

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

Notice of Meeting

April 1, 2015 at 2:00 p.m.

**East Hampton Town Hall
159 Pantigo Road
East Hampton, NY 11937**

Tentative Agenda Includes:

1. Meeting Summary for February and March 2015
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guest Speaker
 - East Hampton Town Supervisor Larry Cantwell
 - Gordian Raacke, Renewable Energy LI
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - Liberty Village, Town of Smithtown
0800-04400-0200-006000
0800-04500-0500-002000 thru 6
0800-04500-0500-008000 thru 17
 - Town of Southampton Tuckahoe Center COZ
0900-15800-0300-004000, 4, 6 and 19
7. Section A-14-24 of the Suffolk County Administrative Code
None
8. Other Business:

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on May 6, 2015 2 p.m. Maxine S. Postal Auditorium Evans K. Griffing Building, Riverhead County Center 300 Center Drive Riverhead, New York 11901



Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Joanne Minieri
Deputy County Executive and Commissioner

Division of Planning
and Environment

Applicant: Liberty Village
Municipality: Smithtown
Location: west side of Lawrence Rd. ~ 1,500 north of Northport Road.

Received: 3/13/2015
File Number: SM-15-01
T.P.I.N.: 0800 04400 0200 006000
Jurisdiction: adjacent to NYS land

ZONING DATA

- Zoning Classification: R-21 & LI
- Minimum Lot Area: 21,780. Sq. Ft.
- Section 278: No
- Obtained Variance: No

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: No
- Received Health Services Approval: No
- Property Considered for Affordable Housing Criteria: Yes
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: Yes
- SEQRA Information: Yes
- SEQRA Type: EAF
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: industrial yard
- Existing Structures: several metal industrial bldgs.
- General Character of Site: rolling
- Range of Elevation within Site: 50' to 140' amsl
- Cover: weeds brush some thin woods
- Soil Types: Gravel Pits (Gp), carver and plymouth associations.
- Range of Slopes (Soils Map): 0 to >15%
- Waterbodies or Wetlands: none

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: garden apartments
- Layout: curvi-linear
- Area of Tract: 40.23Acres
- Yield Map:
 - No. of Lots: 0
 - Lot Area Range: Sq. Ft.
- Open Space: N/A

ACCESS

- Roads: Lawrence Road
- Driveways: private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: cb/lp
 - Recharge Basins: no
- Groundwater Management Zone: I
- Water Supply: public
- Sanitary Sewers: unknown

PROPOSAL DETAILS

OVERVIEW – Applicants seek change of zone approval from the Smithtown Town Board for the construction of up to 700 multifamily, age restricted (indicated on “Site Plan-Conceptual” by Elkin Architecture PC, 10-1-13), residential garden apartment units (either cooperatives or rentals). The subject parcel is a 40.23 acre parcel zoned R-21 (Residential-21,780 SF minimum lot size) and LI (Light Industrial-80,000 SF minimum lot size) located at the northeast corner of Lawrence Road and Old Northport Road in the hamlet of Kings Park. The petitioners are requesting a change of the zone on the entire parcel to Residential Multifamily-Garden Apartments (RM-GA) at no more than 17 units/acre.

The petitioners put forth that the change of zone request is to “make zoning of all lots held by applicant residential” and the “elimination of [an] undesirable industrial use adjacent to [a] residential neighborhood.” Moreover, the petitioners argue that a “decrease in truck traffic due to elimination of industrial uses on site” will occur. The petitioners contend that the application is a change of zone application only and that specific site details are conceptual and mutable.

The change of zone application indicates that “the [new] buildings will be attached in sections of 4 to 6 units.” The “Site Plan – Conceptual” indicates twenty buildings clustered to the southwest corner of the subject parcel (80 – 120 units) and occupying approximately the southern half of the property. The main access is onto Lawrence Road roughly center-north of the eastern property line. The northern half of the subject property appears to be reserved for later phases of development or some other purpose; it is not indicated in the referral materials.

There is no indication in the referral materials to the Suffolk County Planning Commission from the Smithtown Town Board regarding the proposals intended compliance with the NYS Long Island Work Force Housing Act and if the petitioners will provide the minimum required 10% affordable units or if a greater percentage of the ultimate unit build-out will be offered. The remaining units appear intended to be sold at market rate. The Liberty Village Senior Housing Development proposal at this time includes no amenities typical for age restricted multi-family developments

including but not limited to a clubhouse building, walking trails and pool. Permeant green space is not quantified on the conceptual plan or in the referral materials, other than indicating the existing edge of “woods” and building setbacks on the subject site.

It is indicated in the submitted EAF (pg. 3) that the subject property had been used in the past for sand and gravel mining, the disposal of solid or hazardous wastes and is currently a “capped landfill”. The petitioners put forth that the existing use of the subject property is “vacant land, and an industrial yard consisting of contractor’s storage and equipment storage.” Copies of any prepared Phase I and II Environmental Site Assessments have not been submitted to the Suffolk County Planning Commission and it is not known if any have been prepared and submitted to the New York State Department of Environmental Conservation (DEC).

There is no indication in the referred material to the Suffolk County Planning Commission concerning the treatment of wastewater from the proposed garden apartment complex. The Kings Park Sewer District boundary is approximately one mile to the north and the Saint Catherine hospital STP is situated much further to the south.

There is no indication in the referred material to the Suffolk County Planning Commission regarding storm water runoff from the contemplated development and how it is to be collected and treated.

The proposed development at maximum build out (40.23 acres/2,500 SF/unit), pursuant to Town of Smithtown Zoning Law would include 1,050 parking stalls (700 units x 1.5 space/unit). No details in the submitted materials to the Suffolk County Planning Commission regarding off street parking has been included including the number of spaces that would be located in garages (attached or detached) and surface parking spaces. The conceptual site plan does show some parking stalls but there is no calculation submitted to the Commission to support the drawing.

Access for the proposed retirement community is to be from one ingress/egress points to Lawrence Road and an alternate vehicular access to the west extending to Kings Park Road (unopened paper street) is also proposed. There is no indication in the referred material to the Suffolk County Planning Commission that the petitioner is currently preparing a traffic impact analysis in coordination with the town of Smithtown.

Potable water is to be supplied to the proposed development by the Suffolk County Water Authority.

The subject property is bounded on the north by unimproved lands in the R-21 and R-43 (lands of Kings Park Psychiatric Center) Districts; to the east across Lawrence Road by open space lands as part of a subdivision in the R-21 District; to the south by a commercial transfer station/recycling and precast concrete/sand and gravel operation in the LI District; and to the west across Kings Park Road by unimproved land in the LI District.

The proposed project is not located in a Suffolk County Pine Barrens Zone. The subject parcel is not located a State Special Groundwater Protection Area (SGPA). The site is situated over Hydro-geologic Management Zone I. The subject property is not in a State designated Critical Environmental Area. No local or State designated wetland occur on the subject site.

STAFF ANALYSIS

GENERAL MUNICIPAL LAW CONSIDERATIONS: New York State General Municipal Law, Section 239-I 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.

It is the petitioner's contention that the proposed garden apartment complex will eliminate an undesirable industrial use adjacent to residential neighborhoods and replace it with rental garden apartments. It is the belief of the staff that the proposed action does not contradict the intent of the State law and would be more compatible with adjacent land uses provided appropriate buffering is included in the ultimate development plan. It is the belief of the staff that the proposed Liberty Village project can be designed to be in harmony with the existing character of the area.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Smithtown Comprehensive Plan (1961) makes no specific recommendation for the subject property. The Comprehensive Plan does however, call for the development of apartment dwelling units in the Town.

The Town of Smithtown draft Compressive Plan Update (Volume VIII, February 2015) specifically recommends "Limited outdoor industry/commercial recreation." It is important to note that the draft plan has not yet been adopted by the Town and is provided herein for informational purposes.

The petitioners have indicated that the project is consistent with neighboring uses since the area is comprised of residential one-family dwellings to the east and at least two multifamily developments to the north-east and west. A prior change of zone application on adjacent properties to the south and west from LI to R-21 was considered by the Town in 2013. It is not clear if the application was perfected. The Suffolk County Planning Commission did not have jurisdiction over the zone change application. In 2004 the Suffolk County Planning Commission reviewed a referral from the Town of Smithtown on the subject property. The referral was for the change of zone from R-21, R-23 and LI for the proposed construction of 176 townhouse units on 35 acres. The application was disapproved (SM-04-14).

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 above policies:

As indicated previously, there is no indication in the referred material to the Suffolk County Planning Commission concerning the treatment of wastewater from the proposed garden apartment complex. The Kings Park Sewer District boundary is approximately one mile to the north and the Saint Catherine Hospital STP is situated much further to the south. Early review by the Suffolk County Department of Health Services and the Suffolk County Department of Public Works is warranted and the petitioner should be directed to contact and begin dialogue with the Suffolk County Department of Health Services and the SCDPW as early as possible.

There is no indication in the referred material to the Suffolk County Planning Commission regarding storm water runoff from the contemplated development and how it is to be collected and treated.

Storm water runoff from the proposed project should be retained on-site and recharged via a drainage system designed to conform to all applicable Town requirements. Submission materials to the Commission do not indicate that NYS DEC SWPPP requirements will be met, though it is presumed. There is an opportunity to develop the site utilizing best management practices and state of the art storm water treatment methodologies. The petitioners should be encouraged to review the Suffolk County Planning Commission publication Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.

No mention of the consideration of energy efficiency is provided in the referral material to the Suffolk County Planning Commission. The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, for later site planning stages, elements contained therein applicable for residential and clubhouse components of the proposal.

The proposed age restricted garden apartment Liberty Village, is not situated in a downtown or TOD. This would be positive locational criteria for an attached multifamily housing community if such infrastructure was within the immediate area (1/4 mile). The approximate distance to the Kings Park downtown commercial business district is approximately 1.5 miles. The distance to the LIRR Kings Park Station is approximately 1.4 miles. The subject development site is not situated along the Suffolk County bus transit route. The closest route (S56) runs along Indian Head Road that would require a pedestrian to walk south along Lawrence Road to Old Northport road then west to Indian Head Road; about 0.5 miles. The S56 runs north-south along Indian Head Road from the south at Commack north along Indian Head then turns east toward San Remo and downtown Smithtown. The distance to St. Catherine of Sienna Hospital is approximately three miles, to Jericho Turnpike (NYS Rte. 25) approximately 2.9 miles and to local groceries; Key Food Supermarket 1.5 miles and Walbaums approximately 2.6 miles. It is the belief of staff that an attached unit, high density project not situated within a TOD should provide for shuttle service to appropriate transportation, health, retail and commercial nodes.

As indicated above there is no indication in the referred material to the Suffolk County Planning Commission that the petitioner is currently preparing a traffic impact analysis in coordination with the Town of Smithtown. Such an analysis is necessary in order to determine the impact to Lawrence Road and other area intersections and roadways as a result of full buildout of the petition as presented.

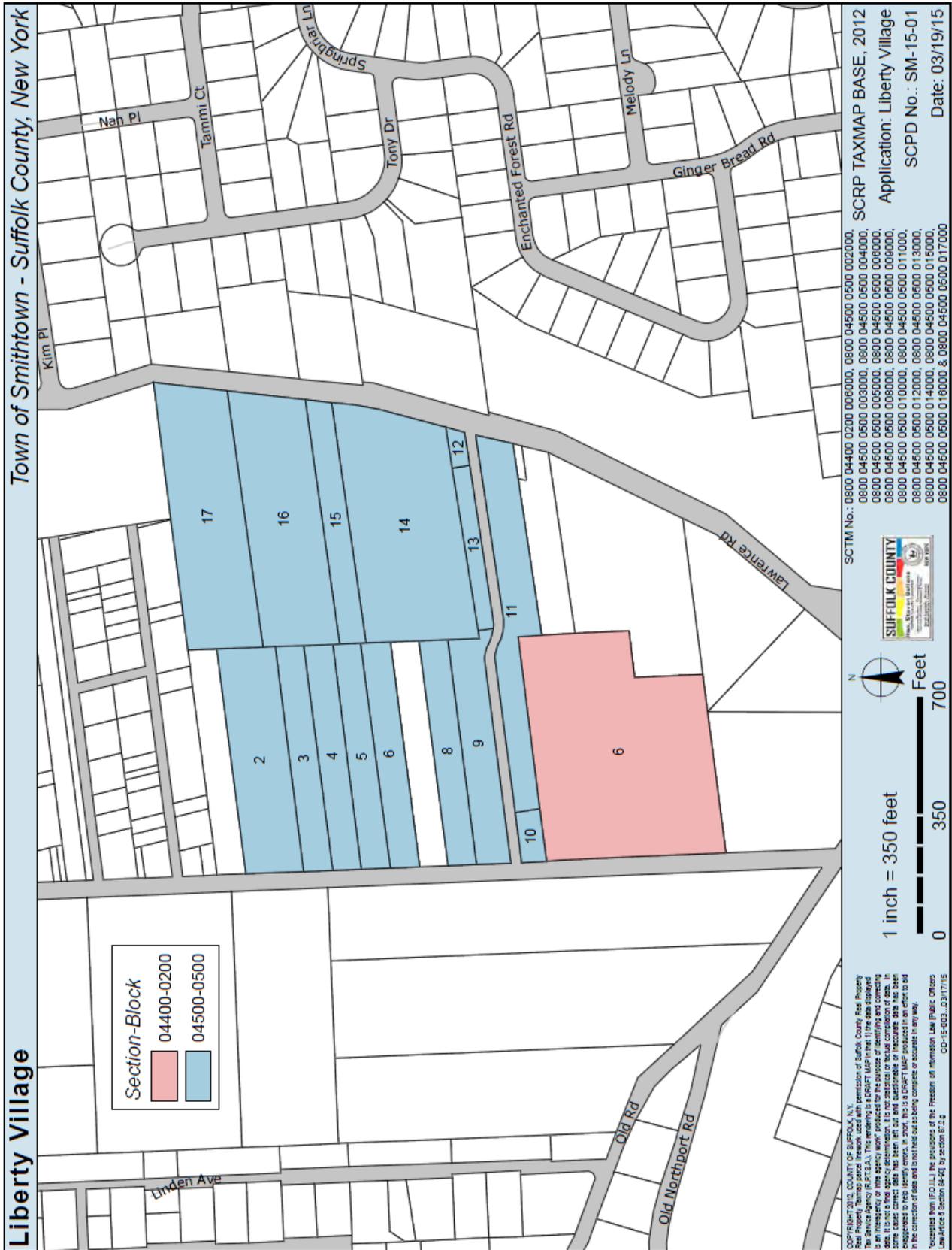
Little discussion is made in the petition to the Town and referred to the Commission on public safety and universal design. The applicant should review the Planning Commission guidelines particularly related to public safety and universal design incorporate into the proposal, where practical, design elements contained therein.

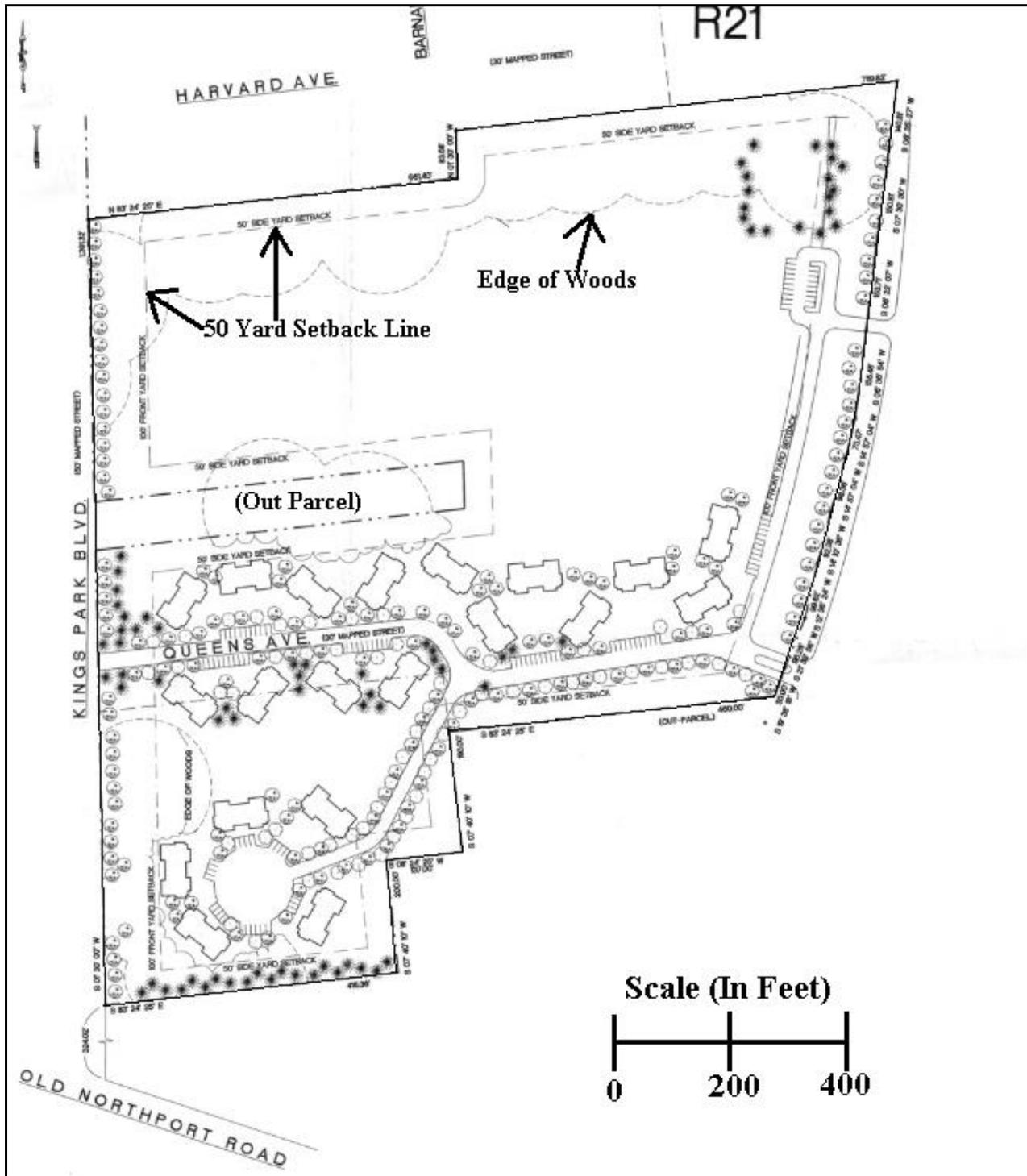
The petition to rezone the subject property is problematic in the light of the existing master plan and current planning considerations. The subject parcel is remotely situated and possesses limited amenities desired for multi residence purposes; it appears incongruous with remaining nearby industrially zoned lands; it constitutes the unwarranted inappropriate non-comprehensive alteration of zoning patterns in the locale; and it may adversely affect vehicular circulation patterns in the area. However, there is a regional need to provide a diversity of housing stock within the region and in within Smithtown particularly the rental apartment inventory. With proper modifications and mitigations the petition can be made approvable.

STAFF RECOMMENDATION

Approval of the change of zone from R-21 and LI to RM-GA for Liberty Village with the following comments:

1. It is indicated in the submitted EAF (pg. 3) that the subject property had been used in the past for sand and gravel mining, the disposal of solid or hazardous wastes and is currently a “capped landfill”. The petitioners put forth that the existing use of the subject property is “vacant land, and an industrial yard consisting of contractor’s storage and equipment storage.” Copies of any prepared Phase I and II Environmental Site Assessments have not been submitted to the Suffolk County Planning Commission and it is not known if any have been prepared and submitted to the New York State Department of Environmental Conservation (DEC). Environmental Site Assessments should be prepared and submitted to the appropriate agencies for review.
2. Early review by the Department of Health Services and the Suffolk County Department of Health Services and the Suffolk County Department of Public Works is warranted for waste water treatment considerations and the petitioner should be directed to contact and begin dialogue with the Suffolk County Department of Health Services and the SCDPW as early as possible.
3. There is no indication in the referral materials to the Suffolk County Planning Commission from the Smithtown Town Board regarding the proposals intended compliance with the NYS Long Island Work Force Housing Act and if the petitioners will provide the minimum required 10% affordable units or if a greater percentage of the ultimate unit build-out will be offered. This should be clarified prior to COZ approval.
4. The petitioner should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.
5. The Liberty Village age restricted garden apartment complex should provide for shuttle service to appropriate transportation, health, retail and commercial nodes.
6. There is no indication in the referred material to the Suffolk County Planning Commission that the petitioner is currently preparing a traffic impact analysis in coordination with the town of Smithtown. Such an analysis is necessary in order to determine the impact to Lawrence Road and other area intersections and roadways as a result of full bailout of the petition as presented. This analysis should be prepared as part of the COZ review by the Town Board.
7. The petitioner should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, applicable elements contained therein.





Z-1: Liberty Village
 SCPD: SM-15-01
 SCTM No: 0800-044.00-02.00-006.000 et al

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AGENDA

April 1, 2015 at 2:00 p.m.

**East Hampton Town Hall
159 Pantigo Road
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2. Public Portion
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 - East Hampton Town Supervisor Larry Cantwell
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6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - Liberty Village, Town of Smithtown
0800-04400-0200-006000
0800-04500-0500-002000 thru 6
0800-04500-0500-008000 thru 17
7. Section A-14-24 of the Suffolk County Administrative Code
None
8. Other Business:
Amendment of Meeting Schedule

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on May 6, 2015
2 p.m. Maxine S. Postal Auditorium Evans K. Griffing Building, Riverhead County Center 300 Center Drive
Riverhead, New York 11901

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: April 1, 2015
Time: 2:00 p.m.
Location: East Hampton Town Hall
159 Pantigo Road
East Hampton, New York 11937

Members Present (10)

Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
John Finn – Town of Smithtown
Nicholas Planamento – Town of Southold
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – At Large
Samuel Chu – At Large
David Calone – At Large

Staff Present (5)

Andrew Freleng – Chief Planner
Sarah Lansdale – Director of Planning
Mary Porter – Assistant County Attorney (Counsel to the Commission)

Call to Order

- The Suffolk County Planning Commission meeting of February 4, 2015 was called to order by Chairman David Calone at 2:00 p.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the February 2015 Meeting Minutes. Motion to adopt as amended made by Commission member Casey, seconded by Commission member Chartrand. Vote Approved: 10 ayes, 0 nays, 0 abstentions.
- The adoption of the March 2015 Meeting Minutes. Motion to adopt as amended made by Commission member Casey, seconded by Commission member Chartrand. Vote Approved: 10 ayes, 0 nays, 0 abstentions.

Public Portion – Two members of the public requested to address the Commission; one yielding their time to the other so one addressed the Commission regarding a regulatory matter which the Commission was scheduled to consider at the meeting.

Guest Speaker (taken out of order) – Larry Cantwell, East Hampton Town Supervisor; Welcomed and addressed the Commission, giving a presentation overview of the Town of East Hampton's land-use goals and policies, especially regarding its environmental concerns and community character, as well as its open space program (noting that 40% of land in East Hampton has been permanently preserved).

Guest Speaker (taken out of order) – Jay H. Schneiderman, 2nd District Representative to the Suffolk County Legislature, gave a general overview of planning concerns of the East End, particularly solid waste and wastewater management.

Honoring John Whelan with a Certificate of Appreciation; who served as a Commission member from May 2012 to April 2014. The Chair and the Commission expressed their appreciation for his thoughtful service and expertise to the Commission and the County.

Chairman's Report – Chairman Calone thanked the Town of East Hampton and its Supervisor Larry Cantwell for hosting today's Commission meeting and updated the Commission as follows:

- On Agriculture; The Chair restated the Planning Commission's "farmers of the future" effort, is working with its partners in the County Executive's office and the Peconic Land Trust on finalizing the details with the State for the \$1 million that the State has awarded towards the program to help young and transitioning farmers afford the capital equipment that they need. Chairman Calone noted that that this effort was launched in the room they were gathered in today, thanks to a meeting hosted by Supervisor Cantwell about a year ago, and that should be finalized with the State in the next week or so.
- On the issue of "North Fork Traffic", Chairman Calone indicated that he had met with Legislator Al Krupski about forming a working group to look at how to improve North Fork traffic flow during the busiest tourist times of the year. The Chair indicated that would get going this month, along with the help of Commission member Nick Planamento, and identified a potential source of funding for this effort as the Long Island Wine Council.

Chairman's Report (Continued)

- Regarding news on the 'Economic Development Conference', the Chair announced that the conference would be held at Sony Brook University April 28th from 9:30 am to 1:30 pm at the University's Wang Center, and that he hopes to get invitations out by early next week. Chairman Calone reminded the Commission that conference is a joint effort with the Suffolk County IDA, and that he is working on it with Commission member Barbara Roberts, and thanked the Planning Staff for all their help in organizing the event.
- On the 'East End Wind Code', which has already been adopted by the Town of Brookhaven, the Chairman indicated that the Town of Riverhead had just had their public hearing on it, and that they are expected to adopt it their next meeting. The Chair also stated that he was hopeful that the Towns of East Hampton and Southampton would be adopting some form of the Wind Code soon
- On the 'Geothermal Model Code'; Chairman Calone stated that the Commission has been working on rolling out the Geothermal Code to the local municipalities, and thanked Commission member Michael Kaufman for helping on that. The Chair mentioned that the Town of Smithtown became the first town to adopt the Code and that the Town of Brookhaven will be introducing the legislation in the next week or so. Chairman Calone also mentioned to the Commission members that PSEG's \$10,000 incentive per town and \$5000 per villages over 5000 in population which just ended at the end of March would likely be extended for a few months, as a result of feedback from the towns.
- On the 'Utility Solar' effort; Chairman Calone mentioned that the Commission has created a working group with the Town of Brookhaven as well as with the Towns of Riverhead and Smithtown, with hopes of getting Southampton and East Hampton involved; and that the goal is to create zoning for utility solar including buffering recommendations; as well as recommendations to PSEG regarding how they can better incorporate land uses considerations into their solar RFP process. The Chair stated that there have been two meetings of the working group so far and the next one is scheduled Monday April 13th at 9:30 a.m. at Brookhaven Town Hall; adding that the working group meeting was held on February 13th, and thanked Vice Chairs Kelly and Esposito as well as Commission members Kaufman and Gabrielsen for their inputs in the working group. Chairman Calone stated that the goals of the working group are to have recommendations to the County Planning Commission at its next meeting in May on zoning for utility solar including buffering recommendations; as well as recommendations to PSEG, who the Chair noted is aware of this effort, on how they can better incorporate land use considerations into their solar RFP process.
- Regarding the Comprehensive Plan; Chairman Calone stated that he will allow the County's Planning Director Sarah Lansdale to update the Commission on its progress.
- As a reminder Chairman Calone announced that the next Commission meeting will be held in Riverhead at the County Center at 2 p.m. on May 6th. The Chair also announced that the Commission's June meeting was scheduled to take place in Huntington Town Hall will now take place in Hauppauge Legislature Auditorium at 2 p.m.; and meeting at Huntington Town Hall has been rescheduled to take place in October.

Director's Report – The Planning Director Sarah Lansdale informed the Commission about recent activities within the Division including the following:

- Director Lansdale mentioned the progress of the 'outreach' phase of the adoption of the Comprehensive Plan which is intended to gather input from members of the Suffolk County Legislature, as well as the Towns. Director Lansdale indicated that this phase is expected to be completed by the end of April, with comments posted by May and then in June begin to schedule the 2 public hearings that are required by the County Charter. Director Lansdale added that ideally then the Legislature could have their public hearing on the Comp Plan on July 28, before their August recess.
- The Director also stated that the County's Water Quality Committee just met, and approved 16 proposals funding \$1.3 million in projects which include a project that looks into the effects of the Millstone Nuclear Power Plant on water quality and temperature of Long Island Sound. On another water quality issue, Director Lansdale added that the County is also funding several septic drainage field projects to demonstrate alternative ways of leaching residential on-site septic systems.
- Director Lansdale announced that the County was moving forward on the County Executive's "Reclaim Our Water" initiative and that the 19 new and innovative septic systems were being put into the ground within the next couple of weeks, and the county was looking at launching another demonstration project with Appendix A Systems which can connect and serve collectively 10 to 50 individual systems, typically in a down town location.
- Director Lansdale also mentioned that the County has been progressing with its "Land Bank Program"; which she indicated that the County has received \$1.9 million in funding from the State Attorney General's Office to address the 'Zombie Homes' problem that has been impacting on many Suffolk communities. The County is looking to use that money to fund another initiative to rehabilitate 11 such homes, working with the Long Island Housing Partnership as well as Habitat For Humanity and the Community Development Corporation of Long Island.
- Also on the "Land Bank" Program Director Lansdale announced that the County received funding for both Phase I and Phase II Environmental Assessments on "Brownfields" that are located in areas of high foreclosures.

Guest Speaker – Gordian Raacke, Executive Director of Renewable Energy of Long Island gave a presentation overview on the clean energy movement on Long Island, including clean energy technologies and financial assistance programs, particularly for solar and wind energy projects. He then addressed questions from the Commission.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code (taken out of order)

Liberty Village; referred by the Town of Smithtown, received on March 13, 2015 – the Commission’s jurisdiction for review is that the application is adjacent to NYS land. The Applicants seek change of zone approval from the Smithtown Town Board for the construction of up to 700 multifamily, age restricted (indicated on “Site Plan-Conceptual”), residential garden apartment units (either cooperatives or rentals) . The subject parcel is a 40.23 acre parcel zoned R-21 (Residential-21,780 SF minimum lot size) and LI (Light Industrial-80,000 SF minimum lot size) located at the northeast corner of Lawrence Road and Old Northport Road in the hamlet of Kings Park. The petitioners are requesting a change of zone on the entire parcel to Residential Multifamily-Garden Apartments (RM-GA) at no more than 17 units per acre.

After deliberation the Commission resolved to deem the change of zone application incomplete for the absence of a full statement of facts relating to the following: the proposal’s compatibility with surrounding land uses as well as conformance with the comprehensive land use plan or ‘block’ study for the subject area; the environmental, public health and traffic impact concerns; and supporting information relating to the Long Island Workforce Housing Act.

The motion to deem the change of zone application incomplete was made by Commission member Kaufman and seconded by Commission member Chu, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

Other Business

Commission Member Update – Southold representative Nicholas Planamento announced that the Towns of both Southold and Southampton are celebrating their 375th anniversary, and that their respective Historical Societies are working on promoting the milestone.

Department of Economic Development and Planning Staff Update – Suffolk County Farmland Administrator August Ruckdeschel informed the Commission members on several current farming and fishing grant programs currently available in Suffolk County, including Farm to School Grant, Local Foods Promotion Grant, and a Farmers Market Grant. Mr. Ruckdeschel stated that these grants are available through mid-May and are all designed to promote a wide array of local agriculture activities.

Meeting Adjournment (4:30 p.m.)

The motion to adjourn the meeting was made by Commission member Casey and seconded by Commission member Chartrand. The motion was approved.