

# 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: July 12, 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 (10)

Samuel Chu – Town of Babylon  
Michael Kelly – Town of Brookhaven  
Samuel Kramer – Town of East Hampton (arrived at 2:27)  
Jennifer Casey – Town of Huntington  
Matthew Chartrand – Town of Islip  
Nicholas Morehead – Town of Shelter Island  
John Finn – Town of Smithtown (arrived at 2:08)  
Michael Kaufman – Villages Under 5,000  
Errol Kitt – At Large  
Rodney Anderson – At Large

### Members Not Present (3)

John Condzella – Town of Riverhead  
Adrienne Esposito – Villages Over 5,000  
Kevin Gershowitz – 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 July 12, 2017 was called to order by Chairwoman Jennifer Casey at 2:01 p.m.

**The Pledge of Allegiance****Adoption of Minutes**

- The adoption of the June 2017 Meeting Minutes. Motion to adopt the minutes as written was made by Commission member Kaufman, seconded by Commission member Chu. Vote Approved: 8 ayes, 0 nays, 0 abstentions, (Commission members Finn and Kramer had not yet arrived to the meeting).

**Public Portion** – Five members of the public spoke to the Commission both in favor and against one of the applications on the agenda.

**Chair's Report** – The Chair honored Nicholas Planamento with a Certificate of Appreciation for his service on the Suffolk County Planning Commission from September 2013 to May 2017. 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 the east end of Suffolk County.

**Director's Report** – None

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

- **Fairway Manor LLC**; the application is referred by the Town of Islip, received on May 21, 2017 – the Commission's jurisdiction for review is that the application is within 500 feet of Sunrise Highway (SR 27) and Nicolls Road (CR 97), and within one mile of an airport (Bayport Aerodrome) . The applicant is seeking authorization from the Islip Town Board for a Change of Zone approval from Recreation Service G District and Residence C District to all Residence C for the construction of 12 buildings (195,000 GFA) containing 156 age restricted apartment units. According to the conceptual site plan submitted in the referral materials to the Commission by the Town of Islip, this proposal would include 13.40 acres of passive recreation common area (open space) that includes green space, a proposed lake of 16,941 SF, walking trails, a pavilion, gazebos and BBQ areas. Parking is proposed at a ratio of 1.75 parking stalls per unit and includes a minimum of 273 parking stalls and is in conformance with Town of Islip requirements.

The staff report recommended approval of the Change of Zone application and offered six (6) 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 six (6) comments.

The motion to approve the change of zone application with six (6) comments for their consideration and use by the Islip Town Board was made by Commission member Chartrand and seconded by Commission member Kelly, vote to Approve; 10 ayes, 0 nays, 0 abstention.

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

- **Speonk Commons;** The application is referred from the Town of Southampton Planning Board, received on June 5, 2017 - the Commission's jurisdiction for review is that the application is adjacent to Montauk Highway (C.R. 80) – Applicants seek site plan approval from the Town of Southampton Planning Board for the redevelopment of the 4.279 acre subject property 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 proposed site plan is in conformance with the Southampton Town Board change of zone approval dated 3/31/17, merits of which were previously deliberated and approved by the Suffolk County Planning Commission with one (1) condition and eight (8) comments at their regular meeting on 3/1/17.

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.

The staff report recommended approval of the site plan 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 site plan application subject to one (1) condition and with eight (8) comments for their consideration and use by the Town of Southampton Planning Board was made by Commission member Kaufman 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 August 2<sup>nd</sup> in the Legislative Auditorium in Hauppauge at 2 p.m.

**Meeting Adjournment** (3:00 p.m.)

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