

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 6, 2013
Time: 10:00 a.m.
Location: Rose Caracappa Legislative Auditorium
North County Complex
Hauppauge, New York 11788

Members Present (11)

Michael Kelly – Brookhaven
John Whelan – East Hampton
Jennifer Casey – Huntington
Carl Gabrielsen – Riverhead
Linda Holmes – Shelter Island
Barbara Roberts – Southampton
Thomas McAdam – Southold (arrived about 11:00)
John Finn - Smithtown
Michael Kaufman – Villages Under 5,000
Glynis Margaret Berry – At Large
Kevin Gershowitz – At Large
David Calone – 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
John Corral – Planner
Colleen Badolato – Account Clerk Typist
Christine DeSalvo – Account Clerk Typist

Call to Order

- The meeting of March 6, 2013 was called to order by David Calone, Chairman, at 10:15 a.m.

The Pledge of Allegiance**Adoption of Minutes**

- The adoption of the February 2013 Meeting Minutes was postponed until the next Commission meeting.

Public Portion – Tony Guardino and Chris Capcece who both spoke in support of the “Avalon at Huntington Station” application being considered by the Commission.

Chairman’s Report – Chairman Calone updates the Commission on the following:

- Looking at 2013, the Commission's priorities are still to address the following critical issues that are key to Suffolk's future:
 1. Support economic development including infrastructure financing, our farming economy and housing options.
 2. Promoting renewable energy and protect our natural resources, particularly our drinking water.
 3. Work on making Suffolk more resilient in the face of future natural disasters.
- Encouraging Economic Development;
 - A recent meeting of the Sewer Infrastructure Taskforce came up with some preliminary numbers for necessary funding, and now will concentrate on ways of financing a new sewer infrastructure.
 - Continue work on improving the permitting process in Suffolk County.
 - Working to support a sustainable agricultural economy. Chairman Calone asked Commissioner Gabrielsen to offer some insight who indicated that farmers are experiencing a labor shortage and that there are talks of creating a database of seasonal workers to help with this problem.
 - On the 'Professional Certification' pilot program, Commissioner Casey is drafting a letter intended to enlist the State Legislature's needed support of the program. Both the Town of Brookhaven and Huntington have expressed strong interest in this pilot program.
 - Promote the adoption of multi-family housing codes in more Towns.
 - Focus on collecting, housing and publishing more data which would help accomplish our housing goals.
 - Continue to help municipalities incorporate public safety principles into the site plan design process.
 - Aiming for the fall to start-up an annual economic development conference with the County Executive's Office and the IDA to promote Suffolk County's future.
- Energy and Natural Resources;
 - Implementation of the East End Wind Code. Noting that one Town has already adopt a wind code, and several Towns have introduced one into their work sessions.
 - Look ahead to the Commission working on a model Geothermal Code; Commissioner's John Whelan and Michael Kaufman are helping work on that

model code. There is already interest in it from one of the Towns.

Meeting Summary (Continued)

March 6, 2013

Chairman's Report – Energy and Natural Resources (Continued)

- A Wastewater Symposium is planned for June 21st in Riverhead headed up by Commissioner Berry; who indicated that experts will be brought in to speak about environment need, new planning techniques and management approaches.
- Resiliency;
 - The "Suffolk 'After Sandy' Roundtable" was attended by about 150 people and many important issues were discussed about the 'built environment'. One of the topics that came up was "how can municipalities coordinate better on optimizing their efforts and resources under future disaster events?". There were talks of amending municipal building codes in flood zones as one of the ways to avoid widespread destruction along flood prone areas.
 - Based on the results of this 'Roundtable' another roundtable discussion is planned that will focus on what should come next for the 'natural environment' which will involve a different group of specialists.
- Other topics;
 - Chairman Calone indicated that he had asked the staff to prepare an update for the Commission at next month's meeting on the work being done on the County Comprehensive Plan.
 - Briefly discussed the upcoming meeting schedule.

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

- **Avalon at Huntington Station;** referred by the Town of Huntington, received on February 20, 2013 – the Commission's jurisdiction for review is that the application is within 500 feet of County Road 11 (Pulaski Road) and a New York State Armory. The applicant requests site plan approval for the construction of a 379 mixed unit development consisting of rental apartments and for-sale townhouses on 26.58 acres of land. The project proposes compliance with the Town of Huntington's affordable housing requirements by providing 43 affordable rental units and 11 affordable for-sale units. The Commission previously reviewed and resolved to approve a change of zone from R-7 Residence to R-3M Garden Apartments on the subject parcel subject with 1 condition/modification and 7 comments.

The staff report recommended approval of the site plan with a similar condition and comments as the June 1, 2011 Commission resolution; and the Commission resolved to generally agree and approve the application.

The motion to approve the application with one (1) modification and five (5) comments was made by Commissioner Casey and seconded by Commissioner Kaufman, vote Approved; 10 ayes, 0 nays, 1 recusal (Vice Chair Kelly).

- **Wyandanch Revitalization Communities A, LLC**, referred by the Town of Babylon, received on February 21, 2013 – the Commission's jurisdiction for review is that the application is adjacent to County Road 2 (Straight Path Road). The applicant requests site plan approval for the construction of a mixed use building consisting of 17,501 square foot of retail space on the ground floor, and 90 residential units, plus 1 superintendent unit. Of the 90 residential unit, 60 will be designated for workforce/affordable housing purposes.

The staff report recommended approval of the site plan with three (3) comments for the consideration and use of the Town of Babylon. The Commission resolved to approve the proposed site plan with four (4) comments.

The motion to approve the application with four (4) comments was made by Commissioner Kelly and seconded by Commissioner Holmes, vote Approved; 11 ayes, 0 nays, 0 abstention.

- **Pine Isle Village STP**, referred by the Town of Brookhaven, received on February 19, 2013 – the Commission's jurisdiction for review is that the application is within 500 feet of County Road 83 (Patchogue-Mount Sinai Road). The applicant requests site plan approval for the replacement of the existing sewage treatment plant (STP) with a new STP to include nitrogen removal. The Suffolk County Department of Health Services Board of Review has approved the proposed location of the new STP.

The staff report recommended approval of the site plan with two (2) comments for the consideration and use of the Town of Brookhaven. The Commission resolved to approve the proposed site plan with four (4) comments.

The motion to approve the application with four (4) comments was made by Commissioner Kelly and seconded by Commissioner Gabrielsen, vote Approved; 12 ayes, 0 nays, 0 abstention.

Director's Report (taken out of order) – Planning Director Sarah Lansdale informed the Commission about recent activities within the Division.

- The Suffolk County sewer mapping is completed and is available to be seen online.
- Army Corp of Engineers is utilizing this information to augment their efforts to look at the projected build-out of Suffolk County in the next 30 years and what that will mean for our water quality.
- The Suffolk County Legislature just adopted a resolution allowing the Division to accept funding from NYMTC to finish the County's Comprehensive Plan.
- The Division has finished drafting the scope of the RFP which will go out to potential consultants to complete the final chapters of Suffolk's Comprehensive Plan.

Discussion

- The next Commission meeting will be at Riverhead, and Commissioner Gabrielsen will

be hosting lunch and a tour of his farm before the meeting.
Meeting Summary (Continued)

March 6, 2013

Meeting Adjourned (11:25 p.m.)

- The motion to adjourn the meeting was made by Commissioner Holmes and seconded by Commissioner Kaufman, vote Approved; 12 ayes, 0 nays, 0 abstention.