
24 BIA law, any tribe that was  
25 recognized before a certain period

1 Suffolk County Planning Commission 157  
2 had the ability to transfer, and  
3 they do not because they were  
4 recognized at a later time. So I'm  
5 thinking, you know, like the  
6 alternative plan B, plan C, that if  
7 they decide to build on the tribal



8 land, you know, what would the  
9 future ramifications be?

10 MR. MURPHREE: We didn't -- the  
11 lawsuit did not target the  
12 reservation itself. We recognize  
13 that they're a sovereign nation and  
14 that is part of their reservation  
15 proper.

16 So our lawsuit was more  
17 physically target for some land that  
18 we consider to be private land that  
19 they acquired, you know, through a  
20 private transaction late in the --  
21 about a hundred years ago. And that  
22 was the subject of a lawsuit that  
23 was upheld. The Town's position is  
24 that was private land and not part  
25 of their sovereign nation, and

1 Suffolk County Planning Commission 158  
2 therefore was subject to local  
3 zoning.

4 COMMISSIONER KELLY:  
5 (Indicating)

6 ACTING CHAIRMAN CALONE: Okay.  
7 Commissioner Kelly.

8 COMMISSIONER KELLY: Andy, just  
9 a quick question on the hotel  
10 conversions.

11 Is there a different standard

12 on these or a different calculation  
13 on the flow for a hotel unit that  
14 is -- versus it being converted to a  
15 condo unit.

16 MR. MURPHREE: Yes, there is.  
17 It has to do with the cycle use and  
18 also with the square footage, and  
19 that's one reason why the study has  
20 not been completed. Because trying  
21 to come up with a conversion factor,  
22 so to speak, so that, one, that's  
23 fair to the -- you know, to the  
24 property owner, recognizes that he  
25 has certain rights; at the same

1 Suffolk County Planning Commission 159  
2 time, it doesn't increase  
3 dramatically the density of our  
4 hamlet areas that have these older  
5 hotel units. And it's a very  
6 difficult equation to try to come up  
7 with that that's -- one that's fair,  
8 that's also that -- you know, one of  
9 the issues is that, when you convert  
10 a motel unit to now a year-round  
11 residential unit, now you have  
12 potential impact in terms of school  
13 kids, infrastructure, police, things  
14 of that nature. So it's a very  
15 delicate balancing act.

16 COMMISSIONER KELLY: So the  
Page 136

17 sewer capacity or the additional  
18 sewer capacity, based on that  
19 calculation, is that accounted for  
20 in the sewer study?

21 MR. MURPHREE: Not physically  
22 in the study. We do have a section  
23 that has the preliminary  
24 recommendations of the motel study.  
25 So it -- it, in generic, paraphrases

1 Suffolk County Planning Commission 160  
2 it, but we haven't come up with the  
3 final numbers yet, so we -- the  
4 study that you see before you does  
5 not come to the conclusion yet.

6 ACTING CHAIRMAN CALONE: Thank  
7 you, Mr. Murphree. Appreciate it.

8 Any other questions for staff,  
9 or any other comments around the  
10 table?

11 (WHEREUPON, there was no  
12 response.)

13 ACTING CHAIRMAN CALONE: If  
14 not, there was an indication to add  
15 the Universal Design Guidelines as a  
16 comment.

17 Any objection to doing that?

18 (WHEREUPON, there was no  
19 response.)

20 ACTING CHAIRMAN CALONE: Seeing

21 none, we'll include that, and I'll  
22 entertain a motion.

23 SECRETARY ESPOSITO: Oh --  
24 (indicating).

25 ACTING CHAIRMAN CALONE: Motion

1 Suffolk County Planning Commission 161  
2 by Secretary Esposito.

3 SECRETARY ESPOSITO: No, I  
4 don't want to make a motion.

5 ACTING CHAIRMAN CALONE: All  
6 right. We will suspend the Rules to  
7 allow a question.

8 Go ahead.

9 SECRETARY ESPOSITO: Well,  
10 actually, I just want to know if we  
11 could add a comment?

12 ACTING CHAIRMAN CALONE: Oh,  
13 you can. Go for it.

14 SECRETARY ESPOSITO: Thank you.

15 ACTING CHAIRMAN CALONE: What's  
16 your proposal?

17 SECRETARY ESPOSITO: Thank you.

18 Which is to simply say that the  
19 Commission would like the plan to  
20 look at or consider the storm water  
21 guideline document put out by the  
22 Suffolk County Planning Commission.

23 ACTING CHAIRMAN CALONE: Right.  
24 Okay. Everyone remembers we passed  
25 that two months ago. It's just a

1 Suffolk County Planning Commission 162

2 guide-- in fact, the towns don't  
3 actually have it yet. It's going  
4 out --

5 SECRETARY ESPOSITO: Right.

6 ACTING CHAIRMAN CALONE: -- I

7 think the end of this week --

8 SECRETARY ESPOSITO: That's  
9 right.

10 ACTING CHAIRMAN CALONE: -- and

11 I need to sign the letter for that.

12 But we -- but it will be  
13 coming, and it's basically just  
14 green methodology. It's for storm  
15 water runoff, just recommendations  
16 to the town on things they can  
17 consider.

18 So any objection to adding a  
19 comment about -- about adding that?

20 (WHEREUPON, there was no  
21 response.)

22 ACTING CHAIRMAN CALONE: Seeing  
23 none --

24 Andy, did you get that?

25 MR. FRELENG: Got it.

1 Suffolk County Planning Commission 163

2 ACTING CHAIRMAN CALONE: Okay.

3 So we have five recommended  
4 comments, and the recommendation --  
5 staff recommendations for approval.

6 I'll entertain a motion along  
7 those lines.

8 COMMISSIONER KELLY:

9 (Indicating)

10 COMMISSIONER HOLMES:

11 (Indicating)

12 ACTING CHAIRMAN CALONE: Motion  
13 by Commissioner Kelly, and seconded  
14 by Commissioner Holmes.

15 All in favor of adopting the  
16 staff report with the five comments,  
17 please raise your hand.

18 (WHEREUPON, the members voted.)

19 ACTING CHAIRMAN CALONE: And  
20 all opposed?

21 (WHEREUPON, there was no  
22 response.)

23 ACTING CHAIRMAN CALONE: That's  
24 11 to zero.

25 Thank you.

1 Suffolk County Planning Commission 164

2 The next item on our agenda --  
3 we actually have a group of items on  
4 our agenda.

5 Thanks again to the folks from  
6 Southampton.

7 We have a group of items -- let  
Page 140

8 me give you the background on this,  
9 because I think this will be  
10 something we want to deal with in  
11 just a -- a couple of minutes.

12 The Village of Quogue, as you  
13 may recall, had an issue with the  
14 State whereby they were permitting  
15 building to be done in the Coastal  
16 Erosion Hazard Area, and the --  
17 Newsday did a -- I think a front  
18 page story on this back in December.

19 At that time, the officers here  
20 decided that the Commission --  
21 because those projects are, you  
22 know, within the Commission's  
23 jurisdiction, we would want to see  
24 Quogue related waterfront projects  
25 to make sure that we're keeping an

1 Suffolk County Planning Commission 165  
2 eye on -- on the Village in terms of  
3 their approvals.

4 Now, in the last few weeks, the  
5 State and the Village have entered  
6 into an agreement, whereby the State  
7 is now going to review the -- any  
8 proposals on the waterfront.

9 That's the right result.

10 But since we had this sort of  
11 policy --

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

ACTING CHAIRMAN CALONE:

-- that we instructed staff to bring the Quogue projects forward, and they have done the review of these three, you know, I think it makes sense, as you'll -- as you'll all notice from the staff report, the recommendation is a local determination for those.

Again, these would typically be projects that wouldn't even come to the Commission because of their single-family nature. Even though

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16

Suffolk County Planning Commission 166

the fact that they are on the water, we don't usually get into that level of detail. These are the projects that would typically be just local determination by the staff and never even come to this table.

So we had the policy for a brief period of time that we would see waterfront properties in Quogue. As you can see from the staff reports on the three of those, there are some, you know, minor impositions on the Coastal Erosion Hazard Area. Most of them actually are improving. They were way over  
Page 142



17 into the area, and they're mostly  
18 pulling back.

19 So I don't believe that this  
20 needs or deserves much of our -- our  
21 time, is my personal opinion. But I  
22 do want to give -- Ted's going to  
23 give a brief overview of the  
24 analysis that the staff did, and  
25 then we'll vote on the three -- the

1 Suffolk County Planning Commission 167

2 three applications.

3 So, Ted.

4 MR. KLEIN: Okay. I'll -- you  
5 did a very good job of, you know,  
6 bringing up the issue.

7 ACTING CHAIRMAN CALONE: I try.

8 MR. KLEIN: I believe it's  
9 mostly an environmental protection  
10 and public safety issue regarding  
11 the Commission's Guidelines for like  
12 regional significance where they  
13 hold their priorities.

14 The environmental conditions  
15 regarding the three subjects are  
16 that they all lie partially within  
17 the Coastal Erosion Hazard Area  
18 established in 1988 by the New York  
19 State Department of Environmental  
20 Conservation. So the area as

21 established is based on the location  
22 of the dunes, more or less. And in  
23 the Village of Quogue, the land with  
24 boundaries of that line -- the  
25 Coastal Erosion Hazard Area line is

1 Suffolk County Planning Commission 168  
2 25 feet landward of the toe of the  
3 primary dune.

4 I'd just like to note, New York  
5 State DEC established this line in  
6 1988. So I'd like to reiterate that  
7 point. And as established in the  
8 Act, the law that, you know, created  
9 that area, they were supposed to  
10 amend these lines every ten years,  
11 and they haven't done that. So when  
12 the staff analyzed these three  
13 applications, we noticed there is a  
14 difference between topographical  
15 maps and surveys that were provided  
16 us with those applications. And in  
17 two cases, because one didn't  
18 have -- show the toe of the dune,  
19 they were all different. So, you  
20 know, we took that into -- you know,  
21 we looked at that.

22 So we based our recommendations  
23 on the fact that the -- the State is  
24 basic- -- basing their -- their  
25 disagreement with the Village has

1 Suffolk County Planning Commission 169  
2 been doing, you know, in the past,  
3 based on historic lines. So we  
4 based our -- you know, we based  
5 that -- and we gave our  
6 recommendation that they should  
7 re- -- you know, reestablish the  
8 coastal erosion line in today's --  
9 you know, today's -- in today's  
10 scenario.

11 Another thing that the State  
12 had a problem with the Village of  
13 Quogue is that they amended their --  
14 since this stayed as the model law,  
15 and the Village adopted that model  
16 law into their ordinance, which is  
17 the Coastal Erosion Hazard Area  
18 ordinance in the Village of  
19 Quogue -- they adopted that law.

20 And then in 1992, they amended  
21 the law. And that was formally  
22 approved by the DEC at the time,  
23 that addressed certain non-major  
24 construction in the -- in the  
25 Coastal Erosion Area and within the

1 Suffolk County Planning Commission 170  
2 primary dunes. And those are

3 mentioned in the staff report.  
4 There was a bit of room for  
5 interpretation regarding the -- you  
6 know, the impacts of the  
7 construction and whether it is  
8 classified as non-major.

9 So those -- that's the other  
10 issue that I think the State has  
11 with the Village. They're not  
12 pleased with the code as it stands.  
13 Even though they did approve it, you  
14 know, 19 years ago.

15 So staff made two  
16 recommendations regarding two of the  
17 applications, because those two did  
18 depict the toe of the dune in those  
19 applications. And then the third  
20 one, I added that they should  
21 require the applicant to provide a  
22 topographical survey that shows the  
23 toe of the dune.

24 So staff recommendation, it's  
25 for local determination and offers

1 Suffolk County Planning Commission 171  
2 the following comments to the  
3 Village for their use and  
4 consideration:

5 One, the Village should come to  
6 an agreement with the State as to  
7 the current location the Coastal

8 Erosion Hazard Line, and if and/or  
9 when there is a discrepancy between  
10 the established Coastal Erosion  
11 Hazard Line and the topographical  
12 survey prepared for the application,  
13 a clear established procedure should  
14 be agreed upon to follow in those  
15 circumstances.

16 And number two, the Village, if  
17 so required, should amend their  
18 Coastal Erosion Hazard Area  
19 ordinance in conformity with the  
20 purpose and intention of the  
21 New York State Coastal Erosion  
22 Hazard Act as so they may maintain  
23 jurisdiction over the coastal area.

24 That's the staff report.

25 I did leave out one part.

1 Suffolk County Planning Commission 172

2 Okay. I'd just like to, you know,  
3 inform the Commission on that.

4 The DEC -- now, the agreement  
5 is the DEC will review all the  
6 applications for the Coastal Erosion  
7 Area Act. They do not have the  
8 power to approve or disapprove.  
9 This is -- and they have 30 days to  
10 make a determination. They do have  
11 the power to revoke that



17                   Then what happens? Let's say  
18 they take the power back from the  
19 Village, fictitiously, and then what  
20 would happen to a project if it  
21 can't go through that part of the  
22 review?

23                   MR. KLEIN: Well, they would  
24 have to go through the DEC  
25 approvals. The DEC would grant them

1                   Suffolk County Planning Commission   174

2                   the Coastal Area variance.

3                   SECRETARY ESPOSITO: So then,  
4 in effect, then the DEC -- the DEC  
5 says no, there is no variance, then  
6 there would be no project.

7                   MR. KLEIN: I believe that  
8 would be -- it would be a denial.  
9 It would be --

10                  SECRETARY ESPOSITO: Okay.

11                  MR. KLEIN: -- a denial.

12                  SECRETARY ESPOSITO: Okay.

13                  ACTING CHAIRMAN CALONE: Why  
14 don't we get -- that doesn't impact  
15 our conversation today --

16                  SECRETARY ESPOSITO: No.

17                  ACTING CHAIRMAN CALONE: -- but  
18 that's a good point, and why don't  
19 we get clarification of that before  
20 we decide we don't want to look at

21 these anymore. We can just do that  
22 in the course of the next few weeks,  
23 if that's all right with all of you.

24 MR. KLEIN: Can I show one of  
25 the maps to show the difference --

1 Suffolk County Planning Commission 175

2 ACTING CHAIRMAN CALONE: Sure.

3 MR. KLEIN: -- in the lines?

4 Okay. This is one of the  
5 applications, 22 Dune Road. This  
6 is -- the third condition, as it  
7 stands, you see the red line?  
8 That's the New York State -- that's  
9 the New York State Erosion Hazard  
10 Line; the red line. And then the  
11 green line is the topographical map  
12 provided by the applicant that  
13 indicates the toe to the dune.  
14 You'll notice that there's a pretty  
15 big difference.

16 If you go to the proposal?

17 MR. CORRAL: (Complying)

18 MR. KLEIN: So proposed for  
19 this application is, you're going to  
20 be landward of the existing Coastal  
21 Erosion Hazard Area. You know, so  
22 it's probably less -- has less  
23 impact on the existing --

24 ACTING CHAIRMAN CALONE: Right.

25 MR. KLEIN: -- dune system.



1 Suffolk County Planning Commission 176

2 ACTING CHAIRMAN CALONE: Right.

3 MR. KLEIN: And the Village  
4 would like that, and they would  
5 approve that.

6 And there is an issue that this  
7 wouldn't even need a variance,  
8 because this is the toe to dune, and  
9 the deck is 25 feet from that. So  
10 based on the map, this is where the  
11 line should be (indicating).

12 ACTING CHAIRMAN CALONE: Right.  
13 So, I mean, part -- you're saying,  
14 part of this is just the State  
15 hasn't updated their maps, and  
16 they're out of date, and they --  
17 some of this stuff may be totally  
18 fine.

19 MR. KLEIN: Now, the other  
20 point is, the pavilion.

21 Now, the pavilion is right here  
22 (indicating). The applicant is  
23 proposing to rebuild the pavilion.  
24 They're going to reduce its sides,  
25 reduce the decking, there's a

1 Suffolk County Planning Commission 177

2 walkway, they're going to eliminate

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

one of the walkways.  
So the Village is at a -- you know, they have to make a determination whether it is non-major and would be permitted based on their codes.  
ACTING CHAIRMAN CALONE: Right.  
MR. KLEIN: And the State says, this is not what we really, you know, want to see.  
ACTING CHAIRMAN CALONE: Well, I guess we'll hear what the State wants to see on that or not.  
MR. KLEIN: That would be great if we heard what they wanted -- you know, they wanted.  
ACTING CHAIRMAN CALONE: Okay.  
For our purposes, we have the three applications, and just to be clear, we're kind of keeping an eye on the situation. And we can decide, I guess, in the next month or so whether it makes sense to keep

1  
2  
3  
4  
5  
6  
7

Suffolk County Planning Commission 178  
keeping an eye on it depending upon whether we think the State is -- you know, has appropriate oversight here. But, you know, I'd like to kind of move along unless there are specific questions.

8 Diana, do you have a question?

9 COMMISSIONER WEIR: I was just  
10 wondering, is that Coastal Erosion  
11 Line, the hundred-year flood line or  
12 is that -- that's another line,  
13 right?

14 MR. KLEIN: Yeah, the --

15 COMMISSIONER WEIR: Because the  
16 proposal's --

17 MR. KLEIN: -- the flood line's  
18 another line. That's another line.

19 COMMISSIONER WEIR: And they  
20 have no LWRP, or do they follow  
21 Southampton Town or --

22 MR. KLEIN: They don't have a  
23 comprehensive plan.

24 Do they have an LWRP? I don't  
25 know.

1 Suffolk County Planning Commission 179

2 They did do a draft EIS for all  
3 the coastal areas.

4 SECRETARY ESPOSITO: They don't  
5 have an LWRP.

6 COMMISSIONER WEIR: Yes.  
7 Because I know we established one in  
8 the town, and a lot of the towns  
9 were working on them many years ago,  
10 something like ten years ago, so I  
11 was just wondering why they didn't

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

have one.  
Okay. Thank you.  
ACTING CHAIRMAN CALONE: All  
right.  
We have the three applications.  
I think Ted's given us a pretty good  
and concise overview --  
Thank you for that, Ted.  
-- of kind of the issues. The  
recommendation is an LD for all  
three of these, with the comments  
that were indicated. I guess I'll  
just take them one at a time.  
We have 22 Dune Road, which is

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16

Suffolk County Planning Commission 180  
the one that Ted indicated there are  
two comments on.  
Any discussion on that, or  
any -- anyone want to raise  
anything?  
(WHEREUPON, there was no  
response.)  
ACTING CHAIRMAN CALONE: If  
not, I'll entertain a motion to  
adopt the staff report as written.  
COMMISSIONER KELLY:  
(Indicating)  
COMMISSIONER CHARTRAND:  
(Indicating)  
ACTING CHAIRMAN CALONE: Motion

17 by Commissioner Kelly, and seconded  
18 by Commissioner Chartrand.

19 All in favor, please raise your  
20 hand.

21 (WHEREUPON, the members voted.)

22 ACTING CHAIRMAN CALONE: And  
23 opposed?

24 (WHEREUPON, there was no  
25 response.)

1 Suffolk County Planning Commission 181

2 ACTING CHAIRMAN CALONE: That's  
3 11 to zero.

4 The next one is the Michael  
5 Salvatore application. That is the  
6 one that Ted also indicated was  
7 two --

8 MR. KLEIN: Three.

9 ACTING CHAIRMAN CALONE: I'm  
10 sorry, that's the one with the  
11 three. I apologize.

12 That's the one with the three  
13 where you added an additional  
14 comment, number 1 there, as he  
15 indicated, with regard to the topo  
16 survey.

17 Any conversation or discussion  
18 about that?

19 (WHEREUPON, there was no  
20 response.)

21 020211PLANNING.TXT  
ACTING CHAIRMAN CALONE: Seeing  
22 none, I'll entertain a motion to  
23 adopt the staff report as written.  
24 COMMISSIONER KELLY:  
25 (Indicating)

1 Suffolk County Planning Commission 182  
2 COMMISSIONER CHARTRAND:  
3 (Indicating)  
4 ACTING CHAIRMAN CALONE: Motion  
5 by Commissioner Kelly, and seconded  
6 by Commissioner Chartrand again.  
7 All in favor, please raise your  
8 hand.  
9 (WHEREUPON, the members voted.)  
10 ACTING CHAIRMAN CALONE: And  
11 that's 11 to zero.  
12 The last one is Kenneth and  
13 Rita Warner, and this goes -- this  
14 is the one that goes back to two  
15 comments.  
16 Any discussion about that?  
17 (WHEREUPON, there was no  
18 response.)  
19 ACTING CHAIRMAN CALONE: Seeing  
20 none, I'll entertain a motion to  
21 adopt the staff report.  
22 COMMISSIONER KELLY:  
23 (Indicating)  
24 COMMISSIONER CHARTRAND:  
25 (Indicating)

1 Suffolk County Planning Commission 183

2 ACTING CHAIRMAN CALONE: Motion  
3 by Commissioner Kelly, and seconded  
4 by Commissioner Chartrand.

5 All in favor?

6 (WHEREUPON, the members voted.)

7 ACTING CHAIRMAN CALONE: And  
8 that is also 11 to zero.

9 Thank you.

10 And thank you again, Ted, for a  
11 concise and -- review of that -- of  
12 the issues there.

13 So we'll have a conversation,  
14 and, Ted, maybe you can find out the  
15 answer to Adrienne's question just  
16 with a -- with a little more  
17 specificity in the next week or two,  
18 and we can decide whether it makes  
19 sense to still keep seeing the  
20 Quogue ones or -- or, you know, just  
21 kind of keep an eye on it.

22 Staff always has the option, if  
23 they'd like us to see any in  
24 particular that's problematic, to  
25 bring it to the table. So another

1 Suffolk County Planning Commission 184

2 way to deal with it might be for you

3 guys just to keep -- kind of keep an  
4 eye on it, and if you see something  
5 that's out of -- you know, out of  
6 the ordinary, you think's a concern,  
7 you bring that to the table so we  
8 can figure that out.

9 Thank you, again.

10 And while I'm thinking of it,  
11 can we -- before I forget, can we  
12 give John Corral a hand and thank  
13 him for all he's done for the  
14 Planning Commission.

15 (Applause)

16 ACTING CHAIRMAN CALONE: John,  
17 we'll miss you, and we appreciate  
18 all you've done in your  
19 presentations and your site visits  
20 and -- and everything, and your help  
21 with the task force efforts as well.  
22 We look forward to working with  
23 Andrew, of course, but thank you and  
24 look forward to seeing you around  
25 the Department.

1 Suffolk County Planning Commission 185

2 COMMISSIONER HOLMES: You could  
3 still tiptoe in for some Shelter  
4 Island coleslaw when you're in the  
5 building.

6 ACTING CHAIRMAN CALONE: That's  
7 right. Commissioner Holmes will



8 bring you a special allotment.  
9 We have a few things left on  
10 the agenda, and I want to, perhaps,  
11 take the ones we have to do. The  
12 Comprehensive Plan is clearly the  
13 most important, but we do need to  
14 adopt our Rules and the schedule.  
15 And I think I'd like to go through  
16 those -- without objection, take  
17 those out of order and quickly do  
18 those, and then we'll spend the rest  
19 of the time on the Comprehensive  
20 Plan.  
21 You have in front of you in  
22 your packets the schedule of  
23 meetings. Those have been E-mailed  
24 around at least once or twice to  
25 you.

1 Suffolk County Planning Commission 186

2 Thanks to Dotty and the team  
3 for their efforts in making the  
4 calls to find out where we could be  
5 in different months, and we had  
6 some rearrangement.

7 But, in essence, you'll recall  
8 our general principle is to go visit  
9 the town halls that we have not yet  
10 visited yet in our recent cycle, and  
11 those are Smithtown, East Hampton,

12 and Huntington; and also we're going  
13 to try to visit two villages,  
14 Patchogue and Port Jefferson; and,  
15 of course, to spend a little time  
16 here in Hauppauge and a little bit  
17 in the Riverhead -- at our  
18 Riverhead -- the Riverhead  
19 Legislature.

20 So any comments or questions or  
21 suggestions about the schedule?

22 (WHEREUPON, there was no  
23 response.)

24 ACTING CHAIRMAN CALONE: Seeing  
25 none, I'll entertain a motion to

1 Suffolk County Planning Commission 187  
2 adopt the --

3 I'm sorry, do you have a  
4 comment?

5 COMMISSIONER CHARTRAND: No. I  
6 had a question.

7 ACTING CHAIRMAN CALONE: Sure.

8 COMMISSIONER CHARTRAND: Are we  
9 going to still try and get over to  
10 Heartland again? I know we talked  
11 about that last year.

12 ACTING CHAIRMAN CALONE: That  
13 would be a site visit, which would  
14 be separate than a regular meeting.  
15 But you do raise a good point.

16 There have been a notion of doing a  
Page 160

17 bus tour of Heartland. I know we  
18 did one -- was it -- three years ago  
19 now, probably.

20 SECRETARY ESPOSITO: It wasn't  
21 that long.

22 ACTING CHAIRMAN CALONE: Two,  
23 at least?

24 COMMISSIONER HOLMES: Two.

25 ACTING CHAIRMAN CALONE: At

1 Suffolk County Planning Commission 188

2 least two years ago. So we can  
3 discuss that offline. If there's  
4 interest of having a bus tour of  
5 Heartland, we can look into that.

6 The other thing I'll say is,  
7 if -- assuming Heartland comes  
8 through this year, I'm going to  
9 recommend to the Commission that we  
10 do a special meeting on Heartland,  
11 because there will more than likely  
12 be, you know, public comment and  
13 there's a lot of nuance,  
14 obviously --

15 COMMISSIONER HOLMES: Sarah  
16 says it was three years.

17 ACTING CHAIRMAN CALONE: I  
18 trust Sarah.

19 So it's been a while since  
20 we've visited. But more importantly

21 in terms of it coming here and doing  
22 a special meeting. So that's  
23 obviously not captured here. This  
24 is just our regular monthlies.  
25 Any other comments or

1 Suffolk County Planning Commission 189  
2 discussion about the monthly  
3 schedule?

4 (WHEREUPON, there was no  
5 response.)

6 ACTING CHAIRMAN CALONE: If  
7 not, we'll entertain a motion to  
8 adopt the schedule.

9 SECRETARY ESPOSITO:  
10 (Indicating)

11 COMMISSIONER WEIR:  
12 (Indicating)

13 ACTING CHAIRMAN CALONE: Motion  
14 by Secretary Esposito, and seconded  
15 by Commissioner Weir.

16 All in favor of adopting the  
17 schedule of meetings as written,  
18 please raise your hand.

19 (WHEREUPON, the members voted.)

20 ACTING CHAIRMAN CALONE: That's  
21 11 to zero.

22 The next item that we need to  
23 take care of today is the Rules.  
24 I've got to -- deserve a -- let me  
25 give a major tip of the hat to our

1 Suffolk County Planning Commission 190  
2 attorney, Tom Young, for his efforts  
3 in looking over the Rules.

4 (Applause)

5 ACTING CHAIRMAN CALONE: Yeah.  
6 It's not an easy thing to do, by the  
7 way.

8 And also -- and also to -- to  
9 really look at them from the  
10 perspective that I think they  
11 haven't been looked at before, which  
12 is which Rules need to be part of --  
13 speak about our meetings versus  
14 which Rules speak about sort of our  
15 general procedure.

16 And as a result of that, this  
17 was sent around to you, I know,  
18 yesterday, the proposal is that a  
19 few of the Rules of Proceedings be  
20 moved into our Guidelines. And  
21 since we're redoing our Guidelines,  
22 it's a timely time to do it. Those  
23 would include the notice of the  
24 meetings, the request for services,  
25 and our definition of regionally

1 Suffolk County Planning Commission 191  
2 significant projects. Those are all

3 sort of instructions to staff, as  
4 well as reflections of the County  
5 Law and the Charter rather than  
6 actual Rules that govern our  
7 proceedings, which is actually what  
8 the title of the document is about.

9 Now, I would ask you all to  
10 make sure you have the red line in  
11 front of you. You should have the  
12 colorful version we had to compare  
13 against last year's.

14 COMMISSIONER HOLMES: I  
15 don't --

16 ACTING CHAIRMAN CALONE: It's  
17 in everyone's packets.

18 COMMISSIONER HOLMES: I just  
19 took this from my packet.

20 ACTING CHAIRMAN CALONE: And  
21 maybe --

22 Oh, sorry, you have two  
23 versions. One is the 2011 minutes,  
24 nice and clear as proposed, and the  
25 other is the compare version. I

1 Suffolk County Planning Commission 192  
2 think it makes sense to just briefly  
3 go through the compare version to  
4 show you the changes from 2010.

5 And again, Tom went through  
6 this carefully and identified a  
7 couple of places where we should

8 take things out of the Rules and put  
9 them in the Guidelines, and a couple  
10 of places where our language and our  
11 Rules should better track the County  
12 Law.

13 Also, I want to obviously  
14 acknowledge Andy -- Andy who did a  
15 bit of the work on this as well.

16 So if everyone has the red  
17 lines, maybe what I'll do is I'll  
18 breeze through it; and Tom, if you  
19 have anything specific, or Andy, you  
20 have anything specific to add, I'm  
21 just kind of going to hit the  
22 highlights.

23 There's a couple of typos we  
24 found, too, but those hopefully  
25 are --

1 Suffolk County Planning Commission 193

2 MR. YOUNG: Before you start --

3 ACTING CHAIRMAN CALONE: Yeah,  
4 go ahead.

5 MR. YOUNG: -- Let me just add  
6 that Andy did a lot of work.

7 ACTING CHAIRMAN CALONE: Hats  
8 off to Andy as well.

9 Andy does a lot of work every  
10 meeting. We know that.

11 SECRETARY ESPOSITO: We take

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

him for granted.  
ACTING CHAIRMAN CALONE: Thank  
you for that recognition, Tom.  
Walking through the document,  
number 5, the recommendation was  
to -- to delete the other officers  
other than chair, because actually  
there is no requirement in the  
County Law that we elect anyone  
other than the chair. The language  
there is the language in the County  
Law, which is the chair or other  
officers as may be -- deemed proper.  
Obviously, our tradition is we have

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16

Suffolk County Planning Commission 194  
a vice chair and secretary, and  
we're maintaining that for now.  
Ten, you'll see 10 was deleted,  
and you see the green deletion  
there, that's moved into the  
Guidelines with the notice of the  
meetings.  
Moving down, there was a -- the  
new number 11 with the guests at the  
meeting. You'll see there's  
renumbering because we took out one  
of those -- number 10.  
The next one is now -- instead  
of calling them "Guest Speakers,"  
the recommendation is to call them



17 "Commission Invited Speakers." And  
18 to make clear, to reflect the County  
19 Charter, which allows the Planning  
20 Commission to invite officials of  
21 government to participate in our  
22 deliberations, and to assist us in  
23 discharging its' functions. The  
24 rationale behind that undoubtedly --  
25 or I should say, that is just

1 Suffolk County Planning Commission 195  
2 reflecting the actual language of  
3 the law, and sort of differentiates  
4 those folks from the public  
5 participants.

6 A little later in that  
7 paragraph, we also mention about  
8 inviting other people to participate  
9 in our meeting. The idea behind  
10 that is to capture the folks that we  
11 invite like Walt Dawydiak and others  
12 who brief us on issues relevant to  
13 the County and its' future.

14 Number 13, we changed that from  
15 "Participating in Meetings of the  
16 Planning Commission" to "Public  
17 Participation in Meetings of the  
18 Planning Commission," and we added  
19 the part at the end of the paragraph  
20 or the end of the section indicating

21 that demonstrative materials can be  
22 used as visual aids if someone's  
23 speaking to us in their three  
24 minutes, but they can't submit those  
25 to us. As you recall, we've had

1 Suffolk County Planning Commission 196  
2 some ambiguity about that over time.  
3 And to Tom's credit, he's helped see  
4 us through that kind of on an ad hoc  
5 basis. Now we're going to have  
6 something to point to in our Rules  
7 that actually kind of, you know,  
8 lays out that standard.

9 Fourteen, you know, I think is  
10 a minor clarification.

11 Then you'll see down, the next  
12 major edits there are the "Requests  
13 For Services." That will be moved  
14 to -- I'm sorry, the bulk of that  
15 has been moved to the Guidelines. I  
16 believe the -- it includes in  
17 there -- what remains is simply that  
18 we can authorize the --

19 DIRECTOR ISLES: The  
20 Department.

21 ACTING CHAIRMAN CALONE: -- the  
22 Department, it is, to issue a -- to  
23 provide services, which is something  
24 we've done from time to time when  
25 it's requested by the

1 Suffolk County Planning Commission 197  
2 municipalities.

3 Moving along, there were just a  
4 few typos down towards -- when you  
5 get to, like, paragraphs 20 and 22,  
6 and you can see those.

7 And then the items down below  
8 are where we've moved, just for your  
9 information, things into the  
10 Guidebook. So you have old  
11 number 11, the Notice of Meeting,  
12 that's -- the suggestion is to move  
13 that into the Guidebook; old  
14 number 17 to be moved into the  
15 Guidebook; and old number 24, the  
16 Regionally Significant Projects, to  
17 be moved into the Guidebook.

18 So those were the edits.  
19 Again, I mean, like I said, credit  
20 to Andy and Tom for really giving  
21 this a good and hard review, and so  
22 we thank them for that.

23 Anyone have any questions about  
24 any of these proposed edits?

25 COMMISSIONER HOLMES: Good job.

1 Suffolk County Planning Commission 198

2 ACTING CHAIRMAN CALONE:

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Anything to add?  
COMMISSIONER HOLMES: Good job.  
ACTING CHAIRMAN CALONE: Yeah,  
I agree.  
COMMISSIONER HOLMES: And they  
caught the typos.  
ACTING CHAIRMAN CALONE: Yes.  
Okay. Well, then I'll  
entertain a motion to adopt the  
2011 Minutes (sic) as proposed.  
COMMISSIONER HOLMES:  
(Indicating)  
COMMISSIONER LANSDALE:  
(Indicating)  
ACTING CHAIRMAN CALONE: Motion  
by Commissioner Holmes, and seconded  
by Commissioner Lansdale.  
All in favor, please raise your  
hand.  
SECRETARY ESPOSITO: You said  
adopt the minutes.  
ACTING CHAIRMAN CALONE: Oh,  
adopt -- I'm sorry, adopt the

1  
2  
3  
4  
5  
6  
7

Suffolk County Planning Commission 199  
Rules -- thank you -- adopt the  
Rules of 2011.  
(WHEREUPON, the members voted.)  
ACTING CHAIRMAN CALONE: That's  
11 to zero.  
Thank you for that.  
Page 170

8                   So the last item on our agenda,  
9                   just -- well, we have two items left  
10                  on the agenda. Let me just briefly  
11                  mention the Guidebook.

12                  The Guidebook Committee is  
13                  working on reviewing the Guidelines,  
14                  and we'll probably be meeting  
15                  sometime during the course of the  
16                  next couple of weeks to be going  
17                  through that, and it will probably  
18                  take us a month or so to come back  
19                  to the full Commission with  
20                  suggestions.

21                  But we do have -- everyone  
22                  should have their Comprehensive Plan  
23                  2035, Volume I. I think --

24                  Are you doing that or --

25                  DIRECTOR ISLES: I'm going to

1                  Suffolk County Planning Commission   200  
2                  do that.

3                  ACTING CHAIRMAN CALONE: Okay.

4                  Director Isles is going to walk  
5                  us through this at a high level.  
6                  And I know many of you had it for  
7                  the last month, a few of you are  
8                  just receiving it for the first time  
9                  today. And so we'll hear about it  
10                 at a high level, and then we'll need  
11                 to get edits back to the Department

12 either now or in the next kind of  
13 two weeks or so.

14 But, Director Isles.

15 DIRECTOR ISLES: Okay. Just  
16 to, as the chair indicated, walk  
17 through at a very quick fashion.

18 This is Volume I. We do  
19 anticipate this to be a -- at least  
20 a three-volume process. The second  
21 volume being further  
22 information/inventory work. The  
23 third volume being analysis and the  
24 plan itself.

25 The idea of this -- the

1 Suffolk County Planning Commission 201  
2 arrangement is to move forward as  
3 informed as possible. So that this  
4 process is to gather information to  
5 find out where we are, who we are,  
6 what we are, what our concerns and  
7 challenges are. And we have been  
8 integrating this with the public  
9 process in a limited fashion in  
10 terms of public hearings that were  
11 spoken of, the town meetings that  
12 are being planned.

13 We do think that as we go into  
14 Volume III, in particular, with the  
15 information that's been gathered in  
16 these two volumes, we do need to

17 have visioning in terms of looking  
18 forward in terms of what does this  
19 County want to achieve in its  
20 remaining build-out and  
21 redevelopment, and then also public  
22 participation in the process of  
23 actually generating a plan.

24 So this is more of a facts and  
25 figures volume.

1 Suffolk County Planning Commission 202

2 And just very briefly walking  
3 through it, the first major  
4 component deals with population.  
5 And, obviously, we are very  
6 populated. We're more populated  
7 than 11 states. We're one of the  
8 most populated counties in the  
9 country; number 22 out of over  
10 3,000 counties. We're an island, so  
11 as the chair's indicated, we're  
12 limited in terms of additional  
13 growth.

14 In terms of future population  
15 growth, we are slow growing at this  
16 point and have been for a number of  
17 years. The high growth occurred in  
18 the '60s and '70s. We grew about  
19 6 1/2 percent from the year 2000.

20 And in terms of changing

21 demographi cs, we were a very  
22 homogenous populati on going back  
23 here again to the postwar period.  
24 We are -- and in terms of some of  
25 the changi ng demographi cs as we

1 Suffolk County Pl anni ng Commi ssi on 203  
2 know, average age is up from age 26  
3 in 1970 to age 39 in 2010 -- or  
4 2008, pardon me.

5 Young adul t populati on, a lot  
6 of talk about that. The 20 to 34  
7 age group is an important component  
8 of our populati on in terms of  
9 regeneration of our populati on, in  
10 terms of labor force. We have  
11 260,000 people in that category out  
12 of about 1.5 million in the County  
13 as a whole. That's down 3 percent  
14 from 2000, it's down 19 percent from  
15 1990. And most of that is due -- a  
16 lot of that is due to age cohort  
17 changes in terms of the populati on  
18 growth that occurred earlier.

19 What's interesti ng, though, is  
20 from -- we are now seei ng increases  
21 in some subsets of that populati on.  
22 So the 20 to 24 age group is up from  
23 the year 2000 28 percent, and the 15  
24 to 19 group is also up, and that's  
25 about 27 percent. So we are goi ng



1 Suffolk County Planning Commission 204

2 to see a bump up as the echo-baby  
3 boom works its way through, and then  
4 we're going to start seeing it going  
5 back down again, here again, just --  
6 based on births and so forth.

7 Our population also is -- just  
8 characteristically, is more educated  
9 than the nation as a whole. We have  
10 more families, 77 percent, then we  
11 do other -- the nation as a whole  
12 versus 68 percent. We're becoming  
13 more racially and ethnically  
14 diverse. We generate higher income  
15 than the nation as a whole. Also,  
16 that's associated with the higher  
17 cost of living, which I'll talk  
18 about briefly. And we have  
19 5 percent of our population below  
20 the poverty level, which is  
21 obviously significant as well,  
22 constituting over 70,000 people.

23 The second chapter deals with  
24 the economy, and obviously what I'm  
25 doing is just skimming across the

1 Suffolk County Planning Commission 205

2 surface here. We're part of an

3 economy, with Nassau and Suffolk on  
4 Long Island, of \$138 billion gross  
5 metropolitan product. That's about  
6 on par with Kuwait, so it's rather  
7 significant.

8 ACTING CHAIRMAN CALONE:  
9 Without the oil.

10 DIRECTOR ISLES: Yeah, without  
11 the oil. There are parts with the  
12 oil, actually.

13 The second largest economy in  
14 New York State. We have a labor  
15 force in the report that's reported  
16 as 722,000 people. Since that time,  
17 based on Peter Lambert's  
18 demographics, we've gone up about to  
19 736,000. What is interesting, in  
20 1970, 36 percent of our population  
21 was female, of the labor force. In  
22 the year 2000, it was 61 percent.  
23 So obviously that's been a  
24 significant cultural and national  
25 change. In fact, it's effected

1 Suffolk County Planning Commission 206  
2 Long Island as well.

3 Unemployment is high. It's  
4 been actually down, however. We are  
5 still right up -- unemployment rate  
6 in this report of 8.3 percent. More  
7 recent figures get us closer to 7 or

8 7.1 percent. We're lower than  
9 New York State. We're lower than  
10 the USA. But obviously even  
11 7 percent is a high unemployment,  
12 relatively speaking.

13 In terms of places of  
14 employment, we have 17 communities  
15 that have over 10,000 jobs.  
16 Melville alone has 54,000 jobs.  
17 Seventy-three percent of our  
18 population of the residents who work  
19 in Suffolk County actually live in  
20 the County, so we're one of the  
21 highest counties in the area in  
22 terms of residents working within  
23 the County itself.

24 What's interesting, too, in  
25 terms of commutation to New York

1 Suffolk County Planning Commission 207  
2 City -- that was 17 percent of our  
3 workforce commuted to the City in  
4 1970, now it's down to 12 percent.

5 In terms of sector analysis, we  
6 look at each of the sectors of  
7 tourism, recreation, farming. We're  
8 still the number one farm county.

9 Office, we have 24 million  
10 square feet of office space; almost  
11 92 million square feet of

12 industrial; 39 million square feet  
13 of shopping center space; and  
14 8 million square feet of downtown  
15 space.

16 So those are, you know, just  
17 skimming across some of the  
18 population statistics and the  
19 economic statistics.

20 As far as quality of life, this  
21 was in a chapter that sought to look  
22 at objectively the measure of  
23 quality of life, which is not easy.  
24 Seth Foreman and the Department  
25 headed up this chapter. Peter

1 Suffolk County Planning Commission 208  
2 Lambert wrote the chapters on  
3 population and economics.

4 And what Dr. Foreman did on  
5 the quality of life chapter were to  
6 look at 13 comparable counties  
7 around the country that are similar  
8 to Suffolk County and -- and to make  
9 some comparisons. So some of the  
10 comparable counties were Montgomery  
11 County in Maryland, Fairfax in  
12 Virginia, Westchester, Bergen  
13 County, DuPage County in Illinois,  
14 Middlesex County in Massachusetts,  
15 and Barnstable County, as well as  
16 others, and just stacking us up to

17 that.

18 So some of the comparisons in  
19 terms of, let's say, crime, as a  
20 measure of quality of life:

21 For violent crimes, we're in  
22 the middle of the pack in terms of  
23 comparisons to those counties;

24 For property crimes, we're  
25 actually higher -- in the high end

1 Suffolk County Planning Commission 209

2 in terms of comparisons.

3 In terms of government, we do  
4 hear a lot about the number of  
5 governmental units on -- in  
6 Suffolk County and on Long Island in  
7 general. We have like 415 units,  
8 113 of which are municipal entities,  
9 and when we compare that, here  
10 again, to other counties, we're,  
11 once again, in the middle of the  
12 pack.

13 Traffic congestion in terms of  
14 delays to -- and then time of  
15 commutation to work and so forth, we  
16 also fall in the middle of the pack.

17 Interesting in terms of cost of  
18 living. We are slightly higher than  
19 the average in terms of cost of  
20 living here, and the report provides

21 comparisons to what kind of income  
22 would you need to maintain a similar  
23 cost of living -- quality of life in  
24 other counties including  
25 Pennsylvania and so forth. And

1 Suffolk County Planning Commission 210  
2 there are places where a family  
3 income here of \$85,000 can be  
4 replaced with a family income of  
5 60,000, 59,000 in parts of  
6 Pennsylvania and so forth.

7 But on the other hand, there  
8 are counties that are higher than  
9 us, and counties we hear about a lot  
10 including Fairfax County, Virginia,  
11 Montgomery County, Nassau County,  
12 and so forth.

13 So we are a high-cost area, but  
14 in terms of, here again, this  
15 overall scan of quality of life in  
16 terms of some of these measures,  
17 what constitutes a good quality of  
18 life; traffic congestion,  
19 educational attainment, and -- and  
20 cost of living, crime, and so forth.  
21 So the report does look at that, and  
22 I think it's interesting, too, in  
23 terms of the information it reveals.

24 There also is extensive  
25 discussion on migration patterns,

1 Suffolk County Planning Commission 211  
2 both domestic and international  
3 migration, that is important to this  
4 County.

5 And then further moving on,  
6 Dan Gulizio worked on a section --  
7 the latter section dealing with  
8 review of regional plans, which we  
9 think is important. We wanted to  
10 look up above in terms of -- in  
11 terms of what plans affect the  
12 County, what plans should we be  
13 cognizant of, including the  
14 sustainable plans that Dan just  
15 spoke of, the water studies that are  
16 underway and are completed and so  
17 forth.

18 Andy Freleng's unit headed up  
19 the review of the local plans. Here  
20 again, the County is somewhat  
21 sandwiched in between the regional  
22 local entities. We want to  
23 coordinate with them, we want to  
24 understand their goals and  
25 objectives, so we've tried to

1 Suffolk County Planning Commission 212  
2 account for that as well.

3                   So just as a -- in conclusion,  
4                   this was just a -- a skimming the  
5                   surface. We invite your review.  
6                   This is a draft document. The  
7                   intention of the Department is to  
8                   produce a final draft with the  
9                   Commission's comments and the  
10                  Commission's endorsement, to then  
11                  move for further public discussion  
12                  of this, and obviously advancing  
13                  Volume II.

14                 I'd like to thank the staff in  
15                 their participation in this study  
16                 and all of their work, including the  
17                 cartographic unit which did the  
18                 production part of this.

19                 Thank you.

20                 COMMISSIONER HOLMES: It's  
21                 beautiful.

22                 ACTING CHAIRMAN CALONE: Yes.

23                 Congratulations to the  
24                 Department, and also to you,  
25                 Director Isles, for all your efforts

1                 Suffolk County Planning Commission   213  
2                 on this. This is, you know, exactly  
3                 what we need to be doing as a  
4                 County. And this is the first step  
5                 of a few, but it's certainly a  
6                 good -- a good first step.

7                 I had a question just regarding  
                  Page 182



8           whether we're going to include the  
9           2010 census data going forward. I  
10          know there are a lot of references  
11          to the LIPA 2008 data, and obviously  
12          it's been worked on over the past  
13          couple of months before any census  
14          data came out, but I wondered what  
15          your thoughts were on incorporating  
16          that data as it's being released  
17          over the next, you know, foreseeable  
18          future.

19                 DIRECTOR ISLES: It's going to  
20          start being released like soon -- is  
21          that right, Seth -- or -- it's going  
22          to come out in parts. It's not  
23          going to be an entire thing. So I  
24          guess to the extent that it's  
25          available, we can incorporate it.

1                   Suffolk County Planning Commission   214

2                   We do get ACS data, American  
3                   Community Survey, and that's annual  
4                   data for the County, so we have  
5                   incorporated all of that with this.  
6                   And that's always an issue in terms  
7                   of the minute you write it down, it  
8                   becomes dated, and that's -- like  
9                   for some of the employment stats, I  
10                  was updating that, for example.

11                   It'll be a decision of the

12 Commission in terms of at what point  
13 do you want to release this and at  
14 what point do we kind of back up and  
15 update the numbers.

16 ACTING CHAIRMAN CALONE: All  
17 right.

18 DIRECTOR ISLES: But we can do  
19 that.

20 VICE CHAIRMAN KONTOKOSTA:  
21 (Indicating)

22 ACTING CHAIRMAN CALONE:  
23 Constantine, yeah.

24 VICE CHAIRMAN KONTOKOSTA: Are  
25 there plans to have this data

1 Suffolk County Planning Commission 215  
2 accessible, perhaps online, some  
3 kind of interactive database,  
4 anything like that?

5 DIRECTOR ISLES: The data from  
6 the plan itself or just census data  
7 in general?

8 VICE CHAIRMAN KONTOKOSTA:  
9 Well, ideally the data that  
10 supported the conclusions --

11 DIRECTOR ISLES: Right.

12 VICE CHAIRMAN KONTOKOSTA:  
13 -- or that's cataloged in the plan.

14 DIRECTOR ISLES: Yeah, the  
15 entire document will be online.

16 Peter Lambert maintains the

17 inventory. There's extensive  
18 database that are already online and  
19 available, the inventory by sector.  
20 But it's certainly the intention  
21 that whatever we have, as much as  
22 possible, will be made available  
23 online.

24 ACTING CHAIRMAN CALONE: Any --

25 COMMISSIONER HOLMES:

1 Suffolk County Planning Commission 216

2 (Indicating)

3 ACTING CHAIRMAN CALONE: Yeah,  
4 Commissioner Holmes.

5 COMMISSIONER HOLMES: I know  
6 that different people have worked on  
7 different sections, and certain data  
8 has to apparently be stated again  
9 in, you know, certain sections, but  
10 it's my hope that the final draft of  
11 this plan can be less repetitive,  
12 because many statistics are  
13 repeated, and, of course, if they  
14 need to be repeated, there is a way  
15 to do that without making it sound  
16 like you're saying it for the first  
17 time. But, you know, that's a  
18 difficult thing in a comprehensive  
19 plan like this with all the  
20 different sections, because each

21 section may refer to certain data by  
22 necessity. So I'm just hoping we  
23 can --

24 ACTING CHAIRMAN CALONE: Well,  
25 I would encourage any of us if we're

1 Suffolk County Planning Commission 217  
2 reading through it, if you notice --  
3 Commissioner Holmes or anyone, you  
4 notice something that sort of, you  
5 know, sticks out at you in that  
6 regard, just make a note of it and  
7 let the staff know. The more  
8 eyeballs on this from around this  
9 table, I think, the better.

10 DIRECTOR ISLES: And that  
11 certainly was a problem that we  
12 faced and we talked about. A part  
13 of it is a little redundant, but we  
14 wanted to arrive with the contents  
15 within the chapters.

16 COMMISSIONER HOLMES: Yes.  
17 That I know.

18 DIRECTOR ISLES: So the quality  
19 of life is repeated, some of the  
20 demographic and economic information  
21 is repeated, but I just felt that it  
22 was necessary to explain and support  
23 that chapter, even though it was a  
24 little bit redundant.

25 COMMISSIONER HOLMES: Well,  
Page 186

1 Suffolk County Planning Commission 218

2 it's just, you know, there are ways  
3 to mention something and -- and  
4 acknowledge that it was mentioned  
5 earlier. You know, that sort of  
6 little --

7 ACTING CHAIRMAN CALONE: No,  
8 but it goes to being -- making the  
9 document good and that it holds  
10 together well. It's a good point.

11 One thing I'll note for  
12 everyone who received their book  
13 last time, you do not have the  
14 preface. The preface was written in  
15 the last couple of weeks. You have  
16 it as a handout. People who just  
17 got their books today, it is in  
18 there. It's a draft. So if folks  
19 have suggestions, the idea is the  
20 preface would be under my signature,  
21 Constantine and Adrienne's.

22 It is only a draft. So if  
23 there's anything people think we  
24 should include in there, let us  
25 know.

1 Suffolk County Planning Commission 219

2 COMMISSIONER HOLMES: Are the

3 rest of us allowed to get the  
4 preface?

5 ACTING CHAIRMAN CALONE: It's  
6 in your packet.

7 COMMISSIONER HOLMES: Okay.

8 ACTING CHAIRMAN CALONE: Any  
9 other high-level thoughts or  
10 comments?

11 COMMISSIONER TALDONE:  
12 (Indicating)

13 ACTING CHAIRMAN CALONE: Yes.

14 COMMISSIONER TALDONE: I'm not  
15 entirely sure how high-level it is,  
16 but I note the mention earlier of  
17 the declining number of Long Island  
18 workforce that commutes to the City;  
19 however, there's no mention of what  
20 percentage of income for the Island  
21 that declining number represents.

22 For example, it might only be  
23 12 percent of our workforce  
24 commuting to the City, but that  
25 might be 20 percent of our income.

1 Suffolk County Planning Commission 220

2 So we have to recognize the  
3 importance of even that smaller  
4 number of commuters to the City as a  
5 percentage or a proportion of our  
6 income.

7 DR. FOREMAN: I'd only say that  
Page 188

8 we know that it's roughly somewhere  
9 between 20 and 25 percent,  
10 personally. But we -- you know, the  
11 plan is to incorporate that into  
12 another segment of the plan dealing  
13 with economic development and going  
14 forward in terms of unemployment.

15 COMMISSIONER TALDONE:

16 (Indicating)

17 ACTING CHAIRMAN CALONE: Yeah,  
18 Vince.

19 COMMISSIONER TALDONE: My  
20 second question is related to  
21 Riverhead where I'm seeing here in  
22 the draft that the population is  
23 expected to increase to 46 percent,  
24 and I know from our own  
25 comprehensive plan and the

1 Suffolk County Planning Commission 221  
2 projections over the past few years  
3 that we've been looking at, it's  
4 about a 25 percent increase until we  
5 reach saturation.

6 So I'm wondering where these  
7 people are expected to live, because  
8 we will be built out at a population  
9 of you know roughly 40,000  
10 residents, which is a 25 percent  
11 increase based on the Town's





17                   At the same time, I think it's  
18                   important to recognize that, for  
19                   people who live here now, we all  
20                   anecdotally know, you know, plenty  
21                   of folks from our generation and  
22                   others who are leaving Long Island  
23                   because of the pressures. And so I  
24                   guess it's as good as a reason  
25                   that's probably being met by people

1                   Suffolk County Planning Commission   223  
2                   coming in, in terms of an influx.  
3                   But in terms of how it affects the  
4                   people of Suffolk County, it impacts  
5                   us more when it's our family and  
6                   it's our neighbors and it's our  
7                   friends who are leaving.

8                   So our policy needs to, I  
9                   think, recognize that part of this  
10                  is demographic driven in terms of  
11                  the -- the dip, but also not kind of  
12                  overlook the fact that it is  
13                  meaningful when there are, you know,  
14                  bunches of people who can't afford  
15                  to live here or go elsewhere for  
16                  economic opportunity, because -- so  
17                  that kind of eats at our social  
18                  fabric a little bit.

19                  And not that those who are  
20                  coming here from elsewhere aren't

21 welcome and they won't become our  
22 friends, et cetera, but it's sort of  
23 different from a psychological  
24 perspective, I think, in some ways.  
25 So just sort of to be aware of,

1 Suffolk County Planning Commission 224

2 there's a nuance there, I think we  
3 need to be careful about how we word  
4 that, despite the fact I think it's  
5 the point in terms of demographics  
6 as well.

7 Anything else --

8 COMMISSIONER McADAM:

9 (Indicating)

10 ACTING CHAIRMAN CALONE:

11 Commissioner McAdam.

12 COMMISSIONER McADAM: I know  
13 I'm going very far ahead on this,  
14 but once they -- I'm just curious,  
15 once the comprehensive plan is  
16 adopted and there are changes -- for  
17 example, Southold doesn't have a  
18 comprehensive plan yet, but they're  
19 working on it. And let's say this  
20 plan is developed before Southold  
21 can -- is there any process after  
22 this is approved to amend it to --  
23 you know, to include it in a  
24 comprehensive plan, either by  
25 reprint -- I don't want to say

1 Suffolk County Planning Commission 225  
2 reprinting it, but researching it  
3 online as far as updating it?

4 DIRECTOR ISLES: Well, the  
5 County Charter does state that there  
6 should be a plan, but it also puts a  
7 requirement on the County Planning  
8 Commission to review it annually.  
9 So once the plan is adopted by the  
10 County Legislature, the end of the  
11 review period would have to occur.

12 ACTING CHAIRMAN CALONE: The  
13 other thing I'll also note, I had  
14 the chance to speak with  
15 Supervisor Russell from Southold a  
16 few weeks ago, and he said they're  
17 hoping to finish theirs by the end  
18 of this year. And that's sort of  
19 very -- you know, no less than, say,  
20 12 months from now. And so it may  
21 not get into Volume I, but we might  
22 be able to get that into Volume II.

23 So let me just wrap up by  
24 saying this.

25 We need to get sort of feedback

1 Suffolk County Planning Commission 226  
2 from the Commission and edits. I

3 know some people have edits to  
4 provide. They can actually provide  
5 their book directly to the staff,  
6 and the staff will take that and  
7 incorporate it. We have our  
8 comprehensive plan working group;  
9 Diana, Linda, Tom. If anyone else  
10 is interested in working on that  
11 with us, it would be welcomed  
12 because we need, you know, some good  
13 thinking about what's in here. And  
14 obviously, this is a tremendous  
15 start.

16 But I know staff wants to, and  
17 we need to -- I think at our next  
18 meeting, we have to give them  
19 permission to kind of let this get  
20 out to -- to others and to the  
21 towns, the legislature, et cetera.  
22 So I think we need to -- you know,  
23 within a few weeks here, probably  
24 two, get any comments to staff, and  
25 then another two weeks to kind of

1 Suffolk County Planning Commission 227  
2 incorporate it, so that at our next  
3 meeting we can kind of sort of bless  
4 it in a draft fashion to kind of get  
5 out.

6 Again, Volume I is full of the  
7 easier one, it's data accumulation.

8 Volume II is where I think it kind  
9 of gets harder, because that's in  
10 terms of where we want to be. This  
11 is where we are. It's a question of  
12 where we want to be in the second  
13 volume.

14 Anyway, any other thoughts or  
15 comments on that?

16 COMMISSIONER WEIR: I just want  
17 to say it's a great job. I've  
18 skimmed it cover to cover. It's  
19 fascinating reading. Thank you very  
20 much. I know it's a monumental  
21 task.

22 ACTING CHAIRMAN CALONE: Okay.  
23 Any other comments, thoughts, or  
24 questions?

25 (WHEREUPON, there was no

1 Suffolk County Planning Commission 228  
2 response.)

3 ACTING CHAIRMAN CALONE: If  
4 not, I'll entertain a motion to  
5 adjourn.

6 COMMISSIONER HOLMES: Motion.

7 COMMISSIONER KELLY:

8 (Indicating)

9 ACTING CHAIRMAN CALONE: Motion  
10 by Commissioner Holmes, seconded by  
11 Commissioner Kelly.

12                                   020211PLANNING.TXT  
13                                   All in favor?  
14                                   (WHEREUPON, the members voted.)  
15                                   ACTING CHAIRMAN CALONE: That's  
16                                   11 to nothing.  
17                                   We'll see everyone next month  
18                                   in Riverhead.  
19                                   (WHEREUPON, this meeting was  
20                                   adjourned at 2:54 p.m.)  
21  
22  
23  
24  
25

1                                   Suffolk County Planning Commission   229

2  
3

4                                   C E R T I F I C A T E

5  
6

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

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

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

17  
18  
19  
20  
21  
22  
23  
24  
25

IN WITNESS WHEREOF, I have hereunto  
set my hand this 2nd day of February 2011.

---

THERESA PAPE