

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: May 2, 2012
Time: 12:00 Noon
Location: Village of Babylon Board Room
153 West Main Street
Babylon, New York 11702

Members Present (10)

David L. Calone – Babylon
Michael Kelly – Brookhaven
Jennifer Casey - Huntington
Linda Holmes – Shelter Island
John J. Finn – Smithtown
Barbara Roberts – Southampton
Tom McAdams - 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
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

Call to Order

- The meeting of May 2, 2012 was called to order by David Calone, Chairman, at 12:18 p.m.

The Pledge of Allegiance

Guest Speakers (taken out of the usual order)

- **Honorable Ralph Scordino, Mayor, Incorporated Village of Babylon**
- **Honorable Wayne Horsley, Suffolk County Legislator, District #14**

Adoption of Minutes

- The Motion to adopt December 2011 Meeting Minutes, subject to corrections, made by Commissioner Holmes, seconded by Second Vice Chair Kelly, vote Approved 10-0.

Public Portion

- Several members of the public spoke both in opposition and in favor of the application entitled "The Hamptons Club at Eastport" which was on the agenda for consideration by the Commission.

Chairman's Report

- Announcement of 2 new potential members to the Commission; John Paul Whelan, who will represent the Town of East Hampton; and Kevin Gershowitz as a member At-large. Both have been nominated, and received approval from the EPA Committee, and are only awaiting approval by the full County Legislature in order to be members
- 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.
- CHAIRMAN UPDATES THE COMMISSION ON THE FOLLOWING:
 - S.S.T. (Submission and Status Terminal);
 - Upcoming Parking Symposium in Port Jefferson;
 - Tax Increment Financing seminar on June 6th at Brookhaven Town Hall;
 - The proposed Professional certification for commercial interiors;
 - In April the County passed a Law requiring all County parking lot projects to consult the Commissions Guidebook on Green Methodologies for Stormwater.
 - Last call for comments regarding 2011 Annual Report.

Commissioner Roberts' Agriculture Report

- Critical issues to be addressed are as follows: Conducting a census of the current inventory of Suffolk farms, including the number of acres protected, the type of farming (i.e. vegetable, sod, flower, tree), and how many people are farming for retail stands verses wholesale; The logistical aspects of providing locally grown produce to area schools and facilities; And helping new farmers with land.

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

- Department of Economic Development and Planning has welcomed its new Commissioner Joanne Minieri, and new Deputy Commissioner Vanessa Pugh.
- Within the Division work continues on a comprehensive sewer district(s) map and infrastructure inventory.
- Doing work on updating the County's 1996 Agriculture and Farmland Protection Program with the help of a \$50,000 NYS grant request.
- Continued editing work on the Commission's Guidebook.
- Per Resolution 625-2011 passed last year, the County is establishing a Sewage Infrastructure Committee, 7 person internal committee having its first meeting.
- Due to the County's budget crisis the division will hit with 4 staff members being laid off. Hope still remains that grant moneys can save jobs in the division, but acknowledging Andrew Amakawa, staff to the Commission, as one of the individuals to be affected by the pending lay-offs.
- The Director requested that Andrew and then Dewitt Davies of the Division's Environmental Planning Section each give a brief presentation to the Commission.

Andrew Amakawa's Report - Projects Considered by the Commission in the last 18 months that have been identified as having Regional Significance as compared and contrast to 1) the Long Island Regional Planning Council's and 2) the Long Island Region Economic Development Council's definition of regionally significant projects:

- Long Island Regional Planning Council defines more general criteria for regional significance.
- Long Island Region Economic Development Council addresses "transformative" type of regionally significant parameters for New York State Economic Development Grants.

Dewitt Davies, Chief Environmental Planner – Report on water quality: Focus on the occurrence of "red tides" in Suffolk County:

- Red tide algae blooms first reported in local waters in 2006.
- Contaminating locations where water flow is constricted and nitrogen levels are high.
- Red tide creates levels of bio-toxins high enough to close shell-fish beds.
- Nitrogen sources have been linked to wastewater (even if treated).
- Suffolk County has approximately 200 sewage treatment plants (public and private) treating 60 million gallons of wastewater a day, and private septic systems (cesspools) generate even more than that per day.
- In addition to the periodic closing of local shell-fishing beds, Suffolk County would not be able to lease shell-fishing beds that cannot be certified toxin free.

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

- **Change of zone application of The Hamptons Club at Eastport (2nd Vice Chair Kelly recused himself)**, referred by the Town of Brookhaven, received on April 16, 2012 – the Commission considered the request for a change of zone from A-1 Residence to B Residence to allow 119 unit development on 76.4 acres in the Central Pine Barrens Compatible Growth Area using a S.C. Health Department approved wastewater treatment technology known as Nitrex™, and the voluntary transfer of 8 Pine Barrens Credits to address the requested change of zone and density increase.

After due study and deliberation the Commission was unable to render a determination as the necessary votes were unavailable to carry a resolution. Therefore, no action was taken by the Planning Commission.

- **Site plan application of Calverton Industries (taken out of order at the request Vice Chair Esposito)**, referred by the Town of Riverhead, received on April 13, 2012 – the Commission considered the request for site plan approval for a three (3) phased mixed use and industrial development on a 51 acre parcel split zoned Business CR and Industrial B. As proposed Phase I consists of developing a NYSDEC permitted recycling and composting facility on 10 acres; Phase II consists of eight 2 story buildings for a mix of uses including restaurants, retail, offices and 24 apartment units; and Phase III is proposed to consist of six industrial buildings for office, industrial, warehouse and outdoor storage uses. The proposed site plan application referral is the product of a court stipulated settlement between the petitioner and the Town of Riverhead.

After due study and deliberation the Commission was unable to render a determination as the necessary votes were unavailable to carry a resolution. Therefore, no action was taken by the Planning Commission.

- **Change of zone application of Cedar Pines Senior Care**, referred by the Town of Brookhaven, received April 9, 2012 – the Commission considered the request for a change of zone from A Residence 1 and L Industrial 1 to Planned Retirement Congregate Housing Community (PRCHC) District on 16.94 areas in the hamlet of East Moriches. The request is to facilitate the construction of a three-story, 154,823 SF nursing home/assisted living building, and 48 attached rental PRC units (in 6 two-story buildings). All the proposed project's generated wastewater is to be conveyed and treated off-site at the abutting Walden Pond site.

After due study and deliberation the Commission was unable to render a determination as the necessary votes were unavailable to carry a resolution. Therefore, no action was taken by the Planning Commission.

Meeting Adjourned (1:55 p.m.)

- Chairwoman Holmes motioned to adjourn
- Commissioner Roberts seconded
- All in favor