

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: January 4, 2017
Time: 10:00 a.m.
Location: Rose Caracappa Legislative Auditorium
William H. Rogers Legislature Building
North County Complex
Hauppauge, New York 11788

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
John Finn – Town of Smithtown
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 (6)

Sarah Lansdale – 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 January 4, 2017 was called to order by Chairwoman Jennifer Casey at 10:00 a.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the December 2016 Meeting Minutes. Motion to adopt the minutes as written was made by Commission member Kaufman, seconded by Commission member Chu. Vote Approved: 12 ayes, 0 nays, 0 abstentions.

Public Portion (taken out of order) – Four public officials and thirty eight members of the public spoke to the Commission about the Pilgrim State Property - Heartland Town Center application on the agenda.

Commission Recessed For Lunch at 12:15 p.m. and Returned at 1:15 p.m.

Chair's Report – None

Director's Report – None

Guest Speaker(s) - None

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

- **Pilgrim State Property – Heartland Town Square**; 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.

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 the Suffolk County Planning Commission hearing public comment pertaining to the "Pilgrim State Property – Heartland Town Square", the Commission noted that the 45 day review period pursuant to the Suffolk County Administrative Code section A15-15C concludes on February 12, 2017, and the next regularly scheduled meeting of the Suffolk County Planning Commission is February 1, 2017, within the 45 day

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

- **Pilgrim State Property – Heartland Town Square (continued)**

review window. After discussion the Commission moved to adjourn the deliberation of its January 4, 2017 meeting to February 1, 2017, to enable the Commission members to further review and consider the documents of the referral submitted by the Town of Islip, and that said deliberation would immediately precede the regularly scheduled February 1, 2017 meeting to be held at the Maxine S. Postal Auditorium, Evans K, Griffing Building, Riverhead County Center, 300 Center Drive, Riverhead.

The motion to approve the adjournment of the meeting and to continue the deliberation of the Pilgrim State Property – Heartland Town Square at the next regularly scheduled Commission meeting was made by Commission member Chartrand and seconded by Commission member Esposito, vote to approve adjournment; 11 ayes, 1 nay (Condzella), and 0 abstentions.

Other Commission Business

- Chairwoman Casey closed the Public Comment Portion regarding matters of the Heartland Town Square application, the Chair's action was discussed amongst the Commission, and was supported by the opinion of Counsel to the Commission, Valerie Smith, as being the appropriate course of action to take in its deliberation process.
- The Chair urged the Commission members to take some time to review and formulate any questions they may have for the Town of Islip or staff so as to have a more productive meeting in February.
- Chairwoman Casey announced 2nd Vice Chair Michael Kelly as a new member to the Rule's Committee. And that after a meeting of the Rule's Committee has taken place to sort out some suggested changes the adoption of the 2017 Rules of Proceedings is planned for February's regularly scheduled Commission meeting.
- Chairwoman Casey announced that the next Commission meeting is to be held on February 1st, at the Legislative Auditorium in Riverhead at 2 p.m., unless a different time is determined to be necessary.
- The staff, Chair and Commission members voiced their concerns regarding the Public Notice requirement to the Commission's Counsel Valerie Smith regarding the continuance of the Heartland deliberation, who indicated she thought it would be prudent to send out additional notices that the Heartland Town Square application will continue to be discussed at the February meeting. Director Lansdale and Chairwoman Casey asked Counsel whether the applicant will need to re-notify surrounding property owners regarding the continuance as well and Counsel stated that she would need to get back to them on that matter.

Meeting Adjournment (3:00 p.m.)

- The motion to adjourn the meeting was made by Chairwoman Casey and approved unanimously.