

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: February 7, 2018
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
John Finn – Town of Smithtown (arrived late)
John Condzella – Town of Riverhead
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – At Large
Errol Kitt – At Large
Rodney Anderson – At Large

Members Not Present (1)

Nicholas Morehead – Town of Shelter Island

Staff Present (5)

Sarah Lansdale – Director of Planning
Andrew Freleng – Chief 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 February 7, 2018 was called to order by Chairwoman Jennifer Casey at 2:00 p.m.

The Pledge of Allegiance**Adoption of Minutes**

- The adoption of the December 2017 Meeting Minutes. Motion to adopt the minutes, as written, was made by Commission member Chartrand, seconded by Commission member Chu. Vote Approved: 11 ayes, 0 nays, 0 abstentions (Commission member Finn had not arrived yet).

Public Portion – One member of the public, John Wagner Esq. spoke to the Commission regarding one of the applications on the agenda, the 'Lindenhurst Residences'.

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

- **Islandia Village Commons;** the application is referred by the Village of Islandia, received on December 21, 2017 - the Commission's jurisdiction for review is that the application is adjacent to Old Nichols Road (County Road 76) and Long Island North Service Road (State Route 495). Applicants seek a change of zone approval from Low Density Residential (L), Multi-Family (MF) and Neighborhood Business (NB) to Planned Development District (PDD) on approximately 15.2 acres. The referral includes a request for site plan approval to construct approximately 720,000 SF of gross floor area comprising retail, a 110 room hotel and 325 rental apartments.

The Commission staff reviewed the matter and found it incomplete with respect to a "full statement of facts" pursuant to New York State General Municipal Law Section 239-m and Article XIV of the Suffolk County Administrative Code. On December 28, 2017 a letter was sent to the Village of Islandia advising that the referral was incomplete; and on January 24, 2018 a letter was received from the Village of Islandia advising that they are in receipt of that letter, and would provide updated project information when it becomes available.

Therefore, a motion to disapprove the change of zone/site plan application without prejudice, due to its incompleteness, was made by Commission member Chartrand and seconded by Commission member Kaufman, vote to Disapprove; 11 ayes, 0 nays, 0 abstentions (Commission member Finn had not arrived yet).

- **Lindenhurst Residence (75 Hoffman LH, LLC);** the application is referred by the Village of Lindenhurst Board of Trustees, received on December 28, 2017 – the Commission's jurisdiction for review is that the application is adjacent to Hoffman Avenue (County Road 12). Applicants seek a change of zone approval from Light Industrial (L), and Residence C (Res C) to Downtown Redevelopment District (PDD) on a 7.14 acre parcel. The referral includes a request for 'conceptual' site plan approval to construct a 317,478 SF 4-story, 260 unit rental apartment building and a lower parking garage level. It is the petitioner's belief that the proposed project is characterized as a Transit Oriented Development (TOD) and is pedestrian friendly by virtue of its location adjacent to the Long Island Railroad (LIRR) station and within the Village downtown.

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

Lindenhurst Residence (75 Hoffman LH, LLC) (continued) The staff report recommended approval of the change of zone and 'conceptual' site plan application; and offered ten (10) comments for their consideration and use by the Village of Lindenhurst Board Trustees. After deliberation the Commission resolved to adopt the staff report and approve the change of zone and site plan application with ten (10) comments.

The motion to approve the change of zone and 'conceptual' site plan application with ten (10) comments for their consideration and use by the Village of Lindenhurst Board of Trustees was made by Commission member Kaufman and seconded by Commission member Chu, Approved; 12 ayes, 0 nays, 0 abstention.

Public Portion (Re-opened) – Three members of the public; Billy Germano Esq., Don Seubert and Cheryl Albrecht spoke to the Commission regarding one of the applications on the agenda, the 'Plaza Auto Mall'.

- **Plaza Auto Mall;** the application is referred by the Town of Brookhaven, received on January 10, 2018 - the Commission's jurisdiction for review is that the application is adjacent to NY State Route 495 (Long Island Expressway – South Service Road), and within 500' of the Suffolk County owned lands. The applicant seeks Town Board approval for a change of from Commercial Recreation (CR) and A-1 Residence (A-1) to J-5 Business for the construction of an approximate 39,600 SF building and on-site surface parking for an automobile wholesale operation and auction facility. The proposed building will include a vehicular wash and preparation facility. The subject petition will also require a Brookhaven Town Board Special Use Permit for motor vehicle dealership and outside Storage for approximately 5,104 off street parking stalls including 12 stalls for trailer staging and unloading.

The staff report recommended approval of the change of zone and offered fifteen (15) comments for their consideration and use by the Brookhaven Town Board. After deliberation the Commission resolved to adopt the staff report and approve the change of zone application with the fifteen (15) comments.

The motion to approve the change of zone plan application with fifteen (15) comments for their consideration and use by the Brookhaven Town Board was made by Commission member Kelly and seconded by Commission member Finn, Approved; 11 ayes, 0 nays, 0 abstention, 1 recusal (Gershowitz).

Other Commission Business

Chair's Report – Chairwoman Casey reported that the Commission has been trying to put together a joint meeting with the Nassau County Planning Commission, and as thus far not confirmed any specifics. And also, Presiding Officer Dwayne Gregory is assembling a Super-storm Sandy Review Task Force, and the Commission will be part of that process.

Other Commission Business (continued)

Adoption of Rules of Proceedings for 2018

- After a short discussion and deliberation of the existing Rules of Proceedings a motion to re-adopt the existing Rules of Proceedings as the 2018 Rules of Proceedings was made by Commission member Kaufman, seconded by Commission member Chartrand; Vote Approved: 12 ayes, 0 nays, 0 abstention.

Adoption of Commission Meeting Schedule for 2018

- The Chair asked the Commission if there were any issues with the Commission's 2018 Meeting Schedule. Hearing none a motion to adopt the Commission schedule as presented was made by Commission member Esposito, seconded by Commission member Kaufman; Vote Approved: 12 ayes, 0 nays, 0 abstentions.

Election of Officers for 2018

- Chairwoman Casey deferred to the 2018 Nominating Committee Chair, Commission member Kramer, who announces that there are no new nominees, and that the existing officers are the only nominees for the positions of Chair, 1st Vice Chair, and 2nd Vice Chair of Planning Commission. The motion to re-elect the existing slate of officers was made by Commission member Kramer and seconded by Commission member Finn, and the Planning Commission officers were voted for simultaneously and unanimously.

Guest Speakers (taken out of order)

- Moses Gates, of the Regional Planning Association (RPA), gave a presentation on the "Fourth Regional Plan" to the Planning Commission to the Commission and addressed questions from commission members.

Meeting Adjournment (4:15 p.m.)

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