

# COUNTY OF SUFFOLK



**STEVEN BELLONE**  
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

SARAH LANSDALE, AICP  
DIRECTOR OF PLANNING

## January 4 meeting Summary

Suffolk County Planning Commission  
January 4, 2012 Meeting  
Legislative Building, Hauppauge, New York

### Attending Commissioners:

David Calone – Chairman, Town of Babylon

Sarah Lansdale – Director of Planning

Constantine E. Kontokosta - Vice Chairman, Villages under 5,000 population

Glynis Berry – At Large

Jennifer Casey – Town of Huntington

Linda Holmes – Town of Shelter Island

Adrienne Esposito – Secretary, Villages under 5,000 population

Thomas McAdams – Town of Southold

Michael Kelly – Town of Brookhaven

Matthew Chartrand – Town of Islip

John Finn – Town of Smithtown

Carl Gabrielsen – Town of Riverhead?

Legal Counsel: Thomas Young

Pledge of Allegiance: All stood for recitation.

### Adoption of Minutes:

- There is a pending Legislative ruling to eliminate court reported minutes. Anticipating the adoption of such ruling, the meeting will be audio taped as well as summarized in writing by staff.
- Editor-in-Chief stated that by next meeting, the Commission will have the final corrections for the remainder of 2011's minutes (August – December) in hopes to adopt the final minutes for 2011.

### Public Portion:

- There were no comments brought forth during the public portion. It was closed in the usual manner.

### Chairman's Report:

LOCATION  
H. LEE DENNISON BLDG. - 4TH FLOOR  
100 VETERANS MEMORIAL HIGHWAY

MAILING ADDRESS  
P. O. BOX 6100  
HAUPPAUGE, NY 11788-0099

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- Chair announced his need to leave the meeting early due to business related travel. It was announced that Vice Chair Kontokosta would fill in to head the remainder of the meeting.
- The Commission presented Commissioner Weir a Certificate of Appreciation for her service on the Commission from October 2010- December 2011.
- It was announced that Dan Gulizio, Deputy Director of Planning, will also be presented a plaque for his service within the Suffolk County Planning Department at the next Commission meeting in February. Due to the Legislature's budget ruling, Dan's position within the Planning Department was eliminated.
- A joint meeting between the Nassau County and Suffolk County Planning Commissions is scheduled for April 4<sup>th</sup>, 2012 at 10 am at the Legislative Building in Hauppauge. John Cameron will also be attending the meeting.
  - This will be the first time ever the two commissions have sat for a joint meeting. Commission Holmes mentioned the need to invite Newsday to the event.
  - The joint meeting is anticipated to begin a dialogue between the two commissions, allowing members to get to know one another. Nassau's recognition and attempt to model Suffolk's solar permitting initiative was the example used to demonstrate the potential for a collaborative relationship.
- It is tradition for the Chair to hold an annual review, meeting with each commissioner on an individual basis in order to receive input on the direction and goals for the upcoming year. In the next month or two, the Chair will begin this process again.
- The Chair has met with the County Executive Elect and anticipates much support from Executive Bellone in terms of helping the Commission meet its anticipated planning goals. This is true most especially in the categories of housing, infrastructure, energy and natural resources.
- The Commission is continuing to work on the revision of its guidelines. There has been some input from select commissioners since the last meeting. Since the guidelines will most likely be changed again next year in conjunction with the publishing of the Comprehensive Plan, it is important to get it updated for this year, so as to reduce the amount of updating for next year. The Chair hopes to complete this year's update relatively soon.
- The working group for the County's Comprehensive Plan will be postponed until next month in order to give the new county executive a chance to settle into the new post.
- There has been much success in the adoption of the Commission's solar permitting initiative. Nine towns have already adopted it for local code. The tenth, East Hampton, will be voting at its January meeting. Likewise, several villages have also adopted it, such as West Hampton Beach, West Hampton Dunes, Babylon and Port Jefferson.
- The draft model of the East End Wind Code will be finalized soon, boasting a final draft in the next month or so. This is based on the progress from the last meeting in Southampton, the 5<sup>th</sup> EEWC meeting, where Commissioner Holmes and Weir were enormously helpful in their advocacy and efforts.
- The Commercial Energy Efficiency Standards set new green building codes that went into effect January 1, 2012. These codes can currently be adopted by municipalities. The Commission will be focused on educating the municipalities about the benefits of adopting these codes for the eventual standardization of green building codes on Long Island.
- The Protect and Grow Sewer Committee has been trying to pull together local sources of funding. The committee was able to create a funding stream for their working group through the Legislature. It needs to refocus for the new year, as there is a tremendous amount of potential and a lot more that can be done.
- The SUPP (Suffolk Unified Permitting Portal) has seen ongoing success. Head of Economic Development, Yves Michele, was actively helping the Commission with this project and since, has been eliminated due to recent legislation. The Commission will have to wait for the new county executive for further instructions on how to pursue this initiative.
- The Housing Summit will be hosted February 8<sup>th</sup>, 2012 at Stony Brook University's Wang Center from 9am to 3pm. Stony Brook University's President Sam Stanley waived the fee for the event. The

Commission has partnered up with several entities for planning the event. The LI Housing Partnership is a main co-partner and has contributed funds for supplying lunch.

- February's Commission meeting will be a very busy organizational meeting, as the Commission will be adopting the new schedule for 2012, electing new officers and adopting 2012's rules. The location of the meeting is to be announced.
- There will be a kick off meeting in March about rallying resources for water protection/conservation. Glynis Berry is heading this effort and has welcomed anyone interested in working with her and the group. The objective is to rally all sides and stakeholders involved with the fate of our water usage and supply, attempting to identify the critical issues as well as highlight efforts already in action. The role and effectiveness of the Commission within this working group is to be discussed at another time.

*At this time, Commission Holmes suggested the Commission adopt Commissioner Casey as the Chair of the Historical Preservation Working Group? /Task Force?. Commissioner Casey accepted the post.*

Director's Report:

- Planning has been expanded to include several subsidiary departments, including Economic Development, Workforce Housing, the Airport, and Environment and Energy.
  - This will result in an increase of approximately 100 additional workers under Planning.
  - Functions under Planning will include:
    - Land Acquisition, Office of Energy and Environment, Recycling and Waste Management, Water Quality, Community Development, Industrial Development Agency, Downtown Revitalization, and Cultural Affairs and Film Commission.

*Based on the fiduciary responsibility to oversee the Planning Department. the Commission has requested a detailed explanation of the function of each entity being incorporated under Planning for the next meeting.*

- Upcoming Meetings are as followed:
  - January 12: 1) Agricultural Forum-Planning will be presenting 2010 Census information  
2) Screening of the film "Urbanized" – Held at the Huntington Arts Cinema  
Planning will be doing a presentation on how the film relates to Suffolk County
  - January 31: TDR Program for Public, Denison Building from 7-9pm. There are multiple TDR programs in effect in Suffolk County; this forum will attempt to evaluate the system.
- Planning has recently participated in an EPA webinar on storm water issues. Andrew T presented a synopsis of the Planning Departments presentation, highlighting the main regards to code updates and specific design guidelines. Andrew will email what he presented to the Commission. In terms of presenting "model" codes, it was more case studies that the EPA presented, where codes were audited and critically analyzed from three different states. Brookhaven has expressed interests in piloting a model code put forth by the County.
- Nominating Committee: Thomas McAdams, Chair
  - County Charter requires that this committee is formed, that their findings and recommendations are presented in January in order to vote on nominees and rule changes in February.
  - The Committee's suggestions are as followed:
    - 1) Change leadership roles from "Chair, Vice Chair and Secretary" to "Chair, 1<sup>st</sup> Vice Chair and 2<sup>nd</sup> Vice Chair".

- 2) Volunteering David Calone to remain Chair, Commissioner Esposito for 1<sup>st</sup> Vice Chair and Commissioner Kelly for 2<sup>nd</sup> Vice Chair.
- 3) Establish rules for interacting with the public during the public portion of the meeting. If a public official is making a presentation or an application, the Rules Committee is suggesting the Commission comes up with rules that would allow the Commission to interact with the official in order to better ascertain relevant information.

Counsel mentioned the statute under which the Commission makes decisions, General Municipal Law 239. It was decided to take this up again at a later meeting in order to further clarify the Rules Committee's question.

Presentation from the Department of Health Services:

Walter Hilbert, P.E., Office of Waste Management, Suffolk County Department of Health Services presented the PowerPoint on several new wastewater treatment technologies.

**Conventional system:**

**1. Sanitary septic system:**

- 1000-15,000 gpd flow
- provides 50% reduction in nitrogen
- low cost, relatively low footprint and maintenance, 25-30 years life cycle.

**2. Sewer:**

- Any projects larger than Article 6 density are required to treat their waste water, which is inspected and overseen by the DHS on a quarterly basis.

**Treatment technology:**

**1. Croma glass**

- Provides almost a 90% reduction in nitrogen.
- Sequence batch reactor
- Longstanding system used; the bigger the system, the better the operation due to more consistent flow.
- \$50.00/gallon cost for this system; the smaller the scale of the project, the higher the cost per dollar.
- Operation requires several pumps throughout system; this presents higher maintenance costs due to pump issues; can be up to ~\$40,000/year.
- 32 plants in Suffolk County, where 26 plants are at steady state where flow has approached design potential.
- 96% of those plants (25 plants/26 plants) were in compliance with 5.1 % Nitrogen discharge; noncompliance was more a function of maintenance than flow.

**2. BESST (Biologically Engineered Single Sludge Treatment)**

- Provides nitrogen reduction to 8.1 mg/L
- Flow train: first, denitrification process; then a high circulation process where water is renitrified in order to really strip; then clarified, where solids settle; then discharged as clean effluent.
- Standard system: 15, 000 gpd system
- Technology is scalable to larger facilities, based on tank and clarifier increases.
  - for example, scaled to 200,000 gpd in Port Jefferson.
- Leaching area is large where there are 2 buffer areas: 1) 50 feet minimum, where there can be no human contact 2) 75 foot buffer (50 + additional 25) to property line and homes.
- The buffer is set around an approximately 1 acre box.

- At 15,001 gpd, standards change to full scale.
  - This requires a larger buffer where leaching area is 100 ft min with 150 ft to property line and 200 ft to habitable living.
- Full description of the buffer criteria can be found in “Appendix A, Criteria for Department Standards”.
- Reuse is a possibility but currently not being employed as to the extreme cost of adding the additional treatment requirements.

**3. NITREX**

- Provides nitrogen reduction to 3.4 mg/L
- 3-stage system
- Stage 1: 4 day detention with conventional grease traps and sanitary septic systems
- Stage 2: 1 day detention, where there is a pretreat, nitrification stage where ammonia is converted to nitrate
- Stage 3: 5 day detention, filtered and denitrified
- There are commercial installations for these systems, but none so far in Suffolk County; the systems are expandable in excess of 15, 000 gpd.
- There is a module for a single family home, where treatment can go down to 400 gpd.
- Foot print intensive: uses less electric but requires larger land area for buffer requirement.

Zoning Approvals:

1. New Frontier II, Town of Babylon:

Commissioner Kelly made a motion to approve the zoning change, Commissioner Holmes seconded the motion. The motion to approve zone changes for the project was approved, ten to zero.

2. St. John’s University, Town of Islip:

Commissioner Berry made a motion to reject the resolution for zone changes, Commissioner Esposito seconded the motion. Six Commissioners favored the motion, four Commissioners denied the motion. The motion required majority of eight commission votes and therefore failed. Since only one motion can be made and it failed, the vote is no action for the St. John’s resolution.

Commissioner Kontokosta made a motion to adjourn the meeting, seconded by Commissioner Holmes.

The meeting was adjourned at approximately 2:45 pm.