

# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION  
SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey  
Chairwoman

DORIAN DALE  
Interim Director of Planning

Date: October 4, 2017  
Time: 3:00 p.m.  
Location: Rose Caracappa Legislative Auditorium  
William H. Rogers Legislature Building  
North County Complex  
Hauppauge, New York 11788

## Members Present (11)

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  
John Finn – Town of Smithtown  
Adrienne Esposito – Villages Over 5,000 (left early)  
Michael Kaufman – Villages Under 5,000  
Rodney Anderson – At Large  
Errol Kitt – At Large

## Members Not Present (2)

Samuel Chu – Town of Babylon  
Kevin Gershowitz – At Large

## Staff Present (6)

Dorian Dale – Acting Director of Planning  
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 October 4, 2017 was called to order by Chairwoman Jennifer Casey at 3:00 p.m.

**The Pledge of Allegiance**

**Public Portion (taken out of order)** – Edward Romaine, Supervisor for the Town of Brookhaven, and two members of the public addressed the Commission regarding the Gyrodyne LLC application from a prior meeting; And three members of the public spoke to the Commission about the Top Golf application on the agenda.

**Adoption of Minutes**

The adoption of the August 2017 Meeting Minutes; A motion to adopt the minutes as written was made by Commission member Anderson, seconded by Commission member Chartrand. Vote Approved: 9 ayes, 0 nays, 2 abstentions (Finn and Kramer).

**Chair's Report** – None.

**Director's Report** – None.

**Guest Speaker** – None.

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

**TopGolf at Holtsville** – The application is referred by the Town of Brookhaven, received on September 5, 2017 - the Commission's jurisdiction for review is that the application is adjacent to the Long Island Expressway (SR 495). The application is petitioning the Brookhaven Town Board for a change of zone from the existing L-1 Light Industrial to Commercial Recreation (CR) to permit the construction of a commercial-recreational golf and entertainment facility consisting of a three-story 59,138 SF building to include 102 driving range hitting bays, a driving range outfield, an event facility, bar and restaurant space. Implementation of the proposal would also require two (2) Town Board Special Permits for golf driving range and major restaurant. The outdoor driving range would be surrounded to the north, east and south by a polyester barrier netting system. The netting system would consist of black mesh netting that would be supported by 27 poles. The heights of the poles are intended to range between 90 feet above proposed finished grade and 162.66 feet above grade (or between 89.55 feet and 164 feet above existing grade). An area variance request for lot area, height, side yard setback requirements and lighting would also be components of the proposal. The subject property is approximately 26.6 acres of land in the hamlet of Holtsville.

The staff report recommended approval of the Change of Zone application and offered eight (8) comments for their consideration and use by the Town of Brookhaven. After deliberation the Commission resolved to generally agree and approve the Change of Zone application with eight (8) comments.

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

**TopGolf at Holtsville** – (continued)

The motion to approve the Change of Zone application with eight (8) comments for their consideration and use by the Town of Brookhaven was made by Commission member Kelly and seconded by Commission member Finn, vote to Approve; 11 ayes, 0 nays, 0 abstentions.

**Other Commission Business**

- Chairwoman Casey thanked all the Commission members for supporting that morning's Planning Federation meeting, and announced that the next Commission meeting is to be held on November 1<sup>st</sup>, at the Legislative Auditorium in Riverhead at 2 p.m.

**Meeting Adjournment** (4:20 p.m.)

- The motion to adjourn the meeting was made by Commission member Kelly and seconded by Commission member Finn; Vote Approved: unanimously.