

# 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: June 6, 2012  
Time: 12:00 Noon  
Location: Town of Brookhaven Board Room  
1 Independence Hill  
Farmingville, New York 11738

### Members Present (13)

David L. Calone – Babylon  
Michael Kelly – Brookhaven  
Jennifer Casey – Huntington  
Matthew Chartrand – Islip  
Carl Gabrielsen – Riverhead  
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  
Kevin Gershowitz – 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 June 6, 2012 was called to order by David Calone, Chairman, at 12:10 p.m.

## The Pledge of Allegiance

### Swearing in of new Commission member At Large, Kevin Gershowitz

### Adoption of Minutes

- The Motion to adopt March 7<sup>th</sup> 2012 Meeting Minutes made by Commissioner Holmes, seconded by Second Vice Chair Kelly, vote Approved 13-0.

**Counsel to the Planning Commission** Assistant County Attorney Thomas Young addressed the Commission regarding its function.

### Public Portion

- Huntington Town Councilman Eugene Cook and one member of the public spoke in opposition of the application entitled "Deshon Partners, LLC"; and the applicant, their attorney and one member of the public spoke in favor of the application entitled "Bayport Meadows"; both of which are on the agenda for consideration by the Commission.

### 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.
- CHAIRMAN UPDATES THE COMMISSION ON THE FOLLOWING:
  - T.I.F. (Tax Increment Financing) Seminar held today with over 75 business and government leaders in attendance; speakers included Empire State Development CEO Ken Adams and County Executive Steve Bellone.
  - Upcoming Parking Symposium in Port Jefferson, co-sponsored with SC Village Officials Association
  - Agriculture updates provided by Commissioners Roberts & Gabrielsen regarding goals – preserved farmland inventory, farm to school, support for new farmers
  - Possible SCPC effort to provide model code on preserving 'Open Space' thru clustering development
  - Water protection efforts, specifically on the east end – Commissioner Berry has been a leader on this
  - East End Wind Code update, and plan to initiate a Geothermal Model Code;

**Chairman's Report (Continued)**

- o Commercial Green Building Codes – NYS interested in working with the SCPC on rolling this out to Suffolk's towns and villages
- o The Commission's 2011 Annual Report is on the agenda today
- o Upcoming Commission meeting schedule

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

- Division of Planning and Environment has been mapping all the sewage treatment plants within the County, both municipal and private, in order to facilitate both economic development initiatives and environmental initiatives. This is a comprehensive sewer district(s) map and infrastructure inventory.
- A grant application was submitted with New York State to help fund work in partnership with the Peconic Land Trust on updating the County's 1996 Agriculture and Farmland Protection Program;
- Updating Chapter 8, the law governing the Counties acquisition of farmland development rights. As of present, a third of all farmland in the County has been protected thru the County's Farmland Protection Program, and another third thru private entities such as the Peconic Land Trust and local municipalities;
- There are introductory resolutions in the works to amend the County Charter to help manage the budgeting difficulties facing the County, the impact to the Commission is that lunches and mileage reimbursements will no longer be provided to the Commissioners.
- County is giving a pesticides presentation at the Legislature's next E.P.A. meeting.
- Due to the County's budget crisis the division will be hit with layoffs. Andrew Amakawa, staff to the Commission, is one of the individuals to be affected by the pending lay-offs, and he was acknowledged and applauded for his work for the Planning Commission.

**Guest Speakers – Mark Lesko, Town of Brookhaven Supervisor**

- Welcomed the Commission to Brookhaven Town Hall;
- Commended Chairman David Calone on the informative T.I.F. Seminar;
- Acknowledged Kevin Gershowitz as a valued business operator in the Town of Brookhaven, and as new member of the Commission.

**Dr. Dewitt Davies, Chief Environmental Planner – Sewer Mapping and Infrastructure Inventory Report:**

- 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.
- The forthcoming Report will contain information about the locations of all STPs (mapped), and details about the permitted, current, and available flow of the STPs.

**Dr. Dewitt Davies, Chief Environmental Planner – Sewer Mapping and Infrastructure Inventory Report: (Continued)**

- Dr. Davies provided some general details regarding sewage flow and treatment to the Commission before ending his presentation.

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

- **Change of zone application of Deshon Partners, LLC**, referred by the Town of Huntington, received on May 11, 2012 – the Commission considered the request for a change of zone from L-1 “Light Industrial” to R-3M “Multi-Family Residence” (Garden Apartments) to allow for a proposed 261 unit senior housing development and a religious building of 35,000 square feet on approximately 18 acres of land in the hamlet of Melville. The change of zone application is combined with a Transfer of Development Rights request to allow for the proposed density on the subject property (receiving parcel), in exchange for the preservation of a farmland property (sending parcel). The applicant intends to provide 20% of the units as affordable housing on site in accordance with the Town of Huntington Code.

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

- **Change of zone application of Deshon Partners, LLC, (Continued)**

The Commission resolved to approve the change of zone application, and offered nine (9) comments to the Town for their consideration and use.

The motion to approve the applications with nine (9) comments was made by Commissioner Casey and seconded by Commissioner Chartrand, vote Approved; 10 ayes, 2 nays, 1 abstained.

- **Change of zone application of Bayport Meadow Estates, LLC**, referred by the Town of Islip, received on April 23, 2012 – the Commission considered the request for a change of zone from L-1 “Light Industrial” to Residence-C “Multi-Family Senior Citizen Residence” to allow for a proposed 150 unit senior housing development on approximately 24 acres of land in the hamlet of Bayport. The applicant intends to provide 20% of the units as affordable housing on site in accordance with the Town of Islip Code.

The Commission resolved to approve the change of zone application subject to one (1) modification, and offered seven (7) comments to the Town for their consideration and use.

The motion to approve the applications subject to one (1) modification and seven (7) comments was made by Commissioner Gershowitz and seconded by 2<sup>nd</sup> Vice Chairman Kelly, vote Approved; 13 ayes, 0 nays, 0 abstained.

**Discussion:**

- Annual Report: A motion to adopt the 2011 Annual Report of the Suffolk County Planning Commission, pending final approval by the three (3) Commission Officers, was made by Commissioner Holmes and seconded by Commissioner Chartrand, vote Approved; 13 ayes, 0 nays, 0 abstained.
- Commission Guidelines: Are essentially complete pending approval by the Guidelines Committee and the full Commission.
- Orientation training for new Commission members will be scheduled

**Meeting Adjourned (2:42 p.m.)**

- Chairwoman Holmes motioned to adjourn
- 2<sup>nd</sup> Vice Chair Kelly seconded
- All in favor