

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 4, 2014
Time: 2:00 p.m.
Location: Maxine S. Postal Auditorium
Evans K. Griffing Building, Riverhead County Center
300 Center Drive, Riverhead, New York 11901

Members Present (12)

Ramon Accettella – Town of Babylon
Michael Kelly – Town of Brookhaven
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
Adrienne Esposito – Villages Over 5,000 (arrived late –during public portion)
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – At Large
Glynis Margaret Berry – At Large
David Calone – At Large (arrived late –during public portion)

Staff Present (5)

Sarah Lansdale – Director of Planning
Andrew Freleng – Chief Planner
John Corral – Planner
Christine DeSalvo – Senior Clerk Typist
Mary Porter – Assistant County Attorney (Counsel to the Commission)

Call to Order

- The meeting of June 4, 2014 was called to order by Vice Chairman Michael Kelly at 2:05 p.m.

The Pledge of Allegiance

Adoption of Minutes

Public Portion – Five members of the public spoke to the Commission in general opposition to the Caithness Long Island II, LLC application.

Guest Speaker(s) – taken out of order

Tullio Bertoli, Commissioner - Town of Brookhaven Department of Planning and Economic; presented an overview of the “Ronkonkoma Hub - Land Use Plan”. He also addressed questions by the Commission.

Frank DeRubeis, Director of Planning, Town of Smithtown; presented an overview of the “Hauppauge Industrial Park Light Industrial Overlay District”. He also addressed questions by the Commission.

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

- The Chair stated that he and 1st Vice Chair Adrienne Esposito arrived late to the Commission meeting because they just came from a County Executive meeting/press conference announcing the County’s new drinking water protection program proposal resulting from a legal challenge from several local environmental groups. Vice Chair Esposito provided additional factual background.
- Chairman Calone recognized two former Commission members; he thanked Edward Shillingburg, who represented the Town of Shelter Island; And John Whelan, the representative of the Town of East Hampton on the Planning Commission. The Chair presented both Mr. Shillingburg and Mr. Whelan with a Proclamation of Appreciation for their service to the residents of Suffolk County.
- The Chair welcomed Mary Porter as the new counsel to the Planning Commission.
- On Agriculture; The Chair mentioned that recently the Planning Commission co-hosted a breakfast discussion at East Hampton Town Hall supporting our agricultural economy and to sustain it into the future. And as a result of that discussion the Planning Commission has two initiatives in the works 1) help new farmers finance the capital equipment they need to get started; and 2) improve education opportunities to get more people interested and prepared to farm. The Chair recognized and thanked Commission member Carl Gabrielsen who has been attending those meetings on behalf of the County planning Commission.
 - Commission member Gabrielsen informed the Commission that he has been in talks with Suffolk B.O.C.E.S., as well as the local school districts and colleges to look into offering a curriculum that included agricultural education including farm field trips.
- On ‘Housing’, the Chair restated the lack of good housing data in Suffolk County, and there is a plan in the works for the County Planning Commission to start collecting that data on an annual basis so that the County can better establish regional housing strategies and goals. This will build on the data that the County Planning Department staff is already collecting. The Chair noted that there have been inquiries on this kind of data recently, and asked each of the Commission members to personally ask their Towns to help with this effort. The Chair indicated

that he has spoken with all the Supervisors, and has their support.

Meeting Summary (Continued)

June 4, 2014

Chairman's Report (Continued)

- Regarding the 'Economic Development Conference', the agenda for this event, which is a joint effort of the Suffolk Planning Commission and the Suffolk County IDA, has been further refined. It looks like Canon is willing to host this event at its U.S. headquarters in Melville.
- On the 'Geothermal Model Code'; Chairman Calone acknowledged the work of former Commission member John Whelan and Commission member Michael Kaufman. And then stated that the Commission recently received a modified version of the code back from LI-GEO, the industry group that the Commission has been working with. The Chair indicated that this latest draft addressed many of the issues raised by stakeholders and municipalities when the first draft was circulated several months ago. In the next day or two the revised version will be sent around to the key stakeholders and government officials for final review.
- With regard to the Comprehensive Plan; Chairman Calone stated that according to the County charter, one of the responsibilities of the Planning Commission is to oversee the development of the County's Comprehensive Plan. The Chair acknowledged Director Sarah Lansdale's effort in securing additional funding necessary to complete the Plan. The consultant group AKRF, as part of finalizing the Plan, is requesting input from the Commission members for prioritizing the goals outlined in the Plan. And the Chair stated that when the Plan and its recommendations are finalized the Commission and staff will incorporate the Farmland Protection Plan and the Water Quality Plan in to an overall plan for the future of Suffolk County.
- With respect to other Commission business;
 - The Chair mentioned the next Commission meeting is to be held on July 2nd in Legislature Auditorium in Hauppauge at 2 p.m.
 - The Chair stated that there were two upcoming events that the Commission is co-sponsoring; both being held on June 16th. One is "Quiet Communities - with Outdoor Landscaping and Maintenance" at the H. Lee Dennison Building from 8:00 a.m. to 10:30 a.m. The other event is at 1:00 p.m. at the Northport Library and that is the "Green Infrastructure Conference"; the Citizens Campaign for the Environment is the primary sponsor of that event.

Guest Speaker(s)

Dave Kappel and Danielle Hunt of the Rauch Foundation; presented a report focused on a possible third track on the LIRR and how it could benefit Long Island. They addressed questions by the Commission after their presentation.

Frank DeRubeis, Director of Planning, Town of Smithtown; presented an overview of the "Hauppauge Industrial Park Light Industrial Overlay District". He also addressed questions by the Commission.

Adoption of a Resolution of the Suffolk County Planning Commission endorsing the LIRR Third Track project and urges inclusion of funding for it in the pending MTA Capital Plan.

member
The motion to approve the resolution as amended was made by Commission member Kaufman and seconded by Commission member Berry, and approved unanimously.

Meeting Summary (Continued)

June 4, 2014

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

- **Town Board Own Motion for the Change of the Light Industrial Zoned Parcels in the Hauppauge Industrial Park from Light Industrial (LI) to Light Industrial Overlay (LIO);** the application is referred by the Town of Smithtown, received on April 24, 2014 - the Commission's jurisdiction for review is that the parcels that are the subject of the application are adjacent to or within 500 feet of the following: Long Island Expressway (SR 495), Vanderbilt Motor Parkway (CR 67), Northern State Parkway, and the Municipal Boundary (Town of Islip). Town of Smithtown seeks to adopt a change of zone from a Light Industrial District to a Light Industrial Overlay District of the approximate 1,400 acre industrial park complex to allow for more types and intensity of uses subject to certain criteria.

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

The motion to approve the Land Use Plan, with the seven (7) comments for their consideration and use by the Town of Smithtown was made by Commission member Finn and seconded by Commission member Kaufman, vote to Approve; 12 ayes, 0 nays, 0 abstentions.

- **Ronkonkoma Hub Transit-Oriented Development (TOD) Land Use Plan and Implementation Plan;** the application is referred by the Town of Brookhaven, received on May 9, 2014 - the Commission's jurisdiction for review is that the application is an amendment to a Land Use Plan/Comprehensive Plan. The Town of Brookhaven seeks to amend their 1996 Comprehensive Plan by inclusion of approximately 181 acres of land into the Ronkonkoma Hub Transit-Oriented Development (TOD) Land Use Plan and Implementation Plan, Urban Renewal Plan, Transit-Oriented Development District, and a Change of Zone to Transit-Oriented Development District for approximately 54 acres in the hamlet of Ronkonkoma.

Ronkonkoma Hub Transit-Oriented Development (TOD) Land Use Plan and Implementation Plan - continued

The staff report recommended the reiteration of a Conditional Approval of the Land Use Plan and Implementation Plan for the Ronkonkoma Hub Transit-Oriented Development (TOD) and TOD Code, and reiteration of a Local Determination for a Code Amendment entitled the "Ronkonkoma Hub Transit-Oriented Development District". Also recommending Approval of the Urban Renewal Plan, and the Change of Zone, with six (6) comments for the consideration and use by the Town of

Brookhaven. After deliberation the Commission resolved to generally agree and approve, as well as reiterating approval and local determination of the subject applications with eight (8) comments.

The motion to approve with the eight (8) comments for their consideration and use by the Town of Brookhaven was made by Commission member Kelly and seconded by Commission member Accettella, vote to Approve; 12 ayes, 0 nays, 0 abstentions.

Meeting Summary (Continued)

June 4, 2014

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

- **Caithness Long Island II, LLC**; referred by the Town of Brookhaven, received on May 9, 2014 – the Commission's jurisdiction for review is that the application is adjacent to Sills Road (CR 101). The Applicant seeks special permit approvals from the Brookhaven Town Board for the construction and operation of a proposed state of the art air cooled, natural gas fired (with ultra-low sulfur distillate full back-up) combined-cycle generating facility.

Chairman Calone and Vice Chair Esposito recused themselves from the deliberation. Vice Chair Kelly ran the remainder of the meeting.

The staff report recommended approval of the special permit application and offered two (2) comments for their consideration and use by the Town of Brookhaven. After deliberation the Commission resolved to generally agree and approve the application with two (2) comments.

The motion to approve the special permit application with two (2) comments for their consideration and use by the Town of Brookhaven was made by Commission member Gershowitz and seconded by Commission member Accettella, vote to Approve; 10 ayes, 0 nays, 2 recusals (Calone, Esposito).

Meeting Adjournment (5:13 p.m.)

The motion to adjourn the meeting was made by Commission member Kelly and seconded by Commission member Berry. The motion was approved.