

# 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: June 5, 2013  
Time: 2:00 p.m.  
Location: Rose Caracappa Legislative Auditorium  
North County Complex  
Hauppauge, New York 11788

### **Members Present (10)**

Jennifer Casey – Huntington  
Matthew Chartrand - Islip  
Carl Gabrielsen – Town of Riverhead  
J. Edward Shillingburg – Shelter Island  
John Finn - Smithtown  
Barbara Roberts - Southampton  
Adrienne Esposito – Villages Over 5,000  
Michael Kaufman – Villages Under 5,000  
Glynis Margaret Berry – 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 – Senior Clerk Typist

### **Call to Order**

- The meeting of June 5, 2013 was called to order by David Calone, Chairman, at 2:10 p.m.

### **The Pledge of Allegiance**

**Swearing in of New Member – J. Edward Schillingburg, Town of Shelter Island**

**Adoption of Minutes**

- The adoption of the May 2013 Meeting Minutes. Motion made by 2<sup>nd</sup> Vice Chair Kelly, seconded by Commissioner Kaufman. Vote Approved: 9 ayes, 0 nays, 1 abstention (Schillingburg).

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

**Chairman's Report** – After welcoming Ed Schillingberg as a new member of the Commission, Chairman Calone updates the Commission on the following Commission priorities for 2013:

- Supporting Economic Development, Energy and Natural Resource, and Resiliency which includes all of the following: Sewer Infrastructure Financing; Our farm economy; and Housing options. As well as promoting renewable energy; Protecting our natural resources particularly our drinking water; and also work on Suffolk becoming more resilient in the face of natural disasters.
- On the 'Professional Certification' pilot program, Commissioner Casey has drafted a memo to the State Legislature to get the program going. On speaking with Des Ryan of ABLI, it would be beneficial to wait until after this legislative session ends to start educating legislators and getting their support. The Town of Brookhaven wants to pass a "sense resolution" supporting adoption of the legislation at its Board meeting this summer, and several other towns including Huntington have indicated they intend to do the same. The 'program' is intended to make it easier to do minor interior alteration in commercial buildings in order to more quickly fill vacancies and help the local economy.
- On the Commission's 'Public Safety' initiative, the Town of Brookhaven has indicated that they would like to instruct their respective Boards to incorporate the Commission's public safety principles into their site plan design and review processes. The Chairman also indicated that he and Commissioner McAdam met the Deputy County Executive for Public Safety Errol Toulon and are waiting for feedback from the County Executive's office regarding our public safety design code.
- The chairman stated that an update of the Farm Census is ongoing, and working on potential legislation to support "farm to institutions" where the goal is to make it easier for farmers to sell their produce to institutions such as schools, jails, nursing homes, etc.
- The Commission has talked about starting an annual economic conference in conjunction with the Suffolk County IDA and the County Executive's office, and the Chairman indicated that it is likely that IDA CEO Anthony Manetta will address the Commission at it July meeting in Riverhead. Assuming that a conference would take place it would likely happen in the late fall.
- The Town of Brookhaven has already adopted our East End Wind Code, and readopted it last month and it is expected the Towns of East Hampton and Riverhead will move towards adopting some form of the wind code.

**Chairman's Report** (Continued)

- The Chairman stated that he spoke recently at the Long Island Geo conference, joined there by Commission Whelan who has put several calls out to the geothermal industry. The Town of Brookhaven having already adopted their own geothermal code and is interested in hearing feedback on it, amending it if need be, to adopt the best geothermal practices that could be a model code to the other towns throughout Suffolk County.
  - The planned Wastewater Symposium is coming up June 21<sup>st</sup> in Riverhead headed up by Commissioner Berry; who thanked the Planning Department for its help, and reminded everyone that the symposium will take place at the Culinary Institute, beginning at 9:00 a.m., and be an all-day event. Commissioner Berry mentioned financial sponsorship opportunities of the event are still available. Chairman Calone pointed out that decentralized wastewater treatment centers are key to the protecting sensitive drinking water resources while allowing for economic development to occur on the east-end of Suffolk County.
  - As for 'resiliency' the talks of amending municipal building codes continues, particularly the requirements for homes damaged by Super-storm Sandy to be in conformance with FEMA requirements and the State's standardized building codes. It has become an issue focused on attaining affordable homeowners insurance for homes in the designated flood zones. Some of the Towns have expressed interest in unifying their building codes with other Towns for building requirements in their respective flood zone areas. Regardless, it is likely flood insurance for homeowners situated in designated flood zones will increase.
- Other topics;
    - The Annual Planning Federation is coming up in the Fall (October 17<sup>th</sup>) at the Brookhaven National Lab. Commissioner Mike Kaufman is coordinating some of the classes that we might provide at the conference.
    - A consultant has been chosen to complete the County's Comprehensive Plan and Director Lansdale will provide a fuller update on the progress of that. The idea is for the Commission to get briefed by the consultants and for the Commission's Comp Plan Committee to meet with the consultants on a regular basis until the Comprehensive Plan is completed.
    - The scheduled August Commission meeting in Sag Harbor will be changed to take place in September, and the August meeting will take place in Riverhead.

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

- Sewer Funding applications have all been received and announcements will be done through the Legislature. The Director indicated that she will provide a full list once all the applications have been processed.
- The newly created Suffolk County Land Bank will have its first Board meeting this Friday.

**Director's Report** (Continued)

- Next week this is a scheduled Farmland Protection Board meeting to review the Agricultural Districts in Suffolk County.
- Tomorrow night there is an Aquaculture Leasing Board meeting in Riverhead.
- We are initiating a Feasibility Study for Bus Rapid Transit for Suffolk County as part of the Connect Long Island Program. The kick-off meeting is later this week.
- A firm has been hired to finish up the County's Comprehensive Plan. So far the Department has completed several chapters and the completion of the Plan will focus on chapters covering Transportation, Housing and Economic Development; and the goal is to finish it by the end of the year.
- The Division is continuing its work on the Farmland Protection Plan, and looking at a potential update of the Chapter 8 Code governing the County's farmland protection laws.
- Looking forward to wrapping up our Transfer of Development Rights Study as well as our Commack Road Study.

**Guest Speakers**

- **Heather Lanza**, Director of Planning for the Town of Southold, presented an outline of the Plum Island Zoning Amendment. She was accompanied by **Scott Russell**, Supervisor of the Town of Southold, who addressed some of the questions of the Commission.

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

- **Marine II District and Plum Island Zoning**; referred by the Town of Southold, received on May 10, 2013 – the Commission's jurisdiction for review is that the application is the proposed adoption or amendment of a municipal zoning ordinance. Town proposes to amend, on its own motion, the Marine II Zoning District to establish standards for ferry terminal; and also adopt two new land use zoning districts for Plum Island: the Plum Island Research District (PID) and the Plum Island Conservation District (PIC).

The staff report recommended approval of proposed amendments to the Town's zoning ordinance with six (6) comments for the consideration and use by the Town of Southold. The Commission resolved to generally agree and approved the proposed amendments with six (6) comments.

The motion to approve the application with the six (6) comments was made by Commissioner Kaufman and seconded by Commissioner Berry, vote Approved; 10 ayes, 0 nays, 0 abstentions.

1<sup>st</sup> Vice Chair Esposito made a motion, seconded by Commissioner Finn to authorize the Chair on behalf of the Commission to prepare a letter making a special request of the Federal government to prepare a comprehensive report of all forms and levels of contamination on Plum Island, and what remediation steps must be done to protect the public health before the disposition of the island property. The Commission approved the motion without any objections.

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

- **Extension of a Moratorium on Wind Turbines and Related Facilities**, referred by the Town of Huntington, received on May 14, 2013 – the Commission's jurisdiction for review is that the application is the adoption or amendment of a moratorium. The referral from the Town is for the amendment to an existing local law to extend the moratorium on the issuance of approvals, grants and/or conditional use permits for the construction or installation of wind turbines and related facilities to December 10, 2013.

The staff report recommended approval of proposed Moratorium Extension. The Commission resolved to generally agree and approved the proposal with two (2) comments for the Town's use and consideration.

The motion to approve the application with the two (2) comments was made by Commissioner Casey and seconded by Commissioner Esposito, vote Approved; 8 ayes, 2 nays, 0 abstentions.

**Guest Speaker – Taken out of order**

- **Sammy Chu**, Commissioner of Suffolk County Department of Labor, Licensing & Consumer Affairs; and Suffolk County Director of Operations, presented an overview of the County Executive's priorities as it regards the Planning Commission.

**Discussion**

- Briefly discussed the need to determine which classes will be offered at the upcoming Planning Federation Conference.

**Meeting Adjourned** (3:55 p.m.)

- The motion to adjourn the meeting was made by Commissioner Schillingburg and seconded by Commissioner Chartrand, vote Approved; 10 ayes, 0 nays, 0 abstention.