

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

David L. Calone
Chairman

Sarah Lansdale, AICP
Director of Planning

Date: March 7, 2012
Time: 12:00 Noon
Location: Legislative Auditorium
Evans K. Griffing Building, County Center
Riverhead, New York 11901

Members Present (12)

David L. Calone – Babylon
Michael Kelly – Brookhaven (left meeting at approx. 1:00)
Jennifer Casey - Huntington
Matthew Chartrand - Islip
Carl Gabrielsen – Riverhead
Linda Holmes – Shelter Island
John J. Finn – Smithtown
Barbara Roberts - Southampton
Tom McAdam – Southold
Adrienne Esposito – Village Over 5,000 Population
William E. Schoolman – At Large
Glynis Margaret Berry – At Large

Staff Present (6)

Sarah Lansdale – Director of Planning (left meeting at approx. 1:00)
Thomas Young – Assistant County Attorney (Counsel to the Commission)
Andrew Freleng – Chief Planner
Theodore Klein – Senior Planner
Andrew Amakawa – Research Technician
Dotty Sonnichsen – Account Clerk Typist

The Pledge of Allegiance

Call to Order

- The meeting of March 7, 2012 was called to order by David Calone, Chairman, at 12:15 p.m.

Adoption of Minutes

- The Motion to adopt August 2011 Meeting Minutes, subject to corrections, made by Commissioner Holmes, seconded by Commissioner Casey, vote Approved 12-0.
- The Motion to adopt October 2011 Meeting Minutes, as amended and subject to some typographical corrections, made by Commissioner Gabrielsen, seconded by Commissioner Schoolman, vote Approved 12-0.
- The Motion to adopt January 2012 Meeting Minutes Summary made by Commissioner Holmes, seconded by Commissioner Kelly, vote Approved 12-0.

Public Portion

- None

Chairman's Report

- THE COMMISSION'S PRIORITIES FOR 2012:
 - Overseeing the development of Suffolk's first true Comprehensive Plan;
 - Encouraging Economic Development;
 - Protecting Natural Resources;
 - Supporting Renewable Energy and Energy Efficiency;
 - Promoting Housing Options for all Suffolk residence;
 - And continuing to improve the way that the Planning Commission functions.

Director's Report – Planning Director Sarah Lansdale informed the Commission about developments in the Division.

- Department is continuing work on the County's Comprehensive Plan;
- The Department is also working with the Department of Public Works, and Division of Health Services to create a single comprehensive map showing all the 157 privately owned sewage treatment plants, 26 County and 11 municipal sewage treatment plants and their districts.
- Lastly Director Lansdale mentioned the Department has been asked by the County Legislature to do a feasibility study for a sewer infrastructure bank.

Agriculture Report by Commissioner Carl Gabrielsen

- As of 2007 the Agricultural Industry in Suffolk County is a \$1 billion industry, which directly supports tourism, another billion dollar industry in Suffolk County. Referring to the last Agricultural Census in 2007, Suffolk County still has 34,000 acres of active farmland, approximately 10,000 acres permanently protected from any future development through Purchase of Development Programs. Commissioner Gabrielsen and Director Lansdale met with members of the Farmland Committee and identified issues to be addressed in the County's Comprehensive Plan Farmland and Open Space Chapter.

Presentation on Transfer of Development Rights by Chief Planner Andy Freleng

- A Suffolk County Transfer of Development Rights Study is in progress, and being funded by a H.U.D. grant.
- Outlined the definitions, history, and benefits of transfer of development rights.
- Discussed designated 'sending' and 'receiving' areas, the banking and retirement of

development credits, and the administration process.

- Overview of the Suffolk County Central Pine Barrens Zone and Protection Act.
- Objective of the Study is to inventory and coordinate all the existing TDR programs in Suffolk County so that the goals of accommodating growth while protecting drinking water and open space can be rationally achieved.
- Several Commissioners asked Mr. Freleng questions, and engaged in discussions regarding the County's purchase of development rights (PDR) program, mandating redemption of TDRs when a density bonus is granted, and if other public benefits should be allowed to substitute for TDR credits.

Guest Speakers

- None

Section A14-14 thru A14-23 & A14-25 of the Suffolk County Administrative Code

- **Country Woods at Colony Preserve (Subdivision) and the Manors at Colony Preserve (site plan)**, referred by the Town of Brookhaven – the Commission considered the subdivision application of 205.64 acres into 75 single family lots (on 22.32 acres), 3 homeowner association open space lots (on 29.31 acres), 1 planned retirement community condominium lot (on 42.83 acres), and 1 larger lot to be dedicated to the Town for active recreational purposes. In addition to the proposed subdivision the Commission also considered the site plan application component of or this referral consisting 150 two-bedroom age-restricted condominium units on the 42.83 acres PRC zoned portion of the property. The Commission resolved to approve both the subdivision application and the site plan application subject to one (1) modification, and also offered twelve (12) comments to the Town for their consideration.

The motion to approve the applications subject to one (1) certain modification and twelve (12) comments was made by Commissioner Roberts and seconded by Commissioner Holmes, vote Approved; 9 ayes, 1 nay, 1 abstained (note 2nd Vice Chair Kelly left the meeting before the vote).

Other Business

- None

Meeting Adjourned (2:40 p.m.)

- 1st Vice Chairwoman Esposito motioned
- Commissioner Chartrand seconded
- All in favor