

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: April 3, 2013
Time: 2:00 p.m.
Location: Maxine Postal Legislative Auditorium
Evan K. Griffing Building, Riverhead County Center
Riverhead, New York 11901

Members Present (13)

John Whelan – East Hampton
Jennifer Casey – Huntington
Matthew Chartrand - Islip
Carl Gabrielsen – Riverhead
Linda Holmes – Shelter Island
Barbara Roberts – Southampton
Thomas McAdam – Southold
John Finn - Smithtown
Adrienne Esposito – Villages Over 5,000
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
Christine DeSalvo – Account Clerk Typist

Call to Order

- The meeting of April 3, 2013 was called to order by David Calone, Chairman, at 2:10 p.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the February 2013 Meeting Minutes. Motion made by Commissioner Kaufman, seconded by Commissioner Holmes. Vote Approved: 11 ayes, 0 nays, 1 abstention.

Public Portion – Jim Tsunis spoke in support of the “Middle Country Meadows at Selden” 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;
 - The recent meeting of the Sewer Infrastructure Taskforce resulted in a preliminary assessment for necessary funding, and now will concentrate on financing mechanism a new sewer infrastructure.
 - Working to support a sustainable agricultural economy by helping younger farmers to navigate through the challenges of today's economic conditions.
 - Regarding the 'Professional Certification' pilot program, Commissioner Casey has drafted a letter to enlist sponsorship on the NYS State Legislature to get the program going. The Town of Brookhaven has expressed interest in piloting the new program to make it easier to do minor interior alteration in commercial buildings in order to more quickly fill vacancies and help the local economy.
 - The Town of Brookhaven is working to incorporate the Commission's adopted public safety principles into their site plan design process. Commissioner McAdam was recognized for his work on .that chapter of the guidebook.
 - 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;
 - On the East End Wind Code. The Town of Brookhaven has already adopted a wind code, and the Towns of East Hampton, Riverhead and Southampton are working towards adopting a wind code.
 - As for a model Geothermal Code; Commissioner's John Whelan and Michael Kaufman are working on that model code. There is already interest in it from the Town of Brookhaven. Commissioner Whelan indicated he has been working with the Long Island Geo Group, and some good recommendations have been drafted, and that work on the code is moving along.

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

- Regarding the planned Wastewater Symposium for June 21st in Riverhead headed up by Commissioner Berry; who indicated that before the event an effort is being taken to get the State and County regulators to work out any conflicts with each other, and/or whether there are issues missing from their codes that need to be addressed. The event will have 3 main focus points: Why we need to do something; Technology; and Management approaches. Program sponsorship is being worked on.
- Resiliency;
 - The "Suffolk 'After Sandy' Roundtable" last month was focused the 'built environment'. One of the outcomes of the roundtable better communication amongst the County and municipalities. The talks of amending municipal building codes brought to light the difficulties of that particularly given the nationalization of FEMA requirements and the State's standardized building codes. Any deviation from those requirements and standards could make it impossible for a homeowner to get flood insurance. There is an entity called the 'State Code Council' that can be approached with recommendations for changes resulting from local discussions of amending municipal building codes in flood zones as one of the way to avoid widespread destruction in flood prone areas. Someone from the Commission is needed to help lead that effort.
 - Based on the results of this 'Roundtable' another roundtable discussion is planned that will focus on what should come next for the 'natural environment', probably sometime next month.
- Other topics;
 - Briefly discussed the upcoming meeting schedule and that it was decided that the August Commission meeting will be held at Sag Harbor.
 - Commissioner Esposito announce that April 22 is Earth Day, and that an event will be held at, as well as sponsored by the Brookhaven National Lab, along with The Citizen's Campaign for the Environment, in the afternoon from 2 to 5. The theme will be 'Climate Impacts'.
 - At the next meeting the Commission will recognize Commissioner Holmes for her many years of service to the Commission, and also celebrated her (80th) birthday.
 - Commission Robert indicated that she will be attending a Coastal Communities Resilience Seminar sponsored by the National Disaster Preparedness Center and FEMA. The Seminar will be held on April 12th at Gurney's in Montauk.

Director's Report – Planning Director Sarah Lansdale informed the Commission about recent activities within the Division.

Director's Report (Continued)

- The County has recently released 2 RFPs (Request For Proposals) that are due back by the middle of this month, and could possibly be awarded by the end of the month or early May. One of the RFPs is for the final chapters of Suffolk's Comprehensive Plan; and the other RFP is for the BRT (Bus Rapid Transit) Feasibility Study. Director Lansdale indicated that there is a provision in the RFP for the Comprehensive Plan that it be completed by the end of this year.
- Great progress has been done on updating County's Agricultural Protection Program using the \$50,000 grant from the State. Working with the Peconic Land Trust a survey of over a 120 farmers has been successfully undertaken.
- Super Storm Sandy relief work continues and the Director thanked the Commissioners on their help facilitate data on the substantially damaged homes (primary homes damaged 50% or more) in relation to HUD guidelines for mapping purposes specifically to receive federal funds for the 'home buyout program'.
- The Division is continuing work on the Commack Road Study, and has expanded the study area to be congruent with the NYS Sagtikos Study.
- Work on the HUD funded TDR Programs Study continues and an update of that study to the Commission is likely soon.
- Director Lansdale reminded the Commission that the Agriculture District Program enrollment period deadline is coming up soon.
- The Director thanked Andy Freleng for assuming the responsibilities of managing the CEQ (Council on Environmental Quality) function within the Division. And welcomed back John Corral to the Division.

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

- **Middle Country Meadows at Selden;** referred by the Town of Brookhaven, received on February 26, 2013 – the Commission's jurisdiction for review is that the application is adjacent to State Route 25 (Middle County Road). The applicant requests a change of zone approval from A-1 Residence and J-2 Business to PRC Residence (planned retirement community) to permit the construction of 124 two bedroom PRC units within 14 buildings on 13.78 acres.

The staff report recommended approval of the change of zone request with five (5) comments for the consideration and use of the Town of Brookhaven. The Commission generally agreed and resolved to approve the requested change of zone with five (5) comments.

The motion to approve the application with and five (5) comments was made by Commissioner Kaufman and seconded by Commissioner Holmes, vote Approved; 13 ayes, 0 nays, 0 abstentions.

- **Portwood, LLC**, referred by the Town of Brookhaven, received on February 28, 2013 – the Commission's jurisdiction for review is that the application is within 500 feet State Route 27 (Sunrise Highway). The applicant requests site plan approval for the demolition of three vacant retail buildings of the former Bellport Outlet Center totaling 96,034 square feet, and the construction of new 87,788 square foot wholesale store with a 2,245 square foot mezzanine, along with new site improvements on 10.2 acres.

The staff report recommended approval of the site plan with four (4) 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 Chartrand and seconded by Commissioner Whelan, vote Approved; 13 ayes, 0 nays, 0 abstention.

- **Hampton Jitney**, referred by the Town of Riverhead, received on February 27, 2013 – the Commission's jurisdiction for review is that the application is within the Central Pine Barrens Zone and 1 mile of an airport (at Calverton Enterprise Park). The applicant seeks special exception/site plan approval for the construction of a motor-coach terminal and maintenance facility including a 24,615 square foot two story passenger terminal and a 22,028 square foot maintenance building. Addition site improvements are proposed that include a fueling station with canopy, bus wash, bio-swales for storm-water retention and wetlands buffers and open space.

The staff report recommended approval of the special exception/site plan application with five (5) comments for the consideration and use of the Town of Riverhead. The Commission resolved to generally agree and approve the proposed special exception/site plan with seven (7) comments.

The motion to approve the application with seven (7) comments was made by Commissioner Kaufman and seconded by Commissioner Holmes, vote Approved; 12 ayes, 0 nays, 1 recusal (Commissioner Gabrielsen).

- **VEA 181st Realty Corp./North Fork Management and Maintenance, LLC**, referred by the Town of Smithtown, received on February 26, 2013 – the Commission's jurisdiction for review is that the application is adjacent to State Route 25/25A (Main Street) and County Road 15 (Maple Avenue). The applicant requests special exception approval to construct 56 accessory apartments, a use variance to permit a parking garage, and several area variances for the proposed redevelopment of a former lumberyard property with a mixed-use (retail/residential) development on 3.62 acres.

The staff report recommended approval of the application with five (5) comments for the consideration and use of the Town of Smithtown. The Commission resolved to generally agree and approve the application with eight (8) comments.

The motion to approve the application with eight (8) comments was made by Commissioner Finn and seconded by Commissioner Kaufman, vote Approved; 13 ayes, 0 nays, , 0 abstention.

Discussion

- Chairman Calone announced that the next Commission meeting will be held in Hauppauge.

Meeting Adjourned (4:35 p.m.)

- The motion to adjourn the meeting was made by Vice Chair Esposito and seconded by Commissioner Holmes, vote Approved; 13 ayes, 0 nays, 0 abstention.