

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: March 1, 2017
Time: 2:00 p.m.
Location: Rose Caracappa Legislative Auditorium
William H. Rogers Legislature Building
North County Complex
Hauppauge, New York 11788

Members Present (10)

Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
Nicholas Morehead – Town of Shelter Island
John Finn – Town of Smithtown
Nicholas Planamento – Town of Southold (arrived late)
Adrienne Esposito – Villages Over 5,000 (left early)
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 March 1, 2017 was called to order by Chairwoman Jennifer Casey at 2:05 p.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the February 2017 Meeting Minutes were tabled.

Public Portion – No members of the public requested to address the Commission.

Chair's Report – Chairwoman Casey had nothing to report.

Director's Report – Director Lansdale reported that the APA is holding their annual conference May 6th through May 8th in New York City and that if any Commission members are interested in attending to notify her for further details.

Guest Speaker – None.

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

- **BDG Farmingdale** – The application is referred by the Town of Babylon, received on January 26, 2017 - the Commission's jurisdiction for review is that the application is adjacent to State Route 110 and within one mile of an airport. Applicants seek re-subdivision (of two lots into three) and site plan approval from the Babylon Town Planning Board on an approximate 12.83 acre property. Applicants propose (on two lots) development of four (4) one (1) story commercial buildings totaling 100,000 SF of gross floor area. Two of the buildings are intended as retail space (79,615 SF and 6,800 SF) and two of the buildings are intended for restaurant use (5,707 SF and 7,608 SF). Associated site improvements include asphalt pavement work, parking, lighting, landscaping and signage. The northern subdivided lot is to be cleaned, stabilized and left unimproved and is not included in this application.

The staff report recommended approval of the subdivision/site plan application and offered fourteen (14) comments for their consideration and use by the Town of Babylon Planning Board. After deliberation the Commission resolved to generally agree with the staff report and approve the subdivision/site plan application with the fifteen (15) comments.

The motion to approve the subdivision/site plan application with fifteen (15) comments for their consideration and use by the Town of Babylon Planning Board was made by Commission member Kaufman and seconded by Commission member Kitt, vote to Approve; 10 ayes, 0 abstentions.

- **Grace Woods Estates**; The application is referred by the Town of Islip, received on January 30, 2017 – the Commission's jurisdiction for review is that the application is adjacent to Spur Drive(Southern State ROW). Applicants seek change of zone approval from the Islip Town Board authorizing the conversion of Industrial 1 and Industrial 2 District zoned land to Residence CA District for the construction of a 96 unit apartment building complex and a mini storage warehouse facility totaling approximately 139,250 SF of gross floor area on 9.79 acres. The applicant is also seeking Islip Town Board approval to utilize increased density permitted in the CA District pursuant to Town Code Section 68-173.1 and 68-173.2. A minor subdivision as well as Site plan modifications will also be required as part of this application.

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

- **Grace Woods Estates (continued)** - The proposal is an assemblage of five tax map parcels where the applicant is proposing 4 three story apartment buildings situated in a courtyard style with a gazebo in the center. The density proposed takes advantage of the Town Code that allows an increase in density from 9 units/acre to 12 units/acre. In order to qualify for the bonus, those units over the normally permitted 9/ac, have to be affordable units. The permitted density would be 72 units on site and the applicants are proposing 96 units (12/ac). Therefore 25% or 24 units are set aside for affordable housing purposes.

The self-storage facility is to be situated at the southwest corner of the subject property and is a permitted use. A three story storage building and three (3) one (1) story storage buildings are proposed. A row of landscaping will separate the apartments from the storage buildings.

The staff report recommended approval of the change of zone application and offered nine (9) comments for consideration and use by the Islip Town Board. After deliberation the Commission resolved to agree with the staff report and approve the application with the nine (9) comments.

The motion to approve the change of zone application with nine (9) comments for their consideration and use by the Islip Town Board was made by Commission member Planamento and seconded by Commission member Kramer, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

- **Speonk Commons;** The application is referred by the Town of Southampton, received on January 31, 2017 - the Commission's jurisdiction for review is that the application is adjacent to Montauk Highway (C.R. 80) – Applicants seek change of zone approval from the Southampton Town Board for the redevelopment of the 4.279 acre subject property, from Residence R-20 & Village Business (VB) to Multifamily Residential (MF-44) & Village Business (VB). The change of zone application proposes to maintain a portion of the existing Village Business zoning (aprox 0.76 acres) along North Phillips Avenue while changing the remaining portion (aprox 0.58 acres) of the Village Business zoning and the Residence R-20 zoning (aprox 2.94 acres) to Multifamily Residential (MF-44). The subject property is proposed to be redeveloped with 38 residential rental units. The residential units are proposed to be located in 6 separate buildings and include 12 studio units, 14-one bedroom units, 10-two bedroom units and 2 ADA compliant two bedroom units. Proposed buildings 1 and 2, located adjacent to North Phillips Avenue, are proposed to also include 4,380 square feet of first floor commercial space and 3,178 square feet of first floor community space respectively. The proposal also includes a wastewater treatment system to be located on the western portion of the subject property.

The applicant for this project, Georgica Green Ventures and the Town of Southampton Housing Authority, proposes to utilize the provisions of Section 330-8 of the Southampton Town Code to increase the permitted residential density on the parcel by providing 100% affordable community benefit rental housing.

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

Speonk Commons (continued) - 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 Southampton Planning Board. After deliberation the Commission resolved to generally agree with the staff report and approve the site plan application subject to one (1) modification along with the eight (8) comments.

The motion to approve the change of zone application subject to one (1) modification and with eight (8) comments for their consideration and use by the Town of Southampton Planning Board was made by Commission member Planamento and seconded by Commission member Kramer, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

Other Commission Business

- Chairwoman Casey announced that the next Commission meeting is to be held on April 5th in the Rose Caracappa Legislative Auditorium in Hauppauge at 2 p.m.

Meeting Adjournment (3:45 p.m.)

- The motion to adjourn the meeting was made by Chairwoman Casey and seconded by 2nd Vice Chair Chu; Vote Approved: unanimously.