

# 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: November 1, 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 (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  
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  
Kevin Gershowitz – At Large  
Rodney Anderson – At Large  
Errol Kitt – At Large

## **Members Not Present (1)**

John Condzella – Town of Riverhead

## **Staff Present (6)**

Dorian Dale – Interim Director of Planning  
Andrew Freleng – Chief Planner  
Ted Klein – Principal 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 November 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 October 2017 Meeting Minutes; A motion to adopt the minutes as written was made by Commission member Kaufman, seconded by Commission member Kitt. Vote Approved: 9 ayes, 0 nays, 1 abstention (Chu).

**Guest Speaker(s) (taken out of order)**

- Assemblyman Fred W. Theile, Jr. addressed the Commission on East End Transportation issues.
- Ron Meyer, Commissioner of Planning, Town of Islip; presented the Town of Islip's "Veterans Memorial Highway Industrial Corridor District Study" to the Commission and addressed questions from commission members.

**Public Portion** –Eight members of the public addressed the Commission regarding the Hills at Southampton application on the agenda.

**Chair's Report** – None.

**Director's Report** – Interim Director, Dorian Dale acknowledged the success of this year's Planning Federation Conference.

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

- **Veterans Memorial Highway Industrial Corridor District Planning & Zoning Study;** the application, along with corresponding Code amendments, is referred by the Town of Islip, received on October 10, 2017 – the Commission's jurisdiction for review is that the application is a Land Use Plan/Comprehensive Plan. The Town of Islip proposes that the purpose of the study is to promote the high quality development and redevelopment of the Veterans Memorial Highway Industrial Corridor District; expand on the success of the Long Island-MacArthur Airport and anticipated benefits of proposed Transit Oriented Development (TOD) near the Ronkonkoma train Station; and to enhance the area's success as a premiere industrial/office district. The Study specifically evaluates the suitability of establishing limited retail, dining, business and personal services that would support the area's office and industrial facilities.

The staff report recommended approval of the Veterans Memorial Highway Industrial Corridor District Planning & Zoning Study and Code changes to the Town of Islip Zoning Law with one (1) comment for consideration and use by the Town of Islip. After deliberation the Commission resolved to generally agree and approve the applications with one (1) comment.

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

- **Veterans Memorial Highway Industrial Corridor District Planning & Zoning Study** (continued) - The motion to approve the Industrial Corridor District Planning & Zoning Study and Code changes, with the one (1) comment for consideration and use by the Town of Islip was made by Commission member Chartrand and seconded by Commission member Kaufman, vote to Approve; 12 ayes, 0 nays, 0 abstentions.
- **The Hills at Southampton;** referred by the Town of Southampton, received on September 29, 2017 – the Commission's jurisdiction for review is that the application is within the Suffolk County Pine Barrens Zone and adjacent to NYS Route 27 (Sunrise Highway). The request is for a change of zone from Country Residence (CR 200) to Mixed Use Planned Development District (MUPDD) pursuant to Section 330-246B of the Southampton Zoning Law. The subject property is an assemblage of contiguous and non-contiguous tax map parcels consisting of a 591 acre property in the hamlet of East Quogue. The requested zone change to MUPDD would allow for residential development consisting of 118 residential attached and detached single-family dwelling units, a 98 acre private golf course with a 38,000 SF club house, and approximately 424 acres of open space. The subject application also includes the Transfer of Pine Barrens Credits and extinguishment of additional development rights in the vicinity.

The staff report recommended approval subject to two (2) conditions and with five (5) comments for the consideration and use of the Town of Southampton. The Commission had a relatively lengthy discussion and after deliberation the Commission resolved to approve the change of zone request, subject to two (2) conditions, and offering six (6) comments to the Town of Southampton for their consideration and use.

The motion to approve the change of zone application subject to two (2) conditions and with six (6) comments for their consideration and use by the Town of Southampton Planning Board was made by Commission member Kramer and seconded by Commission member Chu, vote to Approve; 11 ayes, 1 nays (Esposito), 0 abstentions.

- **DeLalio-Dix Hills;** the application is referred by the Town of Huntington, received on October 4, 2016 – the Commission's jurisdiction for review is that the application is adjacent to State Route 231 (Deer Park Avenue). The applicant is seeking Change of Zone approval from the Huntington Town Board on 3 tax map parcels and part of a fourth, totaling 9 acres as a result of a 2 lot subdivision application associated with the change of zone request. The request is to rezone the 9 acres from R-40 (Residential 40,000 SF) to R-3M (Garden Apartments) to allow for the construction of an 86 unit senior residential condominium development of seven 2 story buildings containing of 6 to 8 townhouse units, and three single level buildings consisting of 12 to 16 'Flat' units. The proposal also plans to construct a 3,200 SF community center, in-ground pool, 169 parking spaces, and an on-site 'Cromaglass' type sewage treatment plant on site.

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

- **DeLalio-Dix Hills** (continued) - The staff report recommended approval of the minor two lot subdivision and the change of zone application subject to one (1) condition and offered seven (7) comments for consideration and use by the Huntington Town Board. After deliberation the Commission resolved to agree with the staff report and approve the application subject to one (1) condition with the seven (7) comments.

The motion to approve the minor two lot subdivision and change of zone application subject to one (1) condition and with seven (7) comments for their consideration and use by the Huntington Town Board was made by Chairwoman Casey and seconded by Commission member Finn, vote to Approve; 12 ayes, 0 nays, 0 abstentions.

**Other Commission Business**

- Chairwoman Casey stated that the Commission must have a Nominating and Rules Committee setup by November 15<sup>th</sup> according to the Commission Rules, and went on to put three names forward for consideration: Commission members Samuel Kramer, Rodney Anderson, and Errol Kitt. Before the vote on the Committee members Commission member Matthew Chartrand volunteered to also be on the Committee. The motion to elect those four Commission members to the Nominating/Rules Committee was made by Chairwoman Casey and approved unanimously.
- Chairwoman Casey announced that the next Commission meeting is to be held on December 6<sup>th</sup> at the Legislative Auditorium in Hauppauge at 2 p.m.

**Meeting Adjournment** (5:10 p.m.)

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