

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

David L. Calone
Chairman

Sarah Lansdale, AICP
Director of Planning and
Environment

Date: November 6, 2013
Time: 2:00 p.m.
Location: 4th Floor Conference Room, Department of Economic Development & Planning
H. Lee Dennison Building, 100 Veterans Memorial Highway
Hauppauge, New York 11788

Members Present (12)

Ramon Accettella – Town of Babylon
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
Carl Gabrielsen – Town of Riverhead
J. Edward Shillingburg – Town of Shelter Island
John Finn – Town of Smithtown
Nicholas Planamento – Town of Southold
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Kevin G. Gershowitz – At Large
Glynis Margaret Berry – At Large
David Calone – At Large

Staff Present (6)

Sarah Lansdale – Director of Planning and Environment
Thomas Young – Assistant County Attorney (Counsel to the Commission)
Andrew Freleng – Chief Planner
Theodore Klein – Senior Planner
John Corral – Planner
Christine DeSalvo – Senior Clerk Typist

Call to Order

- The meeting of November 6, 2013 was called to order by David Calone, Chairman, at 2:10 p.m.

The Pledge of Allegiance

Swearing in of New Member – Nicholas Planamento, Town of Southold**Adoption of Minutes**

- The adoption of the September 2013 Meeting Minutes. Motion to adopt as amended made by Commission member Kaufman, seconded by Commission member Chartrand. Vote Approved: 8 ayes, 0 nays, 4 abstentions.
- The adoption of the October 2013 Meeting Minutes. Motion to adopt as amended made by Commission member Kaufman, seconded by Commission member Chartrand. Vote Approved: 11 ayes, 0 nays, 1 abstention.

Public Portion – No one from the public asked to address the Commission.

Chairman's Report – The Chair began by welcoming the newest member of the Commission, Nick Planamento, a realtor from the Town of Southold.

Chairman Calone updated the Commission as follows:

- Suffolk County Sewer Infrastructure Funding; The County's Sewer Infrastructure Finance Task Force hasn't met since before the summer, but the Chair indicated its importance to the County and that he has been talking to County legislators and other County leaders about getting those conversations going again now that elections are over.
- On "Permitting Improvement", the Town of Brookhaven and their Supervisor Ed Romaine expressed interest to the Planning Commission about more tightly integrating Brookhaven's online permitting process with the County's SST (Submission and Status Terminal). The Chair stated that he has informed the County Executive's office about that and the Commission will see what its role in the next step will be.
- On Agriculture; Commission members Carl Gabrielsen and Barbara Roberts have been working on that, and the Chair asked Mr. Gabrielsen to say a few words on that.
 - Regarding the Commission's 'Farm to Institution' initiative; Mr. Gabrielsen stated that local farmers have been coordinating with the Cornell Cooperative Extension to expand 'greenhouse' growing in Suffolk County in an effort to provide a year-round supply of produce in order to be able to meet the demands of local institutions. There was discussion amongst the Commission of how Suffolk County farmers can compete with the global agriculture market.
 - Chairman Calone went on to state that we are working together to support Suffolk's agricultural economy and sustain it into the future, including preserving farmland and supporting young farmers, and that the Peconic Land Trust and the Long Island Farm Bureau have been instrumental in leading on this.
- On the 'economic development conference', we are aiming for February as a date to make it happen. We have a rough draft outline of would the conference would cover that we are working on in conjunction with the Suffolk County IDA CEO Anthony Manetta and the County Executive's office. Barbara Roberts will be the Commission member working on that.
- On the 'East End Wind Code', which was adopted by the Town of Brookhaven, the Chairman indicated that he and Commission member John Whelan are looking forward to sitting down with the newly elected Supervisor of the Town of East Hampton; and also hopeful to hear from the Town of Riverhead regarding the adoption of some form of the wind code.

Chairman's Report (Continued)

- On the 'Geothermal Code'; The Town of Brookhaven has adopted a geothermal code, and Commission member John Whelan has been in touch with local geothermal contractors, to get more feedback from them regarding Brookhaven's geothermal code. The goal is to develop the best geothermal practices and adopt them as the Commission's "Geothermal Model Code". We could use some help getting the word out on this model code once adopted. We know the Towns of Islip and Huntington are interested in potentially adopting their own geothermal code.
- On "Resiliency", the Chair stated that the Commission is still looking at a possible effort to coordinate Town interest in changing building codes to require building to FEMA code in 'flood zones' where houses are less than 50% damaged. We met with the Town of Brookhaven Chief Building Inspector Art Gerhauser, who suggested that one cost effective thing for Towns to require of a homeowner is the installation of "flood vents" which cost only about \$100 and can save a home's foundation in the event of flooding.
- Annual Planning Federation Conference – thanks to Andy Freleng and his staff for the great job coordinating the event, particularly on the last minute change in the venue. Special thanks to Commission member Mike Kauffman for his role in coordinating from the Commission side and also to all the Commission members who helped by presenting and/or moderating.
- Because the next scheduled Commission meeting falls on January 1st which is a holiday, instead the January meeting will be held on the following Wednesday, January 8th, at 2:00 p.m. at a location to be determined.
- The Chair stated that regarding upcoming Commission officer elections, the Nominating Committee, per Commission rules, needs to be appointed by November 15th, in order to make recommendation in January for the elections in February. Therefore we need to appoint the Nominating Committee. The Chair indicated that typically we appoint three people to the Nominating Committee who would recommend officers for 2014 and who would also take a look at our rules to see if any rule changes for 2014 were warranted. Carl Gabrielsen has offered to be Chair of the Nominating Committee this year. Following this announcement, Commission members Matthew Chartrand and Kevin Gershowitz volunteered to fill the remaining two Committee spots. Chair stated that anyone wishing to be considered for officerships and/or suggestions for rule changes can connect with any one of the three committee members.
- The Commission talked generally about sewer infrastructure funding, before the Chair announced that a prior application that the Commission considered known as the "Hills at Southampton" was mistakenly referred to the Commission as a 239-referral, but was actually a pre-application advisory submission that the Town will regard the Commission's determination as a commentary from the Commission. The Chair also stated that going into the future that the Town has indicated that it will make it clear to the Commission whether the application is a 239 referral pursuant to State law, or a pre-application under the newly adopted Town law intended to generate advisory comments early in the planning process.

Guest Speakers - None

Section A14-14 thru A14-25 of the Suffolk County Administrative Code

- **Residence at Oheka Castle;** referred by the Town of Huntington, received on September 23, 2013 – the Commission's jurisdiction for review is that the application is adjacent to a municipal boundary and within 500 feet of NYS Rt. 25 (Jericho Turnpike). The application is seeking Site Plan approval for the development of a 190 unit condominium building to be located on a 18.38 acre portion of a larger 193.72 property presently developed and occupied by the Oheka Castle (hotel and catering/convention center use) and the Cold Spring Harbor Country Club.

The staff report recommended approval with three (3) comments for the consideration and use of the Town of Huntington. The Commission resolved to generally agree and approved the proposed Site Plan offering three (3) comments to the Town of Huntington for their consideration and use.

The motion to approve the application with the three (3) comments as amended was made by Commission member Casey and seconded by Commission member Gershowitz, vote Approved; 12 ayes, 0 nays, 0 abstentions.

Director's Report (Taken Out Of Order) – Planning Director Sarah Lansdale informed the Commission about recent activities within the Division including the following:

- The Director informed the Commission of a series of meetings coming up about the County's Farmland Protection Plan. The meetings are open to all and sponsored by the County's Agriculture and Farmland Protection Board; and the finished Plan will be part of the County's soon to be completed Comprehensive Plan.
- The Director also announced that the newly created Suffolk County Land Bank has just received a grant from the New York State Attorney General's Office in the amount of \$675,000. To help remediate and to do Phase 1 and Phase 2 environmental site assessments on 18 properties that are located in the top 20 communities in Suffolk County that have been most impacted by the most recent 'foreclosure crisis'.
- The County also just applied for a \$40,000,000 grant program through FEMA for the "Hazard Mitigation Grant Program" to provide sewers and decentralized systems in areas that have experienced periodic flooding that are without a sewer system. The Director thanked Commission member Berry for her assistance on the application.

Discussion

- Commissioners briefly announced and/or discussed the following items/events:
 - The completion of **Suffolk County's Farmland Survey**, with a presentation of those findings coming soon;
 - **L.I. Off-Shore Wind Conference** – to be held November 13th at Stony Brook University, it is free and lunch will be provided;
 - **The Taste of the North Fork** – this upcoming weekend promoting agriculture tourism, with free bus shuttle service.

Meeting Adjourned (3:30 p.m.)

- The motion to adjourn the meeting was made by Commission member Kaufman and seconded by Commission member Accettella, and unanimously approved.