

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) 853-5191 F: (631) 853-4767

Theresa Ward, Commissioner, Department of Economic Development and Planning
Sarah Lansdale, Director of Planning

AGENDA

February 1, 2017 at 2 p.m.

**Maxine S. Postal Auditorium, Evans K. Griffing Building
Riverhead County Center
300 Center Drive Riverhead, NY**

VIDEOCONFERENCING WILL BE USED AT THE FOLLOWING LOCATIONS AT 2:00 p.m.:

**Shelter Island Town Hall
38 N Ferry Road, Shelter Island, NY
Jet Blue Arrivals
JFK Airport, Jamaica, NY**

Please note that the Public has a right to attend the meeting at any of the above locations

1. Pilgrim State Property – Heartland Town Square, Town of Islip (Continuance)
0500 07100 0100 010008 et al
2. Meeting Summary for January 2017
3. Public Portion
4. Chairman's Report
5. Director's Report
6. Guests
 - None
7. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - Georgica Green Ventures, LLC aka Riverview Lofts, Town of Riverhead
0600 12900 0100 021000 et al
8. Section A-14-24 of the Suffolk County Administrative Code
 - None
9. Other Business:
 - Election of Officers
 - Rules of Proceedings - Proposed Amendments
 - 2017 Calendar

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on **March 1, 2017 2 p.m.** Maxine S. Postal Auditorium, Evans K. Griffing Building, Riverhead County Center, 300 Center Drive Riverhead, New York 11901

COUNTY OF SUFFOLK

Z-1



Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Theresa Ward
Commissioner

Division of Planning
and Environment

STAFF REPORT

SECTIONS A14-14 THRU A14-24 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: Georgica Green Ventures, LLC (a.k.a. Riverview Lofts)
Municipality: Riverhead
Location: Northwest corner of East Main Street (SR 25) and McDermott Avenue

Received: 12/27/2017
File Number: RH-17-01
T.P.I.N.: 0600 12900 0100 021000 & 022000
Jurisdiction: adjacent to NY State Route 25 (East Main Street), within 500' of the banks of the Peconic River, and the boundary line of the Town of Southampton

ZONING DATA

- Zoning Classification: Downtown Center 1: Main Street Zoning Use District (DC-1)
- Minimum Lot Area: 5,000 S.F.
- Section 278: No

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: Yes, SWPPP required
- 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: No
- SEQRA Information: Yes
- SEQRA Type: Type One
- Minority or Economic Distressed: Yes

SITE DESCRIPTION

- Present Land Use: Commercial
- Existing Structures: 2 commercial buildings to be removed
- General Character of Site: Slopes down from road then level
- Range of Elevation within Site: 4'-14' amsl
- Cover: Buildings and paved parking surface
- Soil Types: Urban land
- Range of Slopes (Soils Map): 0-8%
- Waterbodies or Wetlands: None on or abutting; Peconic River approx. 100' away

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Site plan
- Layout: 5 story mixed-use building with lower level parking, 1st floor commercial space and 118 apartment units.
- Area of Tract: 37,166 S.F. (total of 2 tax map parcels)
- Yield Map:
 - No. of Lots: N/A
 - Lot Area Range: N/A
- Open Space: N/A

ACCESS

- Roads: Existing (McDermott Avenue)
- Driveways: One new private driveway along McDermott Avenue leading directly into the internal ground-level parking area beneath the proposed building.

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: Dual system to retain and recharge on-site via roof top detention and underground infiltration system (rain boxes)
 - Recharge Basins: No
- Groundwater Management Zone: III
- Water Supply: Connection to the Riverhead Water District
- Sanitary Sewers: Connection to the Riverhead Sewer District

PROPOSAL DETAILS

OVERVIEW – Applicants request Site Plan approval from the Riverhead Town Planning Board for the construction of a five story mixed-use building consisting of first floor commercial space (at grade with East Main Street) and four floors of apartments (118 units), and lower level parking area beneath the structure accessed via McDermott Avenue. The proposed apartments include studios, one bedroom and two bedroom units. The total floor area of the proposed building is 128,131 SF.

The subject property includes two parcels having a total area of 37,166 SF, located at the northwest corner of East Main Street (SR 25) and McDermott Avenue in the downtown section of Riverhead. The site is bordered to the south by a municipal parking lot and a little further south is the Peconic River; to the west is vacant land previously improved with commercial buildings which have now been demolished and removed (no verifiable information has been provide of future development).

The referral to the Suffolk County Planning Commission from the Riverhead Town Board indicated that the proposed project would include first floor space for 1,429 SF of retail space and two restaurants (as many as 531 seats), totaling 14,479 SF. The south facing restaurant overlooking the Peconic River will take advantage of this view and have an exterior wooden deck for the uses and enjoyment of its patrons. It has been noted in the referral material that the restaurants spaces may be occupied instead by other types of commercial spaces, to be determined based on market conditions. Other first floor space will include rooms for building maintenance and management, as well as rooms for the use of its residents, to include exercise room, lounge, tots room, and lobby.

Above the first floor will be four floors of apartments. Three types of apartments are planned: 30 studio units having an average of 486 SF; 60 one-bedroom units having an average of 689 SF; and 28 two-bedroom units having an average of 977 SF (one of which to be set aside for rent-free occupancy by the building superintendent). The other 117 for-rent apartments are intended for occupancy by households meeting specific economic/income standards. Occupancy will be subject to review and jurisdiction of the Town of Riverhead (see attachment).

The parking area will be in the lower level, beneath the structure and accessed along the site's McDermott Avenue frontage, along which the site's slopes give direct access to the proposed 58-space parking level which is intended for the use of patrons of the restaurant and retail space, as well as for the residents. This access will be controlled by a 'Stop' sign for exiting vehicles. There will be no vehicular access directly onto East Main Street

The subject property is within the Riverhead Parking District, a taxing jurisdiction that levies taxes on all property owners within the district on an ad valorem basis. The purpose of the district is to demand and create additional parking spaces that serve the downtown area. According to 108-60(l) of the Code of the Town of Riverhead, owners of property within a parking district do not have to provide off-street parking.

Sanitary waste water is to be collected on site and connected to the Riverhead Sewer District, as indicated in the referral material has adequate capacity to service the anticipated sanitary waste generated by the proposed mixed-use development.

Assuming the wastewater flow design rates of the Suffolk County Department of Health Services, the proposed redevelopment project will consume approximately 31,560 gallons of water daily. The potable water will be supplied by the Riverhead Water District.

All storm water generated on the property will be retained on site to be recharged to the groundwater via a drainage system agreed to be the Town Engineering Department, whereas one-half of the run-off generated on the rooftop will be detained there temporarily, while the remainder will be immediately conveyed to infiltration units located beneath the building on the southern portion of the property where the land surface is lower.

Lighting will be consistent with current Town standards and requirements, with all installed lighting dark-sky compliant with downcast fixtures. Lighting will be provided to establish safe and secure environment with illumination only in those areas where it is necessary.

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 proposed use, which is permitted in accordance with local zoning, appears to be compatible with the variety of land uses in the area. It intends to provide downtown housing opportunities that are in close proximity to amenities which contributes to creating a walkable community character.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS:

The Town of Riverhead 2003 Comprehensive Land Use Plan set forth recommendations and policies specific to the downtown area, the subsequent 2008 Update of the Town's East Main Street Urban Renewal Plan, including the Peconic River waterfront. As a result the Downtown Center District was created into five distinct categories (DC-1 through 5), each tailored to a distinct part of the downtown area, intended to balance downtown land uses and development patterns. The Downtown Center -1: Main Street (DC-1) zoning category is intended to foster a traditional downtown character along East Main Street with a mix of uses and a pedestrian friendly streetscape.

Special permit will likely be required for exceeding the maximum allowable building lot coverage (footprint) of 80% without transferring development rights (TDRs), and also a variance for exceeding maximum size of studio apartments (450 SF). Relief sort from dimensional or bulk regulations could provide an opportunity to improve design elements of the proposed project, i.e. increasing setbacks and other impact mitigations.

Overall, it is the belief of the staff that the proposed development and use is in accordance with the Town Comprehensive Land Use Plan and Zoning for the subject property.

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:

While the proposed project site has no natural features or resources to protect it will nevertheless help to preserve and enhance the natural features Peconic River which is in close proximity, i.e 'dark-sky' lighting, storm-water retention, and an overlooking view of the river that would tend to increase appreciation of its natural resources.

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.

The project is appropriately located as both a commercial and residential development; the increase residents will add to the customer base of local businesses, and its commercial component will help draw customers to the downtown. The project will also add to the economic base of downtown Riverhead by increasing employment and business spaces, with associated tax generation and employee income.

The project will result in an increase in the number of housing units for the housing market that is specifically intended by the Town Comprehensive Plan as in need of support (see attachment). And these units will be in close and convenient proximity to public transit resources for the use of its residents. This would tend to increase potential Suffolk Transit bus and Long Island Rail Road (LIRR) ridership.

Staff believes should that dialogue continue as is necessary for permits and approvals with the Suffolk County Department of Health Services and the Town of Riverhead Sewer District regarding waste water treatment and connection to the Riverhead Sewer District.

Based on the results of the Traffic Study as part of the Supplemental Environmental Assessment Form Report, it was noted that it is the professional opinion of Nelson & Pope Engineers that, the proposed project will not result in significant traffic impacts in the surrounding area.

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. Moreover, internal access/circulation aisles and parking stalls depicted in the referral material appears to be narrow and the egress potentially unsafe for pedestrians traversing the side walk along the project's frontage on McDermott Street. The ingress/egress aisles should be designed to accommodate a pedestrian crosswalk and amenities that assure safe walking movements.

STAFF RECOMMENDATION

Approval of the Site Plan application with the following modifications as conditions to the approval, and with the following comments to be offered to the Town of Riverhead for its consideration and use:

Conditions:

1. The two tax map parcels that are the subject of this site plan application for a single mixed-use building shall be merged to create a single and separate lot on which the building is to be constructed.

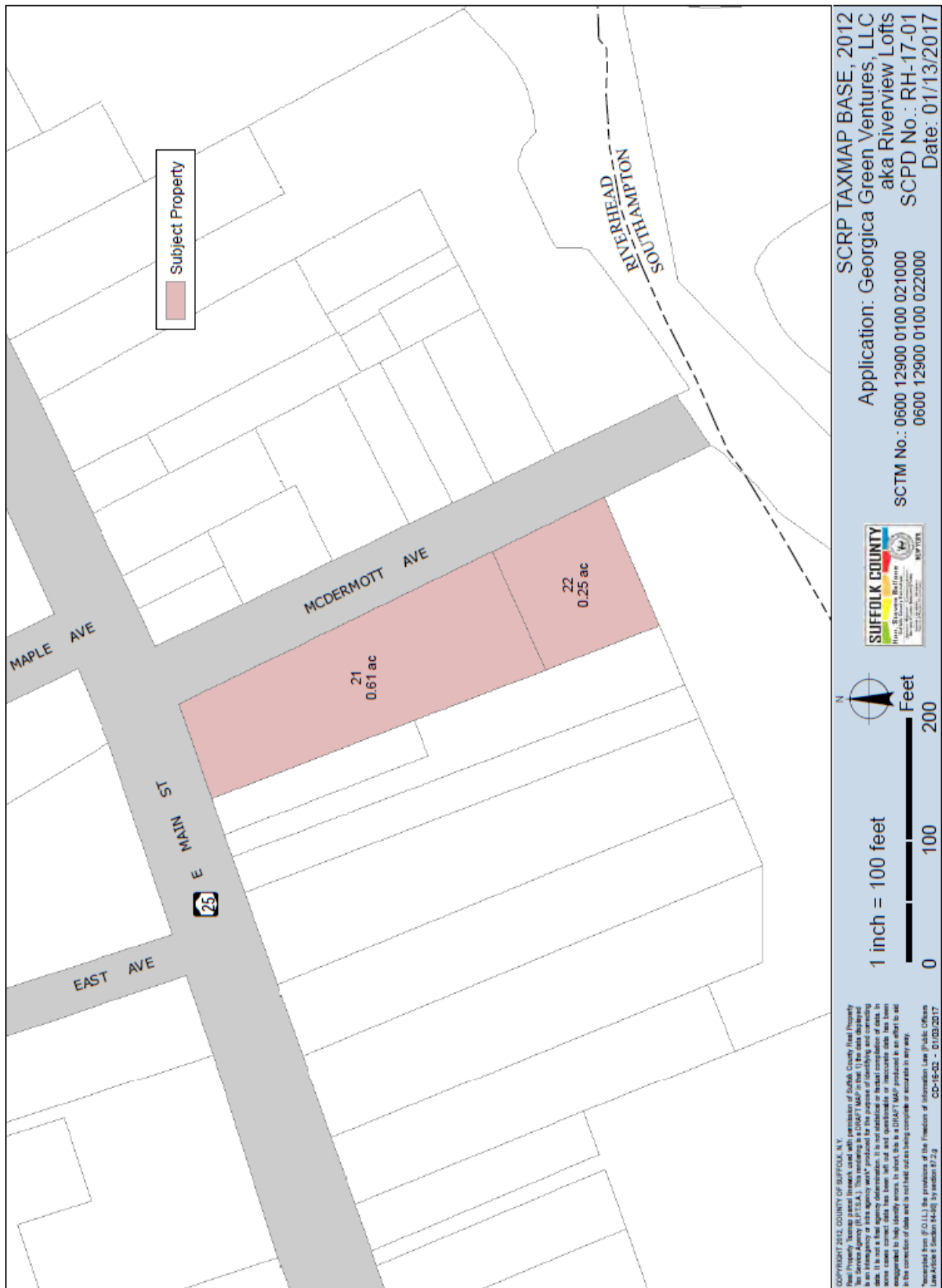
Reason:

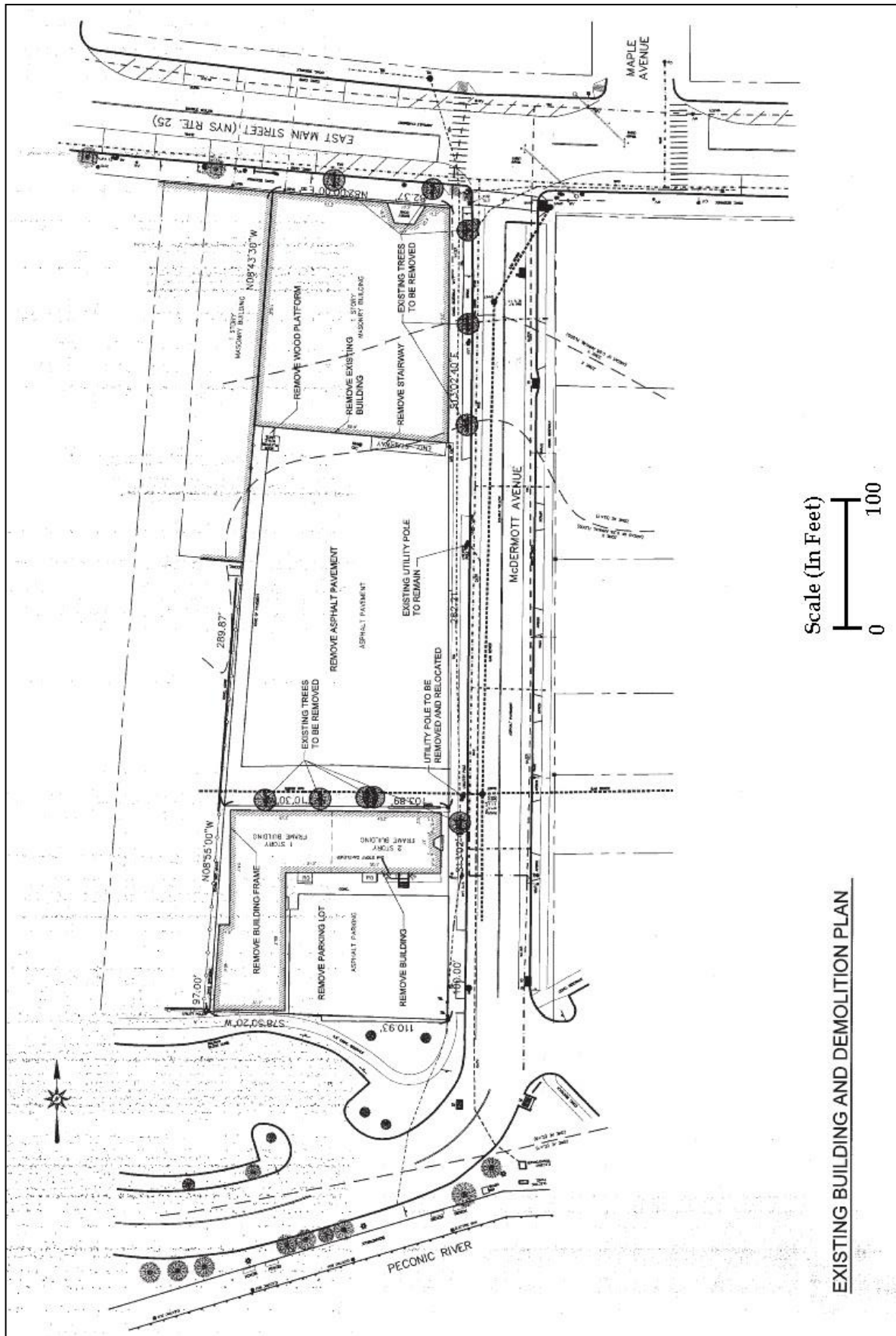
To maintain the two separate tax map lots (parcels) after development for a single mixed-use building could potentially result in ownership disputes over property maintenance, management, tax assessment and liability, and other serious legal issues that would all be avoided by the merging of the two subject lots prior to the development as proposed.

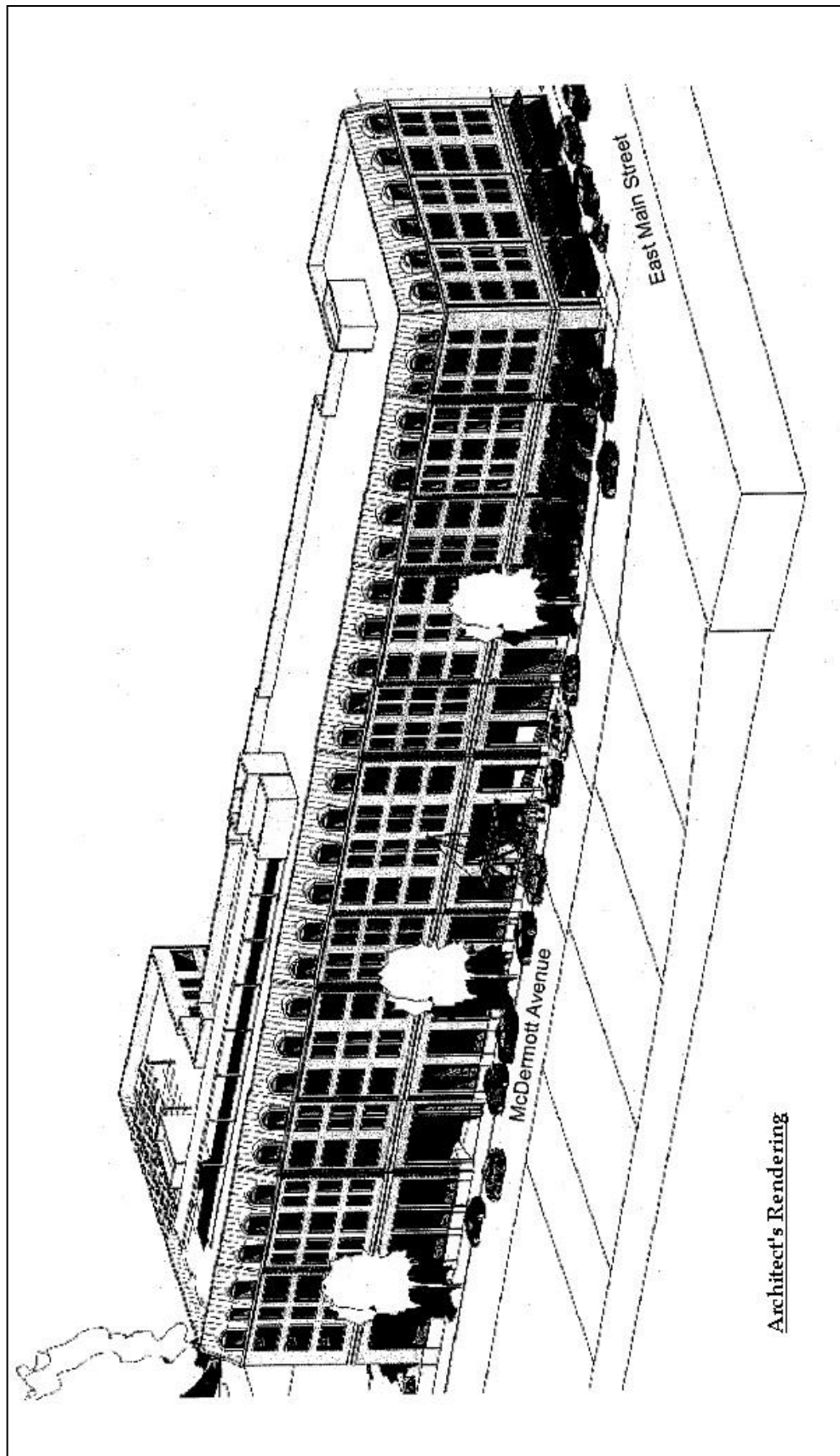
Comments:

1. The Town should conduct a detailed parking analysis of available parking in close proximity to the subject parcel in order to insure that adequate parking exists to accommodate the subject property as well as surrounding development.
2. The proposed parking analysis should include potential build-out under existing zoning in order to insure that adequate parking will be available as additional development occurs consistent with Town's goals and objectives for the downtown.
3. The Town should require the applicant to apply the best design elements to reduce the visual impacts and the 'bulk' aspects of the proposed building on the surrounding streetscape, i.e. increasing setbacks to the upper stories to allow for more sunlight to reach the surrounding streets and sidewalks.
4. The applicant 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 applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein.
6. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein, particularly as it relates to the points where vehicles and pedestrians will intersect.

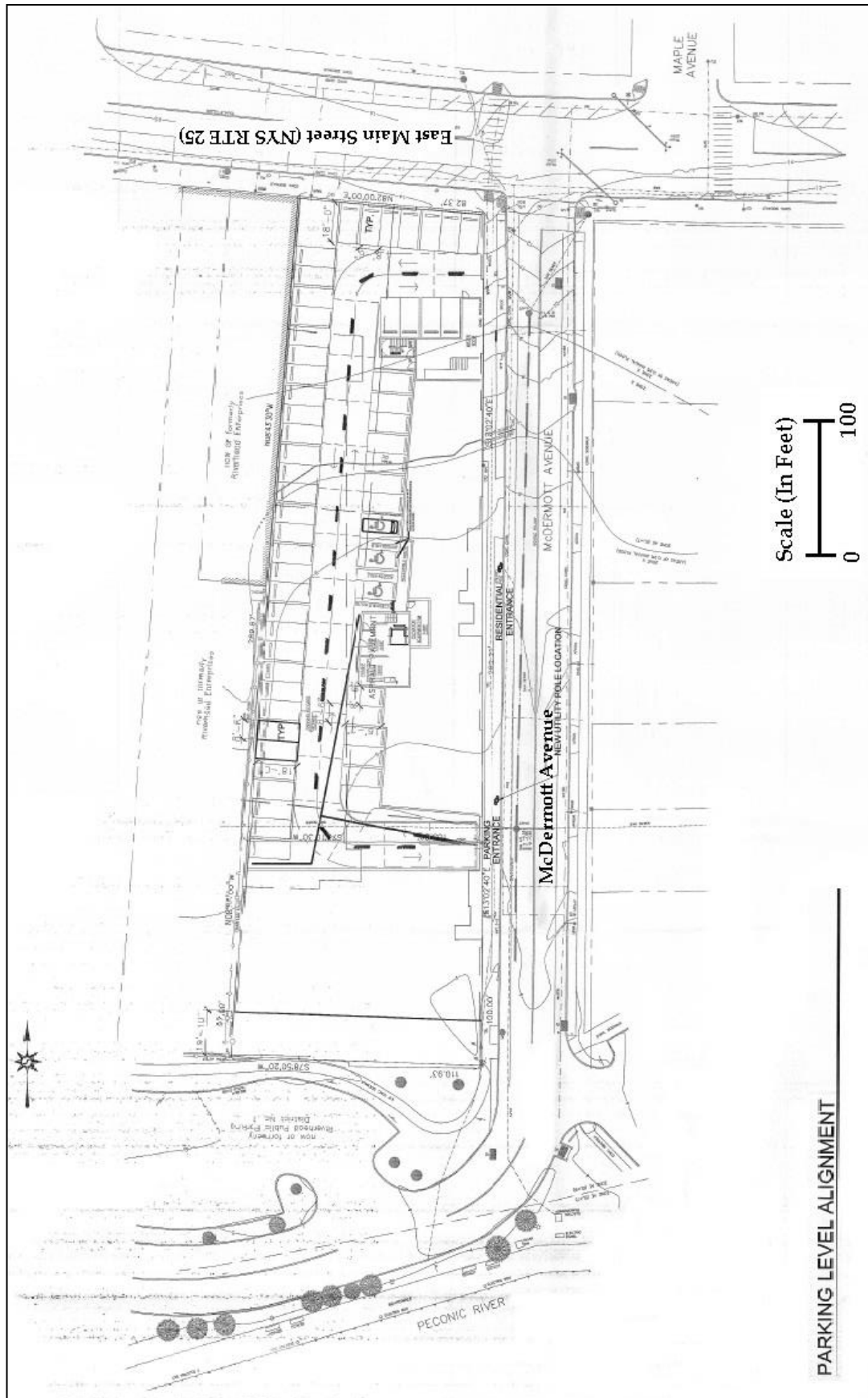
7. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
8. The applicant should be required to provide accommodations for securing of bicycles on-site to promote bicycle use and also investigate the viability of offering a 'ride share' program as a way of reducing parking stall demand in Riverhead's downtown and surrounding areas.

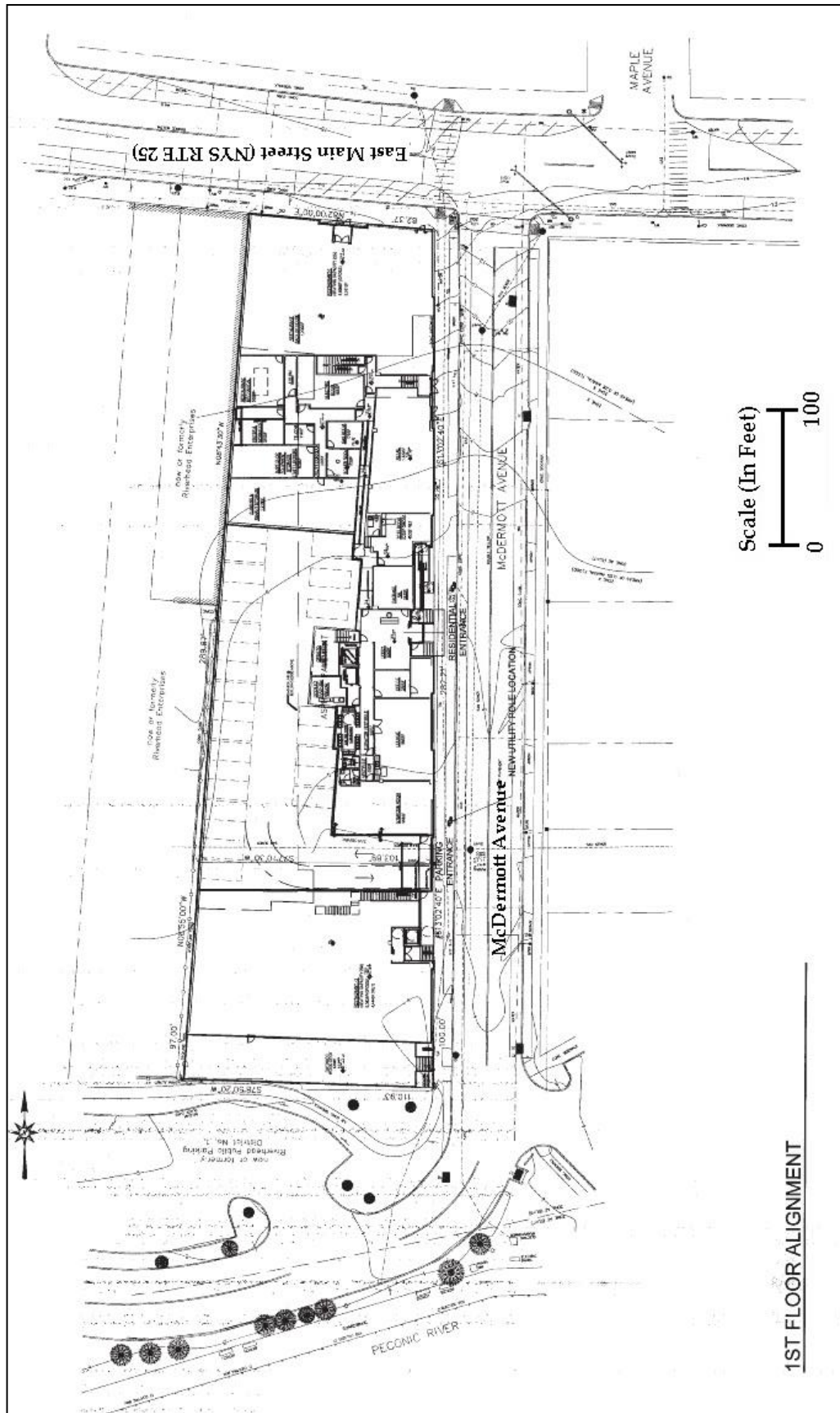


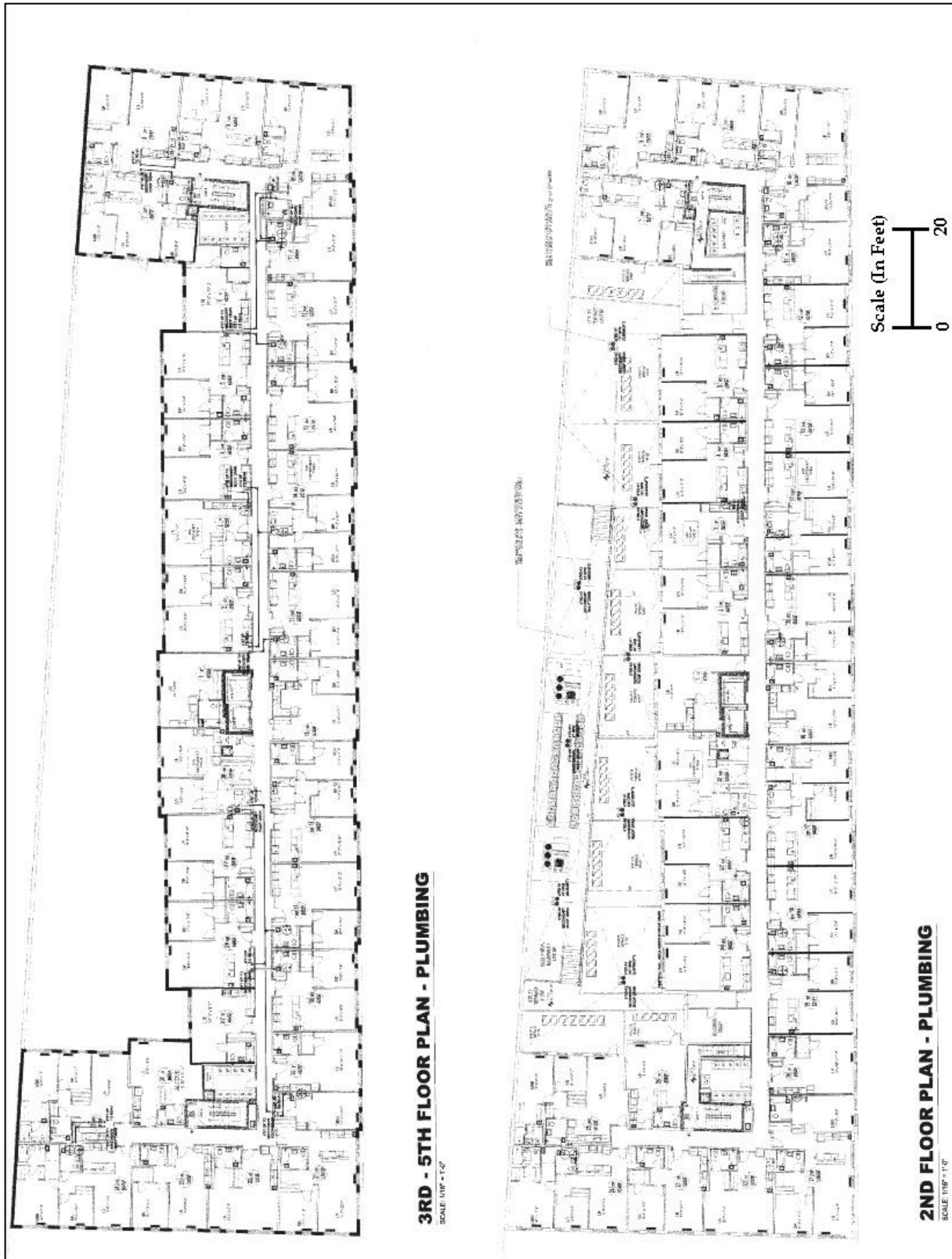




Architect's Rendering







Resolution No. ZSR-17-03 of the Suffolk County Planning Commission
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

- WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on December 27, 2017 at the offices of the Suffolk County Planning Commission with respect to the application of “**Georgica Green Ventures, LLC (a.k.a. Riverview Lofts)** ” located in the Town of Riverhead
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **February 1, 2017**, now therefore, Be it
- RESOLVED, that the Suffolk County Planning Commission hereby approves the staff report, as may be amended, as the report of the Commission, Be it further
- RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further
- RESOLVED, that the Suffolk County Planning Commission **Approves** the site plan of Georgica Green Ventures, LLC (a.k.a. Riverview Lofts) with the following modifications as conditions to the approval, and offers the following comments to the Town of Riverhead for its consideration and use:

Modifications:

1. The two tax map parcels that are the subject of this site plan application for a single mixed-use building shall be merged to create a single and separate lot on which the building is to be constructed.

Reason: To maintain the two separate tax map lots (parcels) after development for a single mixed-use building could potentially result in ownership disputes over property maintenance, management, tax assessment and liability, and other serious legal issues that would all be avoided by the merging of the two subject lots prior to the development as proposed.

2. The project shall be consistent with the Town of Riverhead's Transfer of Development Rights Program.

Reason: It is the preference of the Commission that adherence to the Zoning Code be achieved whenever possible before granting any relief to said Code requirements. The Town of Riverhead's TDR Program is an important part of the Code and provides for the preservation of open spaces and natural resources while directing development to more suitable locations within the Town, i.e. downtowns and commercial corridors.

Comments:

1. The Town should conduct a detailed parking analysis of available parking in close proximity to the subject parcel in order to insure that adequate parking exists to accommodate the subject property as well as surrounding development.

2. The proposed parking analysis should include potential build-out under existing zoning in order to insure that adequate parking will be available as additional development occurs consistent with Town's goals and objectives for the downtown.
 3. The Town should require the applicant to apply the best design elements to reduce the visual impacts and the 'bulk' aspects of the proposed building on the surrounding streetscape, i.e. increasing setbacks to the upper stories to allow for more sunlight to reach the surrounding streets and sidewalks.
 4. The applicant 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 applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein.
 6. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein, particularly as it relates to the points where vehicles and pedestrians will intersect.
 7. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
 8. The applicant should be required to provide accommodations for securing of bicycles on-site to promote bicycle use and also investigate the viability of offering a 'ride share' program as a way of reducing parking stall demand in Riverhead's downtown and surrounding areas.
-
- The Suffolk County Planning Commission Guidebook for policies and guidelines can be found on the internet at the below website address:
<http://www.suffolkcountyny.gov/Home/departments/planning/Publications%20and%20Information.aspx#SCPC>

Proposed Georgica Green Ventures, LLC (a.k.a. Riverview Lofts) Town of Riverhead

COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

	AYE	NAY	RECUSED	ABSENT
ANDERSON, RODNEY – At Large	X			
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip	X			
CHU, SAMUEL – Town of Babylon	X			
CONDZELLA, JOHN – Town of Riverhead	X			
ESPOSITO, ADRIENNE - Villages over 5,000	X			
FINN, JOHN - Town of Smithtown	X			
GERSHOWITZ, KEVIN G.- At Large	X			
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven	X			
KITT, ERROL – At Large	X			
KRAMER, SAMUEL – Town of East Hampton	X			
MOREHEAD, NICHOLAS – Town of Shelter Island	X			
PLANAMENTO, NICHOLAS - Town of Southold	X			

Motion: Commissioner Condzella

Present: 14

Seconded: Commissioner Esposito

Absent: 0

Voted: 14-0

Abstentions: 0

DECISION: Adopted

Election of the Suffolk County Planning Commission Chair and Vice Chairs for 2017

Resolution No. ZSR-2017-04 of the Suffolk County Planning Commission
Pursuant to Sections A14-1 of the Suffolk County Administrative Code

At the organizational meeting of the Suffolk County Planning Commission held on Wednesday, February 1, 2017, the election of officers was conducted pursuant to Roberts Rules

- WHEREAS, Article XIV, Section A14-1 of the Suffolk County Administrative Code requires that at such meeting, the Commission shall select from its own members a Chairman and such other officers as it may deem proper, and
- WHEREAS, on February 1, 2017 the members of the Suffolk County Planning Commission voted to elect Commission member Jennifer Casey representing the Town of Huntington as Chair, and
- WHEREAS, on February 1, 2017 the members of the Suffolk County Planning Commission voted to elect Commission member Adrienne Esposito, representing Villages Over 5,000 population, as Vice Chair, and
- WHEREAS, on February 1, 2017 the members of the Suffolk County Planning Commission voted to elect Commission member Samuel Chu, At Large, as 2nd Vice Chairman, now therefore, be it
- RESOLVED, that Commission member Casey is elected Chairman; Commission member Esposito is elected Vice Chair; and Commission member Chu is elected 2nd Vice Chairman of the Suffolk County Planning Commission; for the Commission calendar year 2017.

Dated: February 1, 2017
Suffolk County Planning Commission

COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

AYE NAY RECUSED ABSENT

ANDERSON, RODNEY – At Large				
CASEY, JENNIFER - Town of Huntington				
CHARTRAND, MATTHEW - Town of Islip				
CHU, SAMUEL – Town of Babylon				
CONDZELLA, JOHN – Town of Riverhead				
ESPOSITO, ADRIENNE - Villages over 5,000				
FINN, JOHN - Town of Smithtown				
GERSHOWITZ, KEVIN G.- At Large				
KAUFMAN, MICHAEL - Villages under 5,000				
KELLY, MICHAEL – Town of Brookhaven				
KITT, ERROL – At Large				
KRAMER, SAMUEL – Town of East Hampton				
MOREHEAD, NICHOLAS – Town of Shelter Island				
PLANAMENTO, NICHOLAS - Town of Southold				
VACANT - Town of Southampton				

2017 RULES OF PROCEEDINGS OF THE SUFFOLK COUNTY PLANNING COMMISSION

Resolution No. ZSR-17-05 of the Suffolk County Planning Commission
Pursuant to Section A14-2 of the Suffolk County Administrative Code

WHEREAS, the Suffolk County Planning Commission is required to set forth rules to govern Commission proceedings in accordance with Article XIV, Section A 14-2 of the Suffolk County Administrative Code, and

WHEREAS, the Suffolk County Planning Commission adopted the Rules of Proceedings at its regular meeting of February 4, 2015 (resolution ZR-15-04), and

WHEREAS, the Suffolk County Planning Commission has reviewed and deliberated the existing Rules of Proceedings at the February 1, 2017 regular meeting, now therefore, be it

RESOLVED, that the Suffolk County Planning Commission **ADOPTS** the 2017 Rules of Proceedings as amended.

Dated: February 1, 2017

COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

	AYE	NAY	RECUSED	ABSENT
ANDERSON, RODNEY – At Large	X			
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip	X			
CHU, SAMUEL – Town of Babylon	X			
CONDZELLA, JOHN – Town of Riverhead	X			
ESPOSITO, ADRIENNE - Villages over 5,000	X			
FINN, JOHN - Town of Smithtown	X			
GERSHOWITZ, KEVIN G.- At Large	X			
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven	X			
KITT, ERROL – At Large	X			
KRAMER, SAMUEL – Town of East Hampton	X			
MOREHEAD, NICHOLAS – Town of Shelter Island	X			
PLANAMENTO, NICHOLAS - Town of Southold	X			

Motion: Commissioner Kelly

Present: 14

Seconded: Commissioner Chu

Absent: 0

Voted: 14

Abstentions: _____

DECISION: Approved

Adoption of Suffolk County Planning Commission 2017 Meeting Schedule

Resolution No. ZSR-17-06 of the Suffolk County Planning Commission
Pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code

At the organizational meeting of the Suffolk County Planning Commission held on Wednesday, February 1, 2017, the adoption of the meeting schedule was conducted

WHEREAS, Article XIV, Section A14-1 of the Suffolk County Administrative Code requires that at such meeting, the Commission shall, hold an organizational meeting, and

WHEREAS, on February 1, 2017 the members of the Suffolk County Planning Commission deliberated on the proposed 2017 meeting schedule, and

WHEREAS, on February 1, 2017 the members of the Suffolk County Planning Commission voted to accept the 2017 meeting schedule as prepared, Therefore be it

RESOLVED, that 2017 meeting schedule for the Suffolk County Planning Commission was adopted.

Dated: February 1, 2017
Suffolk County Planning Commission

COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

	AYE	NAY	RECUSED	ABSENT
ANDERSON, RODNEY – At Large	X			
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip	X			
CHU, SAMUEL – Town of Babylon	X			
CONDZELLA, JOHN – Town of Riverhead	X			
ESPOSITO, ADRIENNE - Villages over 5,000	X			
FINN, JOHN - Town of Smithtown	X			
GERSHOWITZ, KEVIN G.- At Large	X			
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven	X			
KITT, ERROL – At Large	X			
KRAMER, SAMUEL – Town of East Hampton	X			
MOREHEAD, NICHOLAS – Town of Shelter Island	X			
PLANAMENTO, NICHOLAS - Town of Southold	X			
VACANT - Town of Southampton				

Motion: Commissioner Kaufman

Present: 14

Seconded: Commissioner Esposito

Absent: 0

Voted: 14

Abstentions: 0

DECISION: Approved

**2017 ADOPTION OF DESIGNATED
SUFFOLK COUNTY PLANNING COMMISSION POSTING LOCATIONS**

Resolution No. ZSR-17-07 of the Suffolk County Planning Commission
Pursuant to Section A14-2 of the Suffolk County Administrative Code

WHEREAS, the Suffolk County Planning Commission is required to set forth designated locations for posting of the Suffolk County Planning Commission Notice of Meeting and Agenda in accordance with Section A 14-2 of the Suffolk County Administrative Code, and

WHEREAS, the Suffolk County Planning Commission designates the following two locations as official posting locations of the Notice of Meeting and Agenda:

1. Main Lobby, H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge, NY
2. Suffolk County Department of Economic Development and Planning, Division of Planning and Environment, 11th Floor, 100 Veterans Memorial Highway, Hauppauge, NY, now therefore, be it

RESOLVED, that the Suffolk County Planning Commission **ADOPTS** of the Designated Posting Locations

Dated: February 1, 2017

COMMISSION ACTIONS ON ADOPTION OF POSTING LOCATIONS

	AYE	NAY	RECUSED	ABSENT
ANDERSON, RODNEY – At Large	X			
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip	X			
CHU, SAMUEL – Town of Babylon	X			
CONDZELLA, JOHN – Town of Riverhead	X			
ESPOSITO, ADRIENNE - Villages over 5,000	X			
FINN, JOHN - Town of Smithtown	X			
GERSHOWITZ, KEVIN G.- At Large	X			
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven	X			
KITT, ERROL – At Large	X			
KRAMER, SAMUEL – Town of East Hampton	X			
MOREHEAD, NICHOLAS – Town of Shelter Island	X			
PLANAMENTO, NICHOLAS - Town of Southold	X			

Motion: Commissioner Casey

Present: 14

Seconded: Commissioner Kramer

Absent: 0

Voted: 14

Abstentions: 0

DECISION: Approved
2/1/2017

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey
Chairwoman

Sarah Lansdale, AICP
Director of Planning

Date: February 1, 2017
Time: 2:00 p.m.
Location: Maxine S. Postal Auditorium
Evans K. Griffing Building, Riverhead County Center
300 Center Drive, Riverhead, New York 11901

Members Present (12)

Samuel Chu – Town of Babylon
Michael Kelly – Town of Brookhaven
Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
John Condzella – Town of Riverhead
Nicholas Morehead – Town of Shelter Island (beginning at 4:30 via
videoconferencing connection from the Shelter Island Town Hall)
John Finn – Town of Smithtown
Nicholas Planamento – Town of Southold (arrived at 6:35 p.m.)
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – At Large
Errol Kitt – At Large
Rodney Anderson – At Large

Staff Present (5)

Andrew Freleng – Chief Planner
Ted Klein – Principal Planner
John Corral – Senior Planner
Christine DeSalvo – Senior Clerk Typist
Valerie Smith – Assistant County Attorney (Counsel to the Commission)

Call to Order

- The Suffolk County Planning Commission meeting of February 1, 2017 was called to order by Chairwoman Jennifer Casey at 2:20 p.m.

The Pledge of Allegiance

Honoring Carl Gabrielsen with a Certificate of Appreciation; who served on the Suffolk County Planning Commission from May 2011 to September 2016. Chairwoman Casey and the Commission expressed their appreciation for his contributions into the deliberations and activities of the Suffolk County Planning Commission, acknowledging and thanking him for his positive and thoughtful contributions particularly regarding agriculture in Suffolk County.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code (continued from the January 4, 2017 Commission meeting).

- **Pilgrim State Property – Heartland Town Square;** the application is referred by the Town of Islip, the Commission's plan to continue the deliberation of the Pilgrim State Property – Heartland Town Square as adjourned from the January 2017 Planning Commission meeting is reconvened.

A motion to reopen the public comment portion of the prior meeting regarding the Pilgrim State-Heartland application was initially not approved by a vote of the Commission; Chairwoman Casey noted that there were elected officials present and that she would give those public officials the opportunity to address the Commission. Three public officials spoke to the Commission about the Pilgrim State Property - Heartland Town Center application.

A second motion to reopen the public comment portion of the prior meeting regarding the Pilgrim State-Heartland application was then approved by a vote of the Commission. Nine members of the public spoke to the Commission, and then Chairwoman Casey closed the Public Portion for comments on the Pilgrim State Property - Heartland Town Center application

The staff restated that the application is referred by the Town of Islip, deemed complete on December 29, 2016 – the Commission's jurisdiction for review is that the application is adjacent to NY State Route 495 (Long Island Expressway), Sagtikos State Parkway, County Roads (CR 13 Crooked Hill Road, CR 4 Commack Road and CR 106 Campus Road); And is adjacent to the Town of Huntington, Town of Smithtown, and NY State land. The applicant is seeking three actions from the Islip Town Board; 1) Amendment to the Zoning Law of the Town of Islip to create a "Pilgrim State Planned Redevelopment District" (PSPRD); 2) Change of zone approval from Residence AAA District to the newly created Pilgrim State Planned Redevelopment District on approximately 454.92 acres; and 3) Conceptual Master Plan approval for the proposed "Heartland Town Square" development project; which is proposed to be constructed in three distinct phases that include a total of 9,000 residential units, 1,000,000 SF of retail space, 3,239,500 SF of class "A" office space, and 215,500 SF of civic space. The petitioner is putting forth that the design is modeled on a number of existing, successful 'smart growth' developments throughout the U.S., though the development is a unique interpretation based on local conditions and has its own specific features and characteristics.

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

Pilgrim State Property – Heartland Town Square (continued); The staff report recommended approval of the amendment the Zoning Code to establish a Pilgrim State Planned Redevelopment District (PSPRD) and to change the zoning classification of the subject property to said PSPRD and for the adoption of the Conceptual Master Plan for the proposed Heartland Square with three (3) modifications as conditions for approval and offered ten (10) comments for consideration and use by the Islip Town Board.

Upon an extended deliberation the Suffolk County Planning Commission resolved to generally agree with the staff report and approve the application with the eight (8) modifications as conditions for approval and offered thirteen (13) comments for consideration and use by the Islip Town Board.

The motion to approve of the amendment the Zoning Code to establish a Pilgrim State Planned Redevelopment District (PSPRD) and to change the zoning classification of the subject property to said PSPRD and for the adoption of the Conceptual Master Plan for the proposed Heartland Square application with the eight (8) modifications as conditions for approval and offered thirteen (13) comments was made by Commission member Chartrand and seconded by Commission member Chu, vote to approve; 14 ayes, 0 nay, and 0 abstentions.

- **Georgica Green Ventures, LLC (a.k.a. Riverview Lofts);** the application is referred by the Town of Riverhead, received on December 27, 2016 - the Commission's jurisdiction for review is that the application is adjacent to NY State Route 25 (East Main Street), within 500' of the banks of the Peconic River, and the boundary line of the Town of Southampton. The applicant seeks Site Plan approval from the Riverhead Town Planning Board for the construction of a five story mixed-use building consisting of first floor commercial space (at grade with East Main Street) and four floors of apartments (118 units), and lower level parking area beneath the structure accessed via McDermott Avenue. The proposed apartments include studios, one bedroom and two bedroom units.

The staff report recommended approval of the site plan application subject to one (1) modification and offered eight (8) comments for their consideration and use by the Town of Riverhead Planning Board. After deliberation the Commission resolved to adopt the staff report and approve the site plan application subject to two (2) modifications with the eight (8) comments.

The motion to approve the site plan application subject to two (2) modifications and with eight (8) comments for their consideration and use by the Town of Riverhead Planning Board was made by Commission member Condzella and seconded by 1st Vice Chair Esposito, Approved; 14 ayes, 0 nays, 0 abstention.

Adoption of Minutes (taken out of order)

- The adoption of the January 2017 Meeting Minutes. Motion to adopt the minutes as amended was made by Commission member Anderson, seconded by Commission member Planamento. Vote Approved: 14 ayes, 0 nays, 0 abstentions.

Other Commission Business

Election of Officers for 2016

- Chairwoman Casey deferred to the 2017 Nominating Committee Chair, Commission member Kaufman, who announces that there are two nominees, Jennifer Casey and Michael Kelly, for the position of Chair of the Planning Commission, and one each for the positions of 1st and 2nd Vice Chair positions, and that the Chair election will take place first.
- The election of the office Chair of the Planning Commission took place, and Jennifer Casey was re-elected by a vote of 8 to 6.
- The election of Adrienne Esposito for the office of 1st Vice Chair of Planning Commission; and the election of Samuel Chu for the office of 2nd Vice Chair of Planning Commission were voted for simultaneously and unanimously.

Adoption of Commission Meeting Schedule for 2017 (taken out of order)

- The Chair asked the Commission if there were any issues with the Commission's 2017 Meeting Schedule. Hearing none a motion to adopt the Commission schedule as presented was made by Commission member Kaufman, seconded by Commission member Esposito; Vote Approved: 14 ayes, 0 nays, 0 abstentions.

Adoption of Rules of Proceedings for 2017

- After a short discussion and deliberation of the existing Rules of Proceedings a motion to adopt the amended existing Rules of Proceedings as the 2017 Rules of Proceedings was made by Commission member Kaufman, seconded by Commission member Anderson; Vote Approved: 11 ayes, 3 nays (Finn, Kelly, Chu), 0 abstention.

Adoption of Planning Commission Posting Locations

- The staff asked the Commission to adopt a resolution which would designate the following two (2) locations as official posting of the Suffolk County Planning Commission Notice of Meeting and Agenda in accordance with Section A 14-2 of the Suffolk County Administrative ;
 1. Main Lobby, H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge, NY.
 2. Suffolk County Department of Economic Development and Planning, Division of Planning and Environment, 11th Floor, 100 Veterans Memorial Highway, Hauppauge, NY.

The motion to adopt the resolution was made by Chairwoman Casey, seconded by Commission member Kramer; Vote Approved: 14 ayes, 0 nays, 0 abstentions.

Meeting Adjournment (7:20 p.m.)

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