

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 and
Environment

Date: January 8, 2014
Time: 2:00 p.m.
Location: Rose Caracappa Legislative Auditorium
William H. Rogers Legislature Building
North County Complex
Hauppauge, New York 11788

Members Present (12)

Ramon Accettella – Town of Babylon
Michael Kelly – Town of Brookhaven
John P. Whelan – Town of East Hampton
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
Carl Gabrielsen – Town of Riverhead
John Finn – Town of Smithtown
Nicholas Planamento – Town of Southold
Michael Kaufman – Villages Under 5,000
Kevin G. Gershowitz – At Large
Glynis Margaret Berry – At Large
David Calone – At Large

Staff Present (6)

Sarah Lansdale – Director of Planning and Environment
Thomas Young – Assistant County Attorney (Counsel to the Commission)
Andrew Freleng – Chief Planner
Theodore Klein – Senior Planner
John Corral – Planner
Christine DeSalvo – Senior Clerk Typist

Call to Order

- The meeting of January 8, 2014 was called to order by David Calone, Chairman, at 2:15 p.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the December 2013 Meeting Minutes were tabled.

Public Portion – Jim Gleason of East Moriches spoke to the Commission regarding “The Preserve at East Moriches” application before the Commission.

Chairman’s Report – Chairman Calone updated the Commission as follows:

- Chairman Calone began by stating that in addition to the regulatory agenda, the Commission will have a presentation at today’s meeting by Augie Ruckdeschel and Laretta Fischer on the County’s Agriculture and Farmland Protection Plan Update. Included in their presentation will be the results from the Suffolk Farm Survey, and all of which will be part of the overall County Comprehensive Plan, we are working on finalizing this year.
- He also informed the Commission that they will be given an overview presentation of geothermal energy from LI-GEO, and discuss the draft model that Commission member John Whelan, with the assistance of Commission member Mike Kaufman, worked on with the geothermal industry using the Town of Brookhaven’s recently adopted geothermal code as a template.
- The Chair stated there will also be a report given by the Nominating and Rules Committee later in the meeting.
- On Suffolk County Sewer Infrastructure Funding; The County’s Sewer Infrastructure Finance Task Force hasn’t met in a few months, but the Chair indicated that he has spoken with the new leader of the Legislature and they are eager to get that back on track; the Chairman also stated that he expects some good news on Suffolk and wastewater coming out of the Governor’s State of the State address today.
- With regard to Agriculture; following the presentation today, we look forward to getting some projects going in conjunction with the administration that is consistent with the Ag plan. Among the ideas discussed are ‘farms to institutions’, ‘a young farmers initiative’ and an ‘online farm help resource’. Chairman Calone also indicated that he had been asked to serve on a working group set-up by Senator LaValle on growing the farm economy through helping nurture food start-up companies.
- With regard to ‘Professional Certification’ which is something we have been working on for a while, and as you know we been working on it with ABLI; It is one of their top legislative priorities in Albany. We have completed the overview memo for the state legislators on this and it is now being talked up by Des Ryan of ABLI in Albany right now. He is working with us to educate the Long Island and some upstate lawmakers about this issue based on the work of Commission members Jennifer Casey and John Finn have done. As you may recall the Town of Brookhaven and Town of Huntington are willing to be pilot locations for the ‘Professional Certification’ program in Suffolk County once it gets going. That needs legislative action to be allowed, and that is our next step.

Chairman's Report (Continued)

- On the 'economic development conference', as you might remember the Commission is working it as a joint effort with the Suffolk County IDA. We are currently working on a rough draft of the agenda with Suffolk IDA CEO Anthony Manetta. One of the founders of Computer Associates, Russ Artz, has agreed to be our keynote speaker. We are looking to finalize a date for that; probably sometime in March.
- As for the 'Geothermal Model Code'; we will have the industry presentation today and we can discuss the draft model code. The Chair indicated that he would like to get additional input this month and hopefully have it on the agenda for adoption at the Commission's February meeting.
- With respect to other Commission business;
 - The nominating committee will report today and we will elect our 2014 officers, adopt any rule changes and set our meeting schedule at the February meeting.
 - Lastly, with regard to the Comprehensive Plan; one of the primary responsibilities of the County Planning Commission under the County Charter is to propose a comprehensive plan for Suffolk County. The consultant group AKRF is heading up the effort to develop the plan, and the Commission's oversight committee met with AKRF before the holidays and hope to set another meeting soon.

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

- The Director updated the Commission on the status of the County's Comprehensive Plan.
- Director Lansdale also stated that staff is working on completing a HUD Transfer of Development Rights (TDR) Study, and also finish updating the County's Agricultural Protection Plan.

Guest Speaker(s) – Laretta Fischer, Principal Environmental Analyst and August Ruckdeschel, Farmland Administrator, Suffolk County Department of Economic Development and Planning; Presented an overview of both the Updates to the Farmland Protection Program, and the results of a recent Agricultural Survey of Suffolk County Farmers. They also addressed questions by the Commission.

Guest Speaker – John Rhyner, Director, Sustainable Energy Group, PW Grosser, P.C. (Chair of the Standards and Codes Committee, LI Geo Energy Organization); gave a presentation on Geothermal Energy application. He also addressed questions by the Commission.

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

- **The Preserve at East Moriches;** referred by the Town of Brookhaven, received on December 9, 2013 – the Commission's jurisdiction for review is that the application is adjacent to Montauk Highway (SR 27A), Little Seatuck Creek, Spadaro Airport, and Lands of Suffolk County. The application is a request for Site Plan approval from the Town Planning Board for the development of a seventy (70) unit retirement community with associated landscaping, parking and an on-site sewage treatment plant, on a 22.32 acre parcel.

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

- **The Preserve at East Moriches** (continued)

The staff report recommended approval of the Site Plan application and offered eleven (11) comments for their consideration and use by the Town of Brookhaven. After deliberation the Commission resolved to generally agree and approve the Site Plan application with eleven (11) comments.

The motion to approve the Site Plan application, with the eleven (11) comments for their consideration and use by the Town of Brookhaven was made by Commission member Kelly and seconded by Commission member Kaufman, vote to Approve; 12 ayes, 0 nays, 0 abstentions.

- **495 Holdings LLC**; referred by the Town of Brookhaven, received on November 1, 2013 – the Commission's jurisdiction for review is that the application is adjacent to the Long Island Expressway (SR 495). The application is petitioning the Brookhaven Town Board for a change of zone from the existing L-1 Light Industrial to Commercial Recreation (CR) to permit the construction of 274,745 SF of indoor and outdoor sports stadiums, restaurant, sports retail and medical office, on 26.6 acres of land in the hamlet of Holtsville.

The staff report recommended approval of the Change of Zone application and offered six (6) comments for their consideration and use by the Town of Brookhaven. After deliberation the Commission resolved to generally agree and approve the Change of Zone application with seven (7) comments.

The motion to approve the Change of Zone application with seven (7) comments for their consideration and use by the Town of Brookhaven was made by Commission member Accettella and seconded by Commission member Kelly, vote to Approve; 12 ayes, 0 nays, 0 abstentions.

Freedom Point Assisted Living; referred by the Town of Huntington, received on November 22, 2013 – the Commission's jurisdiction for review is that the application is adjacent to a heliport, designated wetlands, and lands of Suffolk County. The application is a request for Site Plan approval from the Town Planning Board for the development of a one-hundred eleven (111) unit assisted living facility and associated site improvements on an approximately 10 acre portion of the 300 acre Northport Veterans (VA) Hospital.

The staff report recommended approval of the Site Plan application and offered four (4) comments for their consideration and use by the Town of Huntington. After deliberation the Commission resolved to generally agree and approve the Site Plan application with four (4) comments.

The motion to approve the Site Plan application, with the four (4) comments for their consideration and use by the Town of Huntington was made by Commission member Casey and seconded by Commission member Kelly, vote to Approve; 12 ayes, 0 nays, 0 abstentions.

Discussion

- The Nominating and Rules Committee Report:
 - Committee Chairman, Commission member Carl Gabrielsen gave a brief report outlining the recommendations of the Committee of its nominees for Commission officers. The Committee nominees were as follows: David Calone for Chair, and Adrienne Esposito and Michael Kelly for the two Vice Chair officers. The report also indicated that there were no recommended rule changes for the Commission to consider.

- Geothermal Model Code:
 - Commission member Whelan gave an updated on the status of the Commission's Geothermal Model Code; Follow the update a brief discussion amongst Commission members followed.

Meeting Adjourned (4:50 p.m.)

The motion to adjourn the meeting was made Commission Gershowitz and and seconded by Commission member Gabrielsen, unanimously approved.