

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: July 11, 2012
Time: 12:00 Noon
Location: Rose Caracappa Auditorium
Suffolk County Legislature
725 Veterans Memorial Highway
Hauppauge, New York 11788

Members Present (13)

David L. Calone – Babylon
Michael Kelly – Brookhaven
John Whelan – East Hampton
Jennifer Casey – Huntington
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
Dotty Sonnichsen – Account Clerk Typist

Call to Order

- The meeting of July 11, 2012 was called to order by David Calone, Chairman, at 12:10 p.m.

The Pledge of Allegiance

Swearing in of new Commission member from the Town of East Hampton, John Whelan

Adoption of Minutes

- The adoption of the April 4th and May 2nd 2012 Meeting Minutes were tabled.

Public Portion

- Mark Seratoff, as an executive board member of the Townline Civic Association spoke in opposition of the application entitled "Carlson et al" considered by the Commission at its April 4th 2012 meeting.

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:
 - Comprehensive Plan work continuing on Volume 1B;
 - Last month's T.I.F. (Tax Increment Financing) Event and need to follow-up with school districts;
 - The recent Parking Symposium in Port Jefferson which was held to bring towns and villages together to discuss ideas on how to make parking work in our downtowns and near transit to help spur economic development; acknowledging Andy Freleng and Commissioner Schoolman for contributions to its success;
 - Renewable Energy initiatives are moving forward, noting that all ten Towns have adopted the Commission's plan for streamlining solar permitting, and that Suffolk County recently received an award from the National Association of Counties for its solar efforts (one of only for given out in New York State), and that the Chair has been invited to speak in Chicago to Illinois counties about the solar initiative
 - Putting the final touches on the East End Wind Code;
 - Next initiative will be to prepare a Geothermal Model Code;;
 - New optional Commercial Green Building Code in NY and NYS Division of Codes interest in working with the SCPC to educate Suffolk towns and villages on the new code
 - Will be finalizing the Commission Guidelines after the regulatory portion of this meeting;
 - 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 coordinating efforts with the Departments of Health, and also Public Works to complete mapping all the sewage treatment plants within the County, both municipal and private. The resulting comprehensive sewer district(s) map and infrastructure inventory should help guide development into the future;

Director's Report (Continued)

- The County Executive recently unveiled "Connect Long Island", his plan to link land use and transportation, and to help kick off this initiative staff will begin work on the Sagtikos Parkway and Commack Road By-Pass Study;
- Also part of a H.U.D. Grant, staff has been working on a Transfer of Development Rights (TDR) Study. In part, staff will be inventorying all the TDR programs within Suffolk;
- County is Updating Chapter 8, the law governing the Counties acquisition of farmland development rights;
- A Sewer Infrastructure Fund Feasibility Study Report is underway via a directive given by the Suffolk County Legislature with an August 1st deadline;
- The County is beginning to reprioritizing open space acquisitions
- Staff notes, Andrew Amakawa has returned to work for the County in the Division of Economic Development, and Dotty Sonnichsen will be moving to the Budgeting unit and no longer be working within the Regulatory Review Unit and/or the Commission.

Guest Speakers

- **Tullio Bertoli, Commissioner of Planning for the Town of Brookhaven**

The Town of Brookhaven's general philosophy regarding the "Route 25A Mount Sinai to Wading River Land Use Plan".

- **Diane Mazarakis, AICP, Principal Planner, Department of Planning, Town of Brookhaven**

Presented the details of the "Route 25A Mount Sinai to Wading River Land Use Plan".

- **Several Commissioners asked questions regarding the Plan.**

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

- **Amendment to the Town Zoning Code via the adoption of the “Route 25A Mount Sinai to Wading River Land Use Plan”**, referred by the Town of Brookhaven, received on June 12th 2012 – the Commission considered the Land Use Plan presenting existence conditions, land use strategies, zoning recommendations, and Town Code amendments for the 10.5 mile long portion of the Route 25A corridor in the six hamlets of Mount Sinai, Miller Place, Rocky Point, Sound Beach, Shoreham, and Wading River.

The Commission resolved to approve the Draft Route 25A Mount Sinai to Wading River Land use Plan.

The motion to approve was made by Commissioner (2nd Vice Chair) Kelly and seconded by Commissioner Holmes, vote Approved; 13 ayes, 0 nays.

Amendments to the Suffolk County Planning Commission Guidebook

- **Presented by Director Lansdale, moderated by Chairman Calone, with input from the Commission members, staff and consul.**

The Commission resolved to approve the adoption of the agreed upon amended Planning Commission Guidebook.

The motion to approve the amended guidebook was made by Commissioner Roberts and seconded by Commissioner McAdams, vote Approved; 13 ayes, 0 nays.

Meeting Adjourned (2:25 p.m.)

- Commissioner Whelan motioned to adjourn
- Commissioner Casey seconded
- All in favor