

## SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Department of Economic Development & Planning  
100 Veterans Memorial Highway, PO Box 6100, Hauppauge, NY 11788-0099  
T: (631) 853-5192 F: (631) 853-4044

Joanne Minieri,  
*Deputy County Executive and Commissioner, Department of Economic Development and Planning*  
Sarah Lansdale,  
*Director of Planning*

### REVISED

#### NOTICE OF MEETING

February 6, 2013 at 2:00 p.m.

Rose Caracappa Auditorium

W.H. ROGERS LEGISLATURE BLDG., 725 Veterans Memorial Highway, Smithtown, NY.

#### **Tentative Agenda Includes:**

1. Adoption of Meeting Summary for Dec. 2012 and Jan. 2013
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guest Speakers:
  - Anthony Aloisio, Director of Planning and Environment, Town of Huntington
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
  - Moratorium - wind turbines and related facilities (Huntington)
  - Hampton Business District (aka Gabreski, 3 Rogers Way)  
0900 31200 0100 004002 (Southampton)
7. Section A-14-24 of the Suffolk County Administrative Code  
None
8. Discussion:
9. Other Business:
  - Election of Officers
  - Adoption of Calendar
  - Adoption of Rules of Proceedings

**NOTE:** The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on March 6, 2013 at 2:00 p.m., in the 4<sup>th</sup> floor conference room, Department of Economic Development and Planning, H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge.

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## **AGENDA**

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W.H. Rogers Legislature Bldg., 725 Veterans Memorial Highway, Smithtown, NY

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2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guest Speaker
  - Anthony Aloisio, Director of Planning & Environment, Town of Huntington
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
  - Moratorium – Wind Turbines and Related Facilities (Huntington)
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Steven Bellone  
SUFFOLK COUNTY EXECUTIVE  
Department of  
Economic Development and Planning

Joanne Minieri  
Deputy County Executive and Commissioner

Division of Planning  
and Environment

**STAFF REPORT**  
**SECTIONS A14-14 THRU A14-26 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE**

**Applicant:** Proposed 90 day Moratorium on Wind Turbines and Related Facilities  
**Municipality:** Town of Huntington  
**Location:** Town Wide

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**Received:** 1/16/13  
**File Number:** HU-13-01  
**T.P.I.N.:** Town Wide  
**Jurisdiction:** Moratorium – Authorization under provisions of zoning ordinance

**ZONING DATA**

- Zoning Classification: All
- Minimum Lot Area: N/A
- Section 278: N/A
- Obtained Variance: N/A

**SITE DESCRIPTION**

- Present Land Use: Residential, Commercial, Industrial, Institutional and vacant land
- Existing Structures: Yes
- General Character of Site: N/A
- Range of Elevation within Site: N/A
- Cover: N/A
- Soil Types: N/A
- Range of Slopes (Soils Map): N/A
- Waterbodies or Wetlands: N/A

**NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST**

- Type: Moratorium
- Layout: N/A

- Area of Tract: Town of Huntington ~ 94 Sq. Miles
- Yield Map: N/A
  - No. of Lots: N/A
  - Lot Area Range: N/A
- Open Space: N/A

## **PROPOSAL DETAILS**

**OVERVIEW:** The subject referral from the Huntington Town Board involves a proposed ninety-day moratorium on the holding of hearings, issuance of approvals, grants and/or conditional use permits by Town agencies regarding the construction or installation of wind turbines and related facilities.

The Town Board, by resolution, has indicated that there currently are no specific regulation in the code of the Town of Huntington establishing zoning, use, location, size, height, noise and safety requirements for wind turbines and related facilities. Moreover the Board indicates that there are pending and anticipated applications to construct wind turbines and related facilities within the Town in areas subject to the zoning authority of the Town. The Board sites that the wind turbine industry is characterized by the rapid development of new technologies that in many instances may result in community impacts as they are installed at various locations throughout the Town.

**History of Moratoria:** The Town Board notes that other municipalities with zoning powers have established appropriate codes regulating wind turbines so as to balance the benefits of these facilities with the burdens placed upon properties that may be impacted by them.

The Board resolution indicates that the Code of the Town of Huntington does not currently contain specific regulations of the location, size, impacts and dimensions of wind turbines and related facilities and that it has become necessary to update the zoning coded to include specific regulations on wind turbines to balance the benefit to the property owner with the burdens upon affected area properties subject to the zoning power of the Town.

## **STAFF ANALYSIS**

The Suffolk County Planning Commission considers moratoria to be Regionally Significant actions which potentially affect critical county-wide issues and are likely to have inter-community or county-wide impacts requiring consideration and deliberation by the full Commission (see SCPC Guidebook Section 1.3 & 1.3A).

Quoting from the Suffolk County Planning Commission Advisory News (Volume 2. Issue I. Spring 1998), “A moratorium is, from one perspective, the most extreme land use action that a municipality can take because it suspends completely the rights of owners to use their property. Seen in this light, it is advisable to precede the adoption of a moratorium by findings that confirm the necessity of this action.” The Advisory bulletin also points out that findings should include, among other points, what the conditions are that mandate the imposition of a moratorium;

whether there are no other alternatives, less burdensome on the property rights, available; and how serious and urgent the circumstances are necessitating the moratorium.

The Town of Huntington has provided in its correspondence to the Commission that the moratorium is intended to provide the Town sufficient time to review the existing Code and implement new regulations. The Town also indicates pending and anticipated applications to construct wind turbines and related facilities within the Town and implies pending potential conflict between property owners. The proposed moratorium language does not indicate what other alternatives to the moratorium have been considered.

Staff notes that the Town has acknowledged other municipalities have worked on code and adopted appropriate regulations. Staff also notes that the Suffolk County Planning Commission has drafted a model code for local consideration and at last report of the Chairman the reception at the East End Supervisors and Mayors Association was positive and formal a roll out of the Model East End Wind Code is likely after the New Year. Also, while Brookhaven Town was not formally on the working group, Councilman Steve Fiore-Rosenfeld had been keeping tabs on the project and had indicated that he decided to introduce legislation based on the model code in the Town of Brookhaven.

It is the belief of the staff that the proposed ninety-day time frame is reasonable and expeditious and that in addition to the Commission's Model Code a variety of local ordinances and recommended codes exist in the region and planning industry literature that would provide enough example for a draft Huntington ordinance to be completed in the time frame.

### **STAFF RECOMMENDATION**

**Approval of the Town of Huntington Proposed Ninety-Day Moratorium on Wind Turbines and Related Facilities** with the following comment.

In addition to the literature already compiled by the Town of Huntington, if it is not in possession already, the Town should consider the Model East End Wind Code drafted with the participation of the Suffolk County Planning Commission.

X

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RESOLUTION SCHEDULING A PUBLIC HEARING TO CONSIDER ADOPTING LOCAL LAW INTRODUCTORY NUMBER 1 -2013, AMENDING THE CODE OF THE TOWN OF HUNTINGTON, DECLARING A NINETY-DAY MORATORIUM ON THE ISSUANCE OF APPROVALS, GRANTS AND/OR CONDITIONAL USE PERMITS BY TOWN AGENICES RE: CONSTRUCTION OR INSTALLATION OF WIND TURBINES AND RELATED FACILITIES

Resolution for Town Board Meeting Dated: January 8, 2013

The following resolution was offered by: Councilman Cuthbertson

and seconded by: **COUNCILMAN MAYOKA**

WHEREAS, there currently are no specific regulations in the code of the Town of Huntington establishing zoning, use, location, size, height, noise and safety requirements for wind turbines and related facilities; and

WHEREAS, other municipalities with zoning powers have established appropriate codes regulating wind turbines so as to balance the benefits of such facilities with the burdens upon properties impacted by such facilities; and

WHEREAS, there are pending and anticipated applications to construct wind turbines and related facilities within the Town in areas subject to the zoning authority of the Town; and

WHEREAS, the wind turbine industry is characterized by the rapid development of new technologies that in many instances may result in community impacts as they are installed at various locations throughout the Town; and

WHEREAS, it is necessary to declare a ninety (90) day moratorium on the processing of applications, holding of public hearings, issuance of approvals, grants, permits and conditional use permits for the construction or installation of wind turbines and related facilities in order to provide the Town sufficient time to review the existing Code and implement new regulations; and

WHEREAS, the declaration of a moratorium on the issuance of approvals, grants, and/or permits by designated town agencies is a Type II action pursuant to 6 N.Y.C.R.R 617.5c(30) of the SEQRA regulations, and therefore no further SEQRA review is required.

NOW, THEREFORE, BE IT RESOLVED THAT THE HUNTINGTON TOWN BOARD

HEREBY SCHEDULES a public hearing to consider adopting Local Law Introductory Number 1 - 2013, amending the Code of the Town of Huntington, declaring a ninety (90) day moratorium on the processing of applications, holding of public hearings, issuance of approvals, grants, permits and conditional use permits by any Town agencies, departments and/or employees for the construction or installation of wind turbines and related facilities in order to provide the Town sufficient time to review the existing Code and implement new regulations, to

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be held on the 5th day of February, 2013, at 7:00pm, at Town Hall, 100 Main Street, Huntington, New York, at which time all persons interested in the subject thereof may be heard; and

HEREBY DIRECTS the Town Clerk to cause this Notice of Hearing to be published in the official newspapers of the Town of Huntington.

LOCAL LAW INTRODUCTORY NUMBER 1 -2013  
AMENDING THE CODE OF THE TOWN OF HUNTINGTON  
DECLARING A NINETY (90) DAY MORATORIUM ON THE PROCESSING OF  
APPLICATIONS, HOLDING OF PUBLIC HEARINGS, ISSUANCE OF APPROVALS,  
GRANTS, PERMITS AND CONDITIONAL USE PERMITS BY TOWN AGENCIES,  
DEPARTMENTS AND/OR EMPLOYEES

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF HUNTINGTON, AS FOLLOWS:

Section 1. Amendment to the Code of the Town of Huntington for the purpose of declaring a ninety (90) day moratorium on the processing of applications, holding of public hearings, issuance of approvals, grants, permits and conditional use permits by Town Agencies, departments and/or employees for wind turbines and related facilities is in the public interest.

Section 2. Legislative Intent, Purpose and Findings:

- (1) The Code of the Town of Huntington does not currently contain specific regulations of the location, size, impacts and dimensions of wind turbines and related facilities.
- (2) It has become necessary to update the zoning code of the Town of Huntington to include specific regulations of wind turbines and related facilities due to the desire to locate such facilities within the areas subject to the zoning power of the Town; there is a need to regulate the location, size, dimensions and impacts of such facilities to balance the benefit to the property owner with the burdens upon affected area properties.

Section 3. Declaration of Moratorium. A ninety (90) day moratorium on the processing of applications, holding of public hearings, issuance of approvals, grants, permits and conditional use permits for wind turbines and related facilities in order to provide the Town sufficient time to review the existing Code and implement new regulations is hereby declared. This declaration does not apply to properties owned, leased or otherwise controlled by the Town of Huntington or any subdivision thereof, provided that said uses are subject to a license or lease issued by the Town Board.

Section 4. Hardship Exemption. Any property owner can apply to the Town Board for an exemption from this moratorium due to hardship. To qualify for such exemption, an application with supporting documentation shall be submitted to the Town Board by filing with the Town Clerk. Such application and supporting proof shall demonstrate (a) that substantial economic loss will occur by reason of the delay in the application caused by this moratorium; and (b) that

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negative impacts to affected properties can be effectively mitigated by the design, location and other features of the proposed wind turbine and related facilities. The Town Board may designate the Town Attorney, Director of the Department of Planning and the Environment and/or the Director of the Department of Engineering Services or their representatives to review the hardship application, request additional materials if needed and to report to the Town Board.

Section 5. Severability. If any clause, sentence, paragraph, subdivision, section or other part of this Local Law shall for any reason be adjudged by any court of competent jurisdiction to be unconstitutional or otherwise invalidated, such judgment shall not affect, impair or invalidate the remainder of this Local Law, and it shall be construed to have been the legislative intent to enact this Local Law without such unconstitutional, or invalid parts therein.

Section 6. Effective Date. This Local Law shall take effect immediately upon filing in the Office of the Secretary of State.

ADDITIONS ARE INDICATED BY UNDERLINE.

DELETIONS ARE INDICATED BY [BRACKETS].

\* \* \* INDICATES NO CHANGE TO PRESENT TEXT.

VOTE:                      AYES: 5              NOES: 0                      ABSTENTIONS: 0

Supervisor Frank P. Petrone	AYE
Councilwoman Susan A. Berland	AYE
Councilman Eugene Cook	AYE
Councilman Mark A. Cuthbertson	AYE
Councilman Mark Mayoka	AYE

THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.





Steven Bellone  
SUFFOLK COUNTY EXECUTIVE  
Department of  
Economic Development and Planning

Joanne Minieri  
Deputy County Executive and Commissioner

Division of Planning  
and Environment

**STAFF REPORT**  
**SECTIONS A14-14 THRU A14-26 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE**

**Applicant:** Hampton Business District (aka Gabreski-3 Rogers Way)  
**Municipality:** Southampton  
**Location:** Rogers Way-Gabreski Airport Planned Development District (APDD)

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**Received:** 1/7/13  
**File Number:** SH-07-09.1  
**T.P.I.N.:** 0900 31200 0100 004002  
**Jurisdiction:** Adjacent to CR 31, Inter-municipal Boundary, County Airport, State of NY land

**ZONING DATA**

- Zoning Classification: Gabreski Airport PDD
- Minimum Lot Area: N/A
- Section 278: N/A
- Obtained Variance: N/A

**SUPPLEMENTARY INFORMATION**

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: No
- Received Health Services Approval: No
- Property Considered for Affordable Housing Criteria: No
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: Yes
  - File: SH-06-07
  - Date: 5/22/07
  - Map of: Gabreski Airport Planned Development District.
- SEQRA Information: Yes
- SEQRA Type: FEIS
- Minority or Economic Distressed: No

**SITE DESCRIPTION**

- Present Land Use: Commercial park

- Existing Structures: Yes
- General Character of Site: Level
- Range of Elevation within Site: 28-53' amsl
- Cover: Asphalt, turf and buildings
- Soil Types: Urban land, cut and fill some Carver association
- Range of Slopes (Soils Map): 0-8%
- Waterbodies or Wetlands: None

**NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST**

- Type: Site Plan
- Layout: Standard
- Area of Tract: 6.4 acres of 49.7 acre PDD
- Yield Map: Yes
  - No. of Lots: N/A
  -
- 

**ACCESS**

- Roads: CR 31 (Westhampton – Riverhead Road)
- Driveways: on-site – Rogers Way

**ENVIRONMENTAL INFORMATION**

- Stormwater Drainage
  - Design of System: CB-LP
  - Recharge Basins: No
- Groundwater Management Zone: III
- Water Supply: public
- Sanitary Sewers: Off-site STP

**PROPOSAL DETAILS**

**OVERVIEW** – Applicants request Site Plan approval from the Southampton Town Planning Board for the construction of a 58,878 SF building with 117 parking spaces (39 land banked), lighting, landscaping and the partial paving of an internal roadway known as Rogers Way. This application is for the first building (Phase 1) in the Hampton Business District. The District is conceived to be a 439,355 SF mixed-use campus style corporate center to be located on 49.7 acres within the Gabreski Airport planned Development District (approved by the SCPC 5/22/07) and designed to promote non-aviation uses and create employment opportunities. This proposed building is to be a one story (25” tall) multi-tenanted building and will house research and development/light industrial users. No retail sales area is proposed.

Potable and irrigation water is to be supplied by the Suffolk County Water Authority. Sanitary waste water is to be collected and treated off site by an existing sewage treatment plant operated by the Suffolk County Department of Public Works.

All storm water runoff and drainage is proposed to be contained on site through a series of existing storm drains and dry wells and leaching pools. Prior to final site plan approval, a Storm Water Pollution Prevention Plan (SWPPP) is anticipated be reviewed by the Town Engineer.

The subject property is located in the Central Suffolk Pine Barrens zone of Suffolk County, and is situated in the Central Suffolk New York State Critical Environmental Area. The Central Pine Barrens Joint Planning and Policy Commission through its Comprehensive Management Plan

designates the area as a Compatible Growth Zone. The subject property contains no naturally occurring fresh water wetland areas on site. The development parcel is located in the Central Suffolk Special Ground Water Protection Area. The site is located in Suffolk County Ground Water Management Zone III. Ground water flow in this area is generally to the south, south-east.

The subject property is located in an area mixed with recreation, light industrial and commercial uses.

Access to the proposed development is to be from County Road 31 (Westhampton – Riverhead Road) and the partial paving of an internal roadway known as Rogers Way.

## **STAFF ANALYSIS**

**GENERAL MUNICIPAL LAW CONSIDERATIONS:** New York State General Municipal Law, Section 239-l provides for the Suffolk County Planning Commission to consider inter-community issues. Included in such issues are compatibility of land uses, community character, public convenience and maintaining of a satisfactory community environment.

The proposal intends to provide for a mixed commercial use in the Town of Southampton Airport Planned Development District (APDD) and is anticipated to be compatible and in character with the area. Trip generation, lighting and noise are not expected to adversely impact area business or the operation of Gabreski Airport. Public utilities and other infrastructure, including roadways appear to be adequate to accommodate the first phase of the overall APDD use.

### **LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS:**

The Town of Southampton Comprehensive Land Use Plan has been updated to include the Gabreski Airport Planned Development District. The APDD includes an estimated square footage of approximately 510,000 SF. This application is the first phase of implementation.

As indicated by the Town of Southampton Zoning Law the proposal is a permitted use in the District. The subject application appears to be in conformance with the Gabreski Airport Planned Development District. It is the belief of staff that the project appears to be consistent with local land use plans.

### **SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:**

The Suffolk County Planning Commissions has identified six general Critical County Wide Priorities and include:

1. Environmental Protection
2. Energy efficiency
3. Economic Development, Equity and Sustainability
4. Housing Diversity
5. Transportation and
6. Public Safety

These policies are reflected in the Suffolk County Planning Commission Guidebook (unanimously adopted July 11, 2012). Below are items for consideration regarding the Commission policies:

Section 4.7 of the Suffolk County Planning Commission guidebook recommends the promotion

of the use of green methodologies such as rain gardens and bioswales to control on site stormwater runoff. It is the belief of staff that the Commission should recommend that the applicants review the Suffolk County Planning Commission Publication Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate methods throughout.

Dialogue should commence and continue as is necessary for permits and approvals with the Suffolk County Department of Public Works. The partial paving of the internal roadway known as Rogers Way should be reviewed by the County. As indicated above, the applicant and the Department of Public Works should discuss Green Methodologies for the control of storm water runoff in this area.

Suffolk County Transit operates bus service (S90) on CR 31 regularly Monday through Saturday, connecting to Riverhead, Center Moriches and East Quogue.

Connection to the SCDPW operated STP is proposed. Appropriate dialogue should continue with SCDHS/DPW for proper permits and approvals.

Approximately 59,000 SF of building is proposed on site. There is no indication in the referred material that the project sponsors have given significant consideration, at this time, related to energy efficiency. The petitioners should review the Suffolk County Planning Commission Guidebook with respect to energy efficiency.

There is no discussion in the referral material related to public safety. The petitioners should review the Suffolk County Planning Commission Guidebook particularly with respect to public safety.

## **STAFF RECOMMENDATION**

**Approval** with the following comments:

1. The applicant should review the Suffolk County Planning Commission publication entitled Managing Stormwater-Natural Vegetation and Green Methodologies.

The Suffolk County Planning Commission guidebook recommends the promotion of the use of green methodologies such as rain gardens and bioswales to control on site stormwater runoff. Methods should be incorporated throughout the proposed development.

2. Dialogue should continue with the Suffolk County Department of Public Works as is necessary for permits and approvals.

The partial paving of the internal roadway known as Rogers Way should be reviewed by the County. As indicated above, the applicant and the Department of Public Works should discuss Green Methodologies for the control of storm water runoff in this area.

3. Dialogue should continue as is necessary for permits and approvals with the Suffolk County Department of Health Services/DPW.

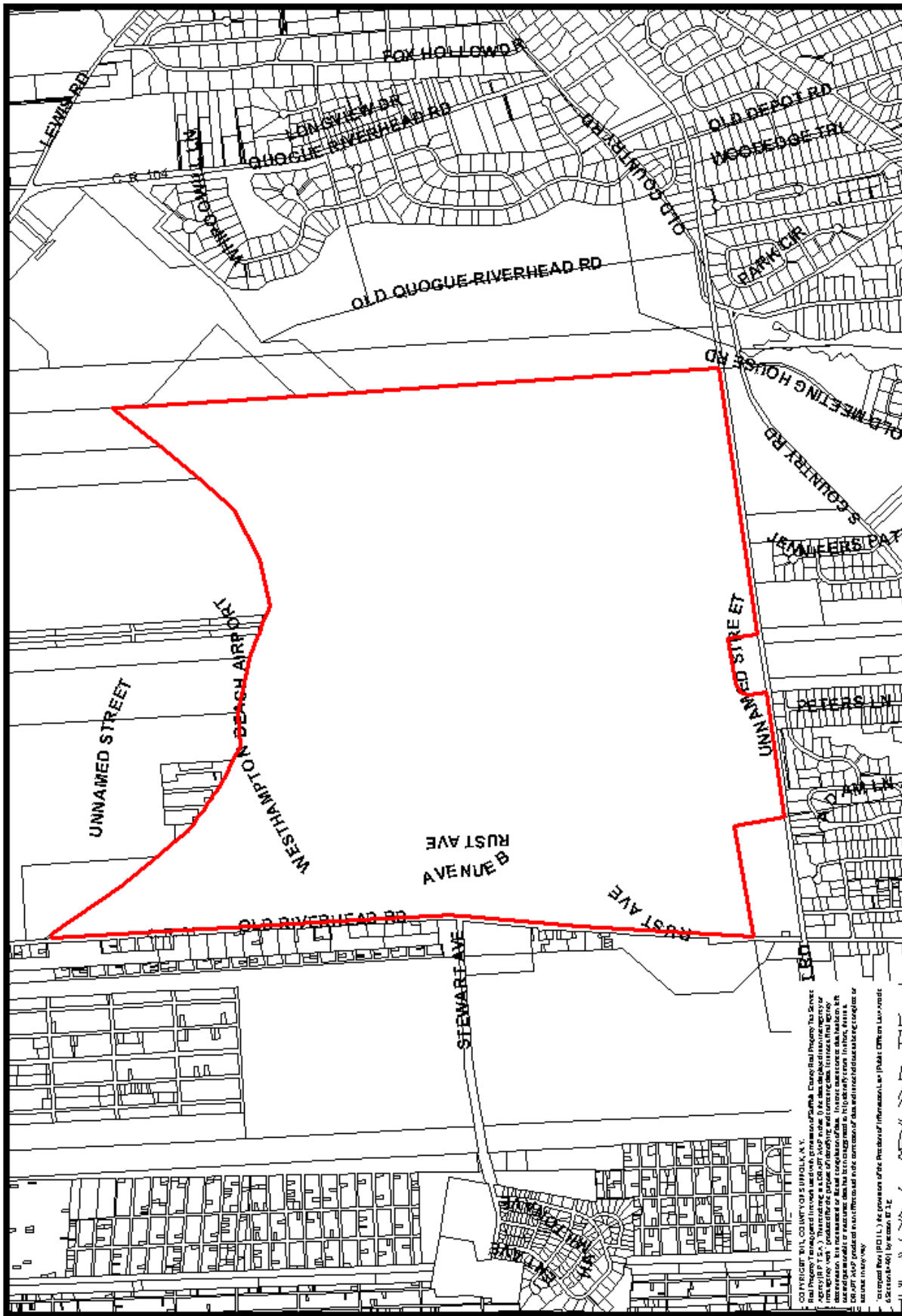
Connection to the SCDPW operated STP is proposed. Appropriate dialogue should continue with SCDHS/DPW for proper permits and approvals.

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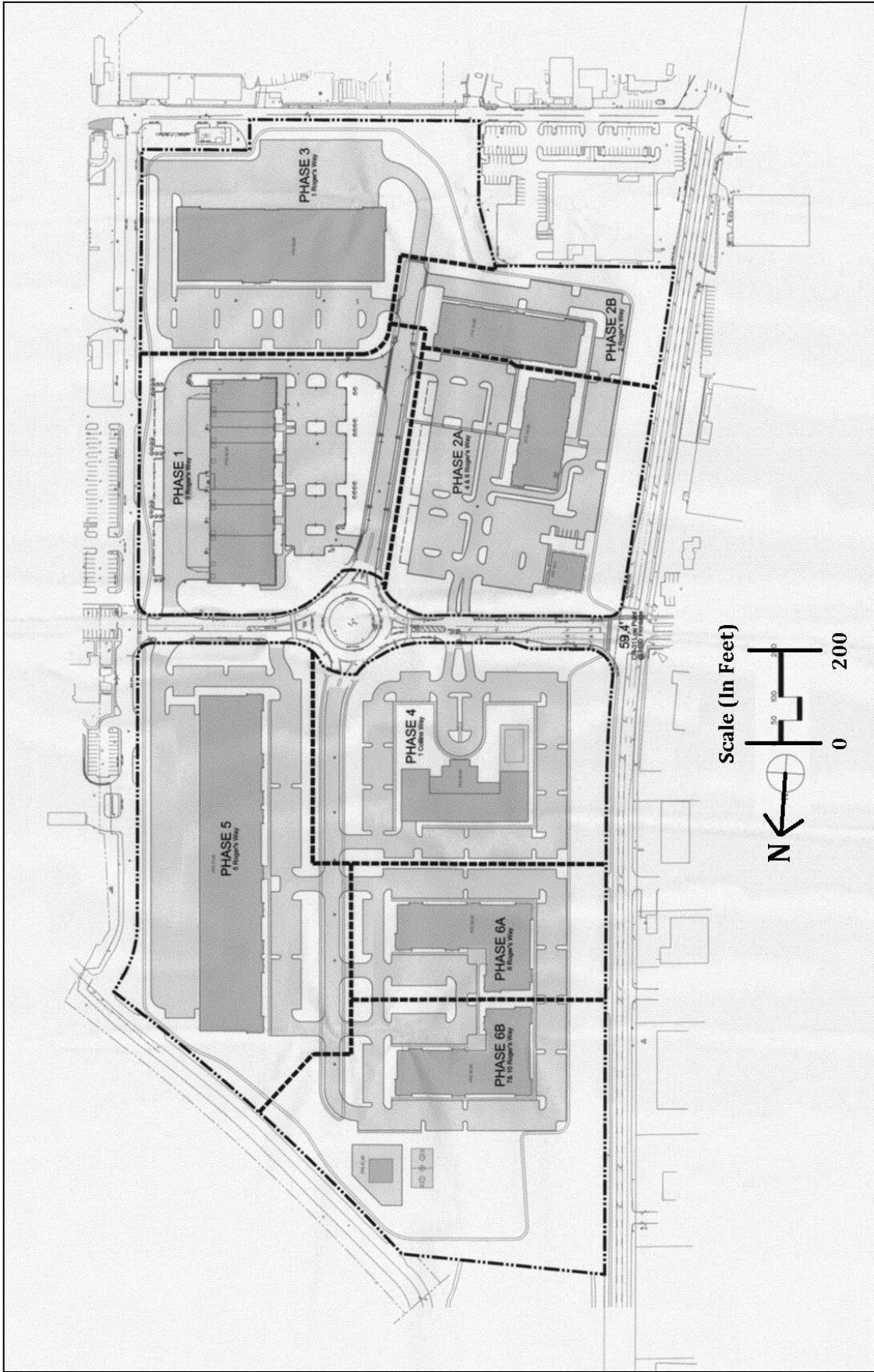
5. The applicant should review the Suffolk County Planning Commission Guidebook particularly with respect to public safety.

There is no discussion in the referral material related to public safety.



Town of Southampton  
 Suffolk County, New York  
 Date: 02/06/2013

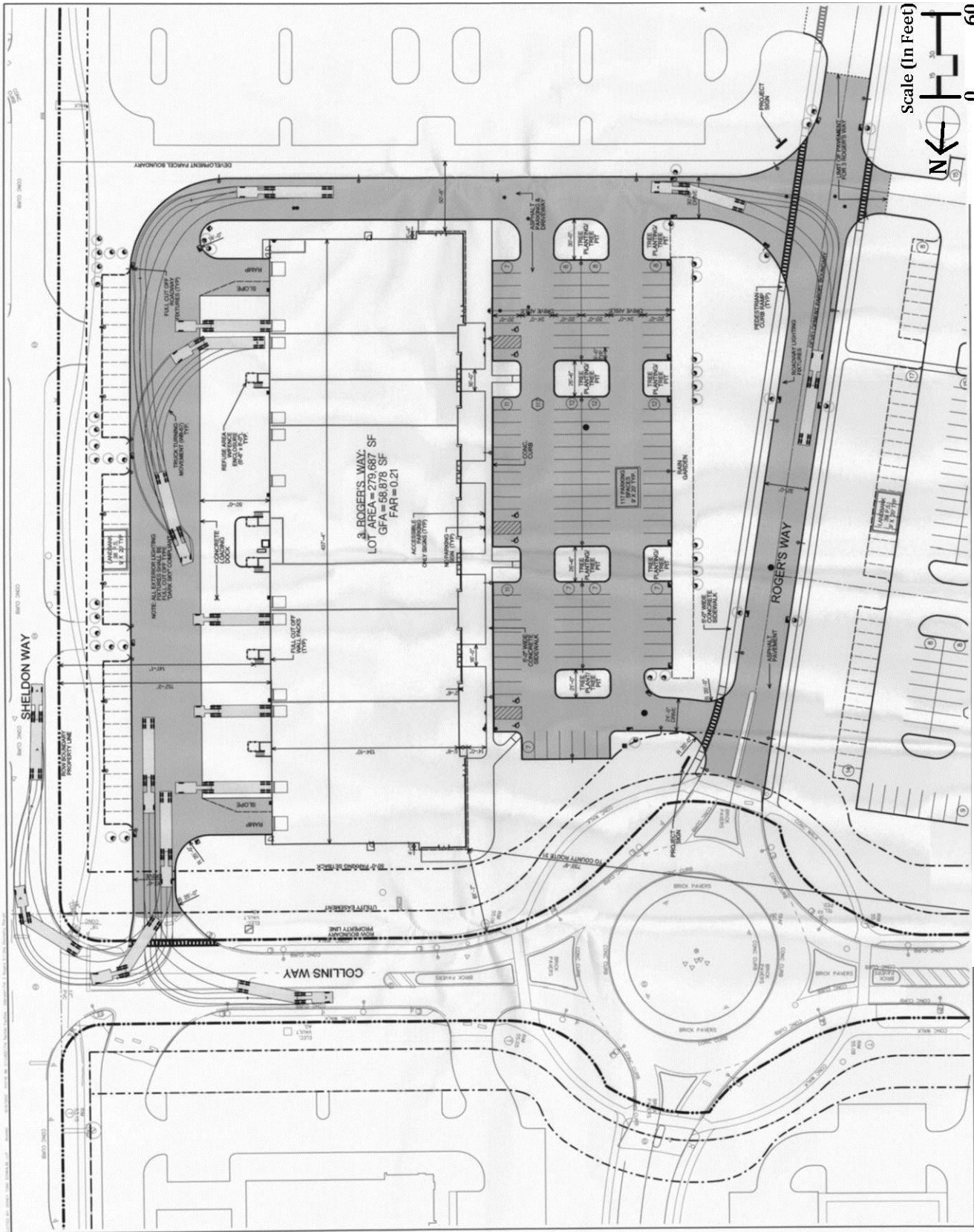
Z-3: "Hampton Business District  
 (aka Gabreski, 3 Rogers Way)"  
 SCDP No.: SH-07-09.1  
 SCTM No.: 0900-312.00-01.00-004.002



Z-3: Hampton Business District (aka Gabreski-3 Rogers Way)

SCPD: SH-07-09.1

SCTM No: 0900-312.00-01.00-004.002



**Z-3: Hampton Business District (aka Gabreski-3 Rogers Way)**

**SCPD: SH-07-09.1**

**SCTM No: 0900-312.00-01.00-004.002**



# 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

Date: February 6, 2013  
Time: 2:00 a.m.  
Location: Rose Caracappa Legislative Auditorium  
North County Complex  
Hauppauge, New York 11788

### **Members Present (13)**

John Whelan – East Hampton  
Jennifer Casey – Huntington  
Matthew Chartrand – Islip  
Carl Gabrielsen – Riverhead  
Linda Holmes – Shelter Island (arrived at 2:15)  
Barbara Roberts - Southampton  
Tom McAdam – Southold  
John Finn - Smithtown  
Adrienne Esposito – Villages Over 5,000  
Michael Kaufman – Villages Under 5,000  
Glynis Margaret Berry – At Large  
Kevin Gershowitz – At Large  
David Calone – At Large

### **Staff Present (6)**

Sarah Lansdale – Director of Planning  
Thomas Young – Assistant County Attorney (Counsel to the Commission)  
Andrew Freleng – Chief Planner  
Theodore Klein – Senior Planner  
Andrew Amakawa – Research Technician  
Colleen Badolato – Account Clerk Typist

### **Call to Order**

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

## The Pledge of Allegiance

### Election of Officers for 2013 (taken out of order)

- Nominating Committee Chair, Commissioner Casey announces the 2013 nominees for Commission officers. There were no nominations from the Commission.
  - Election of Chairman of Planning Commission – David Calone elected Chairman by a unanimous vote.
  - Election of 1<sup>st</sup> Vice Chair of Planning Commission – Adrienne Esposito elected 1<sup>st</sup> Vice Chair by a unanimous vote.
  - Election of 2<sup>nd</sup> Vice Chair of Planning Commission – Michael Kelly elected 2<sup>nd</sup> Vice Chair by a unanimous vote.

### Adoption of Rules of Proceedings for 2013 (taken out of order)

- Motion was made to maintain the same Rules of Proceedings as 2012 by the Nominating Committee Chair, Commissioner Casey, seconded by Commissioner Chartrand. Vote Approved: 12 ayes, 0 nays, 0 abstentions.

### Adoption of Minutes

- The adoption of the December 2012 Meeting Minutes. Motion made by Commissioner Holmes, seconded by Commissioner Roberts. Vote Approved; 13 ayes, 0 nays, 0 abstentions.
- The adoption of the January 2013 Meeting Minutes. Motion made by Commissioner Holmes, seconded by Commissioner Roberts. Vote Approved: 13 ayes, 0 nays, 0 abstentions.

**Public Portion** – Tom Haring (did not provide spelling) of the Northeast Regional Council of Carpenters spoke in support of utilizing a union workforce and paying 'prevailing wages' in all IDA funded development projects, noting the Hampton Business District at the Gabreski Airport, an application being considered by the Commission.

**Chairman's Report** – Chairman Calone updates the Commission on the following:

- In addition considering several dozen regulatory items, the Commission highlights for 2012 include the following :
  - Conducted Commission meetings and tours at several municipal locations.
  - Hosted Suffolk County's first ever Housing Summit.
  - Efforts on solar permit streamlining won a national association award.
  - Hosted Empire State Development CEO and the State's first T.I.F. Symposium.
  - Hosted Suffolk's first ever Parking Symposium.
  - Hosting a meeting with the Towns and the County on permit streamlining.
  - The Protect and Grow Taskforce along with Legislature and Administration officials worked on sewer needs and its potential financing.

## Chairman's Report (Continued)

- Finalized the "East End Wind Code" for all the east end towns to consider.
- Did a thorough revision of the Commission Guidelines.
  
- Looking ahead to 2013, much remains to be done on the critical issues that are key to Suffolk's future. In particular, we need to:
  1. Support economic development including farming and housing options.
  2. Promoting renewable energy and protect our natural resources particularly our drinking water.
  3. Work on making Suffolk more resilient in the face of future natural disaster.
  
- With these issues in mind the following items are on our agenda for 2013:
  - Encouraging Economic Development - we need to help;
    - Creating new sources of sewer infrastructure funding
    - Continue improving the permitting process
    - Work to support a sustainable agricultural economy
    - Finish Suffolk's first Comprehensive Plan in decades
    - Work with ABLI to pilot a 'Professional Certification' program for interior commercial alterations.
    - Support those towns adopting multi-family and T.O.D. codes
    - Look at how we can encourage rail and bus rapid transit ridership.
    - Help Towns and Villages to promote public safety and preserve historic resources.
    - Begin an annual economic development conference to promote Suffolk County's future.
  - Energy and Natural Resources – the Commission needs to help;
    - Implementation of the East End Wind Code.
    - Focus more on sewer infrastructure.
    - Create meaningful natural vegetation standards as a way of protecting the quality of our drinking water.
    - Incentivize clustering as a way to preserve open space in a resource constrained environment.
    - A wastewater symposium is planned for June 21<sup>st</sup> in Riverhead.
  - Resiliency;
    - Super Storm Sandy raised many issues of the region's storm preparedness.
    - A "Suffolk After Sandy: Recovery and Resiliency" event is being schedule.
    - Focus on what should come next for the "built environment" and the "natural environment".

**Legislator Kara Hahn** – of the Suffolk County Legislature mentioned the Chairman's recent 'Economic Gardening' presentation to the Legislative Committee on Economic Development. She also stated that she has been in talks with Suffolk County Community College regarding being able to properly match up the educational needs and retraining of Suffolk's workforce as we move into the future.

**Director's Report** – Planning Director Sarah Lansdale informed the Commission about recent activities within the Division.

- Resolution 1128 was introduced at the Suffolk County Legislature that would allow the Division to accept money to finish the County's Comprehensive Plan, and an RFP is in the process of being prepared. The full Legislature could vote to adopt the Resolution at their next meeting.
- The illegal storage of cars on County protected farmland has been remediated
- The County has submitted another land bank application
- Water Quality Legislation recently passed, including Resolution 1009 regarding funding for investigating alternative means of sewage disposal, and Resolution 1013 for a study of cluster treatment alternative sewage disposal systems on the east end.

**Commissioner Esposito** reported that the NYS Governor's proposed 2013 Budget has both line items for Land Preservation and Farmland Preservation increased slightly from last year and that is expected to hold up through the Legislative process.

#### **Guest Speaker**

- **Augie Ruckdeschel**, of the Suffolk County Department of Economic Development and Planning, presented briefly the expected timeline from when the County Farmland Protection Program purchases development rights to when the NY State grant reimbursements are actually received for those purchases.

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

- **Town of Brookhaven's Wind Code modeled from the East End Wind Code**; after some deliberation the Commission directed the staff to consider its anticipated referral from the Town of Brookhaven as a matter of Local Determination.

The motion to approve the directive was made by Chairman Calone and seconded by Commissioner Holmes, vote Approved; 13 ayes, 0 nays, 0 abstentions.

- **Town of Huntington moratorium on wind turbine and related facilities**, referred by the Town of Huntington, received on January 16, 2013 – the Commission's jurisdiction for review is that the application is the adoption or amendment of a moratorium. The Town proposes a 90 day moratorium on the holding of hearings, issuance of approvals, granting and/or conditional use permits by Town agencies regarding the construction or installation of wind turbines and related facilities.

The staff report recommended approval of proposed 90 day moratorium with one comment. The Commission resolved to approve the proposed moratorium with two comments.

The motion to approve the application with two (2) comments was made by Commissioner Casey and seconded by Commissioner Kaufman, vote Approved; 13 ayes, 0 nays, 0 abstentions.

- **Hampton Business District (aka Gabreski – 3 Rogers Way)**, referred by the Town of Southampton, received on January 7, 2013 – the Commission's jurisdiction for review is that the application is adjacent to County Road 31 (Westhampton - Riverhead Road), Inter-municipal Boundary, County Airport and NY State Land. The applicant requests site plan approval for the construction of a 58,878 square foot one story multi-tenant building with 117 parking spaces, lighting, landscaping, and the partial pavement of an internal roadway known as Roger's Way. This application is for the

first building (Phase 1) in the Hampton Business District. The District is conceived to be a 10+/- acre mixed use campus style corporate park to be located within the Gabreski Airport Planned Development District. The proposed building is for research/development and light industrial purposes; no retail uses are proposed.

The staff report recommended approval of the site plan with five (5) comments for the consideration and use of the Town of Southampton. The Commission resolved to approve the proposed site plan with eight (8) comments.

The motion to approve the application with eight (8) comments was made by Commissioner Roberts and seconded by Commissioner Holmes, vote Approved; 13 ayes, 0 nays, 0 abstention.

### Discussion

- The Commission discussed and voted on the 2013 Commission calendar and meeting locations. A Fisher's Island meeting location was discussed more extemporaneously but was not voted on.

The motion to approve the Commission Schedule except for the August meeting was made by 1<sup>st</sup> Vice Chair Esposito and seconded by Commissioner Kaufman, vote Approved; 13 ayes, 0 nays, 0 abstention.

- **Commissioner Berry** briefed the Commission on the intent of the upcoming wastewater symposium scheduled for June 21<sup>st</sup> in Riverhead.
- Commissioners had an open discussion regarding sewer infrastructure issues.

### Meeting Adjourned (3:45 p.m.)

- The motion to adjourn the meeting was made by Commissioner Holmes and seconded by Commissioner Chartrand, vote Approved; 13 ayes, 0 nays, 0 abstention.