

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: September 4, 2013
Time: 10:00 a.m.
Location: Village of Sag Harbor
Village Meeting Room, 2nd Floor
Sag Harbor, New York 11963

Members Present (11)

John P. Whelan – Town of East Hampton
Carl Gabrielsen – Town of Riverhead
J. Edward Shillingburg – Town of Shelter Island
Barbara Roberts – Town of Southampton
Thomas McAdam – Town of Southold
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Glynis Margaret Berry – At Large
David Calone – At Large

Staff Present (5)

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 September 4, 2013 was called to order by David Calone, Chairman, at 10:45 a.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the August 2013 Meeting Minutes. Motion to adopt as amended made by Commission member Kaufman, seconded by Commission member Whelan. Vote Approved: 9 ayes, 0 nays, 0 abstentions.

Public Portion – No one from the public asked to address the Commission.

Chairman's Report – First thanked Commission member Barbara Roberts for coordinating today's commission meeting and tour; and for serving lunch. Also thanked the Village of Sag Harbor for their hospitality;

Chairman Calone updated the Commission as follows:

- The Commission can expect to be busy this fall with a number of our priorities including Professional Certification, the Public Safety model code, the Economic Development conference with the IDA, the Comprehensive Plan, the Geothermal model code, Post Sandy resiliency work, and Sewer Financing.
- On Agriculture; Commission members Carl Gabrielsen and Barbara Roberts have been working on the Farm Census, and the 'Farm to Institution' idea; coordinating with Legislator Jay Schneiderman. Chair noted that the Legislature's Economic Development Committee recently had a hearing on local foods. We are working together to support Suffolk's agricultural economy and sustain it into the future, including preserving farmland and supporting young farmers. Chairman Calone stated that the Peconic Land Trust has been instrumental in leading on this.
- On the 'Professional Certification' pilot program, Commissioner Casey has drafted a memo in order to get necessary State Legislature sponsorship for the program to get going. The Town of Brookhaven wants to pass a "sense resolution" supporting adoption of the legislation.
- On the Commission's 'Public Safety' initiative, Commission member Tom McAdam led the effort to put together the public safety design code principles that are now in the Commission Guidebook. Both of Brookhaven and Babylon, as well as Huntington, are interested in taking our public safety design code and providing guidelines for their own planning board to keep public safety principles in mind when evaluating site plans. The Chairman indicated that he had very positive meetings over the summer with D.A. Spota and the County Executive's office. The Chairman also stated he met last week with Governor Cuomo's new head of public safety for the state, and he is very interested in working with us on refining the principles and possibly getting behind an effort to get these out, not just in Suffolk, but across New York State.
- On the 'economic development conference', Barbara Roberts will be the Commission member working on that. We are aiming for a November, possibly December date. We are working on this in conjunction with the Suffolk County IDA CEO Anthony Manetta and the County Executive's office.
- On the 'East End Wind Code', which was adopted by the Town of Brookhaven, the Chairman indicated that he is still waiting to hear what the Towns of East Hampton and Riverhead are doing to adopt some form of the wind code.
- As for 'resiliency' post Sandy effort – we are still looking at a possible effort to coordinate Town interest in changing building codes to require building to FEMA code in 'flood zones' where houses are not more than 50% damaged. The

Chairman's Report (Continued)

Chairman reminded the Commission that last spring the "Suffolk After Sandy Roundtable" focused on the 'built environment', and mentioned also that there is the possibility to do another event to inform the municipalities when the Army Corps of Engineers comes out with their south shore Fire Island to Montauk plan.

- The Annual Planning Federation Conference update – with sponsors including LI Index/Rauch Foundation, and keynote Speaker Kevin Law. Chairman asked Commission member Mike Kaufman who is coordinating the classes and speakers for the conference if there was anything else;
 - Commission member Mike Kaufman indicated that the conference agenda was pretty much completed and urged individual Commission members to sign up to participate in the panels and to introduce courses and speakers.
- On the County's Comprehensive Plan, the consultant firm AKRF, chosen to complete the Comp Plan, will have Stephen Holley update the Commission at next meeting in October. The Chair indicated that pursuant to the County Charter the Commission is in charge of overseeing the Comp Plan's completion, expected to be early next year in January or February.
- The next scheduled Commission meeting for October 2nd will be at 2:00 p.m. in Brookhaven Town Hall.

Director's Report – Planning Director Sarah Lansdale did not attend the meeting and Andrew Freleng informed the Commission on her behalf about recent activities within the Division including the following items:

- The County is wrapping-up its Comp Plan.
- As well as finishing up the County's Transfer of Development Rights report.
- The Sagtikos Redevelopment Study Area report is also in the process of being completed.
- Continuing work on the Chapter 8 Farmland revisions, still working on aquaculture, various water-quality projects, and open-space initiatives

Guest Speakers

- **Hon. Jay H. Schneiderman**, 2nd District Representative to the Suffolk County Legislature, welcomed the Commission to the East End, and gave a general overview of its planning concerns, including the revitalization of the Riverside area.
- **Hon. Jeffrey E. Sander**, Mayor of Village of North Haven, described to the Commission the Village as a 2.2 square mile peninsular very concerned with water quality and the proliferation of tick-borne illnesses, amongst other things.
- **Chris Pickerell**, Marine Program Director, Cornell Cooperative Extension; presented an overview of their Marine Program in the Peconic Estuary. He was accompanied by **Dr. Matthew Scafani**, Senior Extension Resource Educator, Cornell Cooperative Extension; who presented an outline of the Extension's Shellfish Aquaculture Program. Both answered questions and addressed comments of the Commission.
- **Christopher Bianco Esq. & Charles Voorhees**, Representatives for the Village of Mastic Beach; presented the rationale for the Village's newly created zoning code.
- **Hon. Robbie Stein**, Deputy Mayor and Trustee for the Village of Sag Harbor, explained to the Commission that part of the Village lies below sea level, and wastewater and stormwater run-off is a continual problem for the Village, and that it has recently hired

Guest Speakers - Hon. Robbie Stein (Continued)

an engineering consultant for help with a solution.

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

- **Adoption of Zoning Code for the Village of Mastic Beach;** referred by the Village of Mastic Beach, received on August 16, 2013 – the Commission's jurisdiction for review is that the application is the proposed adoption of a municipal zoning ordinance. The Village Board of Trustees is considering the adoption of Chapter 530 Zoning to the Village Code. The proposed zoning code for the village was drafted by the Village Zoning Commission and has been the subject of a full SEQR review.

The staff report recommended approval of proposed Zoning Code. The Commission resolved to generally agree and approved the proposed Zoning Code adoption offering three (3) comments to the Village of Mastic Beach for their consideration and use.

The motion to approve the application with three (3) comments was made by 1st Vice Chair Esposito and seconded by Commission member Berry, vote Approved; 9 ayes, 0 nays, 0 abstentions.

- **The Hills at Southampton;** referred by the Town of Southampton, received on July 29, 2013 – the Commission's jurisdiction for review is that the application is within the Suffolk County Pine Barrens Zone and adjacent to NYS Route 27 (Sunrise Highway). The request is a pre-submission for a change of zone from Country Residence (CR 200) to Mixed Use Planned Development District (MUPDD) pursuant to Section 330-246B of the Southampton Zoning Law. The subject property is an assemblage of tax map parcels consisting of a 436 acre property in the hamlet of East Quogue. The requested zone change to MUPDD would allow for residential development and a golf course use.

The staff report recommended approval with seven (7) comments for the consideration and use of the Town of Southampton. The Commission had a relatively lengthy discussion and after deliberation the Commission resolved to disapprove the change of zone pre-submission request, giving three (3) reasons for disapproval, and offering eight (8) comments to the Town of Southampton for their consideration and use.

The motion to disapprove with the three (3) reasons, and eight (8) comments was made by Commission member Roberts and seconded by Commission member Berry, vote Approved; 8 ayes, 0 nays, 1 abstention.

Meeting Adjourned (1:45 p.m.)

- The motion to adjourn the meeting was made by Commission member Roberts and unanimously Approved.