

# 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: August 2, 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 Chu – Town of Babylon  
Michael Kelly – Town of Brookhaven  
Jennifer Casey – Town of Huntington  
Matthew Chartrand – Town of Islip  
John Condzella – Town of Riverhead  
Adrienne Esposito – Villages Over 5,000 (left early)  
Michael Kaufman – Villages Under 5,000  
Kevin Gershowitz – At Large  
Rodney Anderson – At Large  
Errol Kitt – 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 August 2, 2017 was called to order by Chairwoman Jennifer Casey at 2:00 p.m.

### **The Pledge of Allegiance**

**Adoption of Minutes**

- The adoption of the July 2017 Meeting Minutes. A motion to adopt the minutes as written was made by Commission member Kaufman, seconded by Commission member Chartrand. Vote Approved: 9 ayes, 0 nays, 0 abstentions.

**Public Portion** – Eight members of the public spoke to the Commission about the Gyrodyne LLC application on the agenda.

**Chair's Report** – None.

**Director's Report** – None.

**Guest Speaker** – None.

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

- **Alko Realty at Medford/South Yaphank** – The application is referred by the Town of Brookhaven, received on July 13, 2017 - the Commission's jurisdiction for review is that the application is adjacent to Patchogue-Yaphank Road (CR 101) and within 500 feet of Horseblock Road (CR 16). Applicants seek authorization from the Brookhaven Town Board for a Change of Zone from L1 Industrial to L1 Industrial and J5 Business with special permits for a major restaurant with drive-through, motor vehicle fueling station and convenience store accessory to motor vehicle fueling station, and a special permit waiver(s). The subject property is approximately 12.6 acres, and according to the conceptual site plan submitted in the referral materials, the proposal would include four structures with one mini-storage facility of 120,000 SF GFA, one service station with convenience store of 2,960 SF, one McDonald's restaurant with drive through of 4,388 SF and one major restaurant of 9,497 SF.

The staff report recommended approval of the change of zone application with six (6) comments for their consideration and use by the Town of Brookhaven Town Board. After deliberation the Commission resolved to agree with the staff report and approve the change of zone 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 Town of Brookhaven Town Board was made by Commission member Kelly and seconded by Commission member Chartrand, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

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

- **Gyrodyne LLC** – The application is referred by the Town of Smithtown, received on June 30, 2017 - the Commission's jurisdiction for review is that the application is adjacent to State Route 25a (North Country Road); and the municipal boundaries of the Town of Brookhaven and the Village of The Head of the Harbor. The applicant seeks approval from the Smithtown Town Planning Board to subdivide approximately 75 acres of land that is known as the Gyrodyne-Flowerfield property into a total of 8 lots, all in conformance with the Light Industrial zoning category of the property, and less intensive than if the property were to be fully built out in compliance with existing LI zoning. Of the 8 lots proposed, 2 of them contain existing improvements (catering facility and multitenant mixed use light industrial building) that will remain. The future development would occur on proposed Lots 3 through 8, and based on a provided conceptual plan depicted potential 'as-of-right-(special permit)' uses as being; a 150 room full service hotel, 2 medical office buildings, 2 assisted living facilities, and 1 lot containing open space, roads, recharge areas, and the location of the sewage treatment plant.

The staff report recommended approval of the proposed subdivision and offered thirteen (13) comments for consideration and use by the Town of Smithtown. After deliberation the Commission resolved to agree and approve the application with the thirteen (13) comments.

The motion to approve the subdivision application with thirteen (13) comments for their consideration and use by the Town of Smithtown was made by Commission member Kaufman and seconded by Commission member Anderson, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

**Other Commission Business**

- The Commission asked Chief planner Andy Freleng if the County has received the Notification of Enactment regarding the Heartland Towne Square change of zone application from the Town of Islip; who responded with a 'No, not yet but would notify the Commission and the three neighboring municipalities when they did'. The Chairwoman, Commission members and staff also discussed the policy and procedures if one of the neighboring municipalities made a formal objection to the Town of Islip's enactment of the change of zone, and it was indicated that the this potentiality would be further discussed and addressed it necessary.

**Meeting Adjournment** (3:50 p.m.)

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