

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: July 2, 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 (10)

Ramon Accettella – Town of Babylon
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
Carl Gabrielsen – Town of Riverhead
John Finn – Town of Smithtown
Barbara Roberts – Town of Southampton
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Glynis Margaret Berry – At Large
David Calone – At Large

Staff Present (4)

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 July 2, 2014 was called to order by David Calone, Chairman, at 2:10 p.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the May 2014 Meeting Minutes. Motion to adopt as amended made by Commission member Kauffman, seconded by Commission member Casey. Vote Approved: 10 ayes, 0 nays, 0 abstentions.

Public Portion – The Chair recognized Suffolk County Legislator Steven Stern of the 16th Legislative District, and invited him to open the public portion of the meeting. After Legislator Stern addressed the Commission nearly three dozen persons of the public spoke to the Commission, with the majority speaking in opposition to the “BK Elwood (The Seasons)” application.

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

- On Agriculture; The Chairman indicated that as a result of the breakfast roundtable discussion that the County Planning Commission hosted along with East Hampton Supervisor Larry Cantwell and Congressman Tim Bishop, two new initiatives are in the works: 1) along with the Farm Bureau, the Peconic Land Trust and the County administration, the Suffolk County Planning Commission put together an application to the State that would help new farmers finance the capital equipment they need to get started, and 2) an effort to improve education opportunities to get more people interested and prepared to farm. The Chair recognized and thanked Commission members Carl Gabrielsen and Barbara Roberts, as well as Augie Ruckdeschel of the County Executive’s Office for their work on both initiatives.
- On ‘Housing’, the Chair restated the lack of good housing data in Suffolk County, and said that working with LIBI, has come up with a plan for the County Planning Commission to start collecting that data on an annual basis, beginning with the Towns, so we can better establish regional housing strategies and goals.
- Regarding the ‘Economic Development Conference’, the Commission is working with the Suffolk County IDA. Chairman Calone indicated that he and Commission member Barbara Roberts would be working on the conference agenda, along with former IDA Executive Director Anthony Manetta and Economic Development Commissioner Joanne Minieri of the County Executive’s office.
- On the ‘Geothermal Model Code’; Chairman Calone indicated that the model geothermal code has been circulated to some key stake-holders, and received several comments back, including several from the Towns. The Chair stated that the comments are in the process of being incorporated into the model code and that he hoped to bring it to the Commission for consideration for adoption at the next meeting in August.
- The Chair went on to state that there was a child care report recently completed by the Suffolk County Legislature’s Welfare to Work Commission’s Child Care Committee, and that Commission member Jennifer Casey and member of the Child Care Committee will brief the Commission on that report:
 - Jennifer Casey presented a brief outline of findings of the child care report entitled “Who’s Minding the Kids? – Meeting Challenges and Creating Opportunities for Quality Child Care and Early Learning in Suffolk County”; the report addressed the challenges of providing quality child care and early learning for children of working families in Suffolk County.

Chairman's Report (Continued)

- With respect to other Commission business;
 - Regarding projects moving forward in the last month that at one time or another were review by the Commission; the New Village ribbon cutting in Patchogue was a recent event attended by several members of the Suffolk County Planning Commission; and the Chair also mentioned that the Brookhaven Town Board renewed the plan for the Ronkonkoma Hub last week.
 - The Chairman thanks Commission member Chartrand for participating, along with himself, at a storm-water mitigation and green methodologies seminar put on by the Citizens Campaign for the Environment, held on June 16th at the Northport Library.
 - The Chair mentioned the next Commission meeting is to be held in Hauppauge at 2 p.m. on August 6th.
 - And the Chair asks for those of the Commission who have not finished visiting 2 or 3 stores in their area where fertilizer is sold to please do so this month.

Director's Report – The Planning Director Sarah Lansdale was not present at the meeting, and Chief Planner Andrew Freleng informed the Commission about recent activities within the Division including the following:

- Mr. Freleng began by thanking the Commission on behalf of Director Lansdale and staff for their participation in the IBM Smarter Cities Challenge, and also reminded the members of the Commission to submit their findings for their fertilizer survey.
- He also reminded the Commission that the County is accepting submissions for the "Crap-Shoot Short Film Contest" through August 1st. He indicated the prizes that were available, and asked that the Commission members spread the word and that contest guidelines were available on-line.
- Mr. Freleng also informed the Commission that the County has released a RFP for the development of septic education for homeowners and industry professionals and to oversee the septic demonstration program.
- He also stated that Suffolk County submitted a 6 million dollar grant application to the LI REDC through the CFA process to cover 20% of the cost of the design and engineering phase for sewerage three targeted areas around the Carll's River, Forge River, and Connetquot River; in order to sewer approximately 18,500 parcels. A presentation of the proposed sewerage was made to the Long Island Regional Economic Development Council's Infrastructure Committee last week receiving positive feedback.
- Suffolk County's TDR Study was submitted to HUD, and well received with talk of receiving an award nomination for the report.
- Regarding the Comprehensive Plan, the County has an extension requested and is working with the consultants towards revisions.
- Mr. Freleng stated that the Regulatory Division processed a total of 143 applications in the month of June, up 13% from last month, and of those 143 applications 3 met the threshold of regionally significant criteria and therefore will be considered by the Commission at today's meeting.
- Chairman Calone asked if he and staff could provide that information for the same month of the previous year.

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

- **BK Elwood LLC (The Seasons)**; the application is referred by the Town of Huntington, and the Commission's jurisdiction for review is that the application is adjacent to Elwood Road (County Route 10). The applicant seeks a change of zone approval from the Huntington Town Board for the construction of 360 age-restricted (senior) condominium units on 37.5 acres of land in the hamlet of Elwood. The applicant is requesting a change of the zone on the parcel from Residence R-40 to Residential-Senior Citizen Housing (R-RM). The proposal would contain 66 affordable units (18%), in accordance with Town of Huntington Zoning Law, as well as on-site amenities including a recreation building, dog run, tennis courts, swimming pools, etc.

The staff report recommended approval of the change of zoning subject to one (1) modification, and offered ten (10) comments for their consideration and use by the Town of Huntington. After deliberation the Commission took no action on the referred application as the Commission was unable to render a determination that could be supported by the required number of votes.

Pursuant to Robert's Rules of Order, the Commission then resolved to approve a motion to reconsider the application as referred by the Town of Huntington. The motion to reconsider was made by Commission member Accettella and seconded by Commission member Kaufman, vote to Approve; 8 ayes, 0 nays, 0 abstentions.

Thereafter a motion to approve the change of zone application, subject to one (1) modification, and with twelve (12) comments for their consideration and use by the Town of Huntington was made by Commission member Calone and seconded by Commission member Gabrielsen, vote to Approve; 8 ayes, 0 nays, 0 abstentions.

- **S Power – Richwood Greenworks, LLC**; referred by the Town of Riverhead, received on June 3, 2014 – the Commission's jurisdiction for review is that the application is adjacent to Agriculture District #7, contains NYSDEC Freshwater Wetlands, and is within 1 mile of an airport (Calverton). The Applicant seeks area variance approvals from Town of Riverhead Zoning Board of Appeals, and site plan approval from the Town of Riverhead Planning Board, for construction of a proposed solar panel array - generating facility that would be interconnected to an existing PSEG Long Island substation located adjacent, to the south, of the subject property. The dimensional relief sought is for the front, rear and side yard setback requirements in accordance with the Industrial A zoning classification. The requested variances are in connection with the proposed construction of a solar panel array on 38.1 acres of land on the majority of the subject property which has a total area of 45.1 acres.

The staff report recommended approval of both the variance and site plan applications and offered three (3) comments for their consideration and use by the Town of Riverhead. After deliberation the Commission resolved to generally agree and approve the applications subject to one (1) modification and with four (4) comments.

The motion to approve both the variance and site plan applications subject to one (1) modification and offered four (4) comments for their consideration and use by the Town of Riverhead was made by Commission member Gabrielsen and seconded by Commission member Berry, vote to Approve; 8 ayes, 0 nays, 0 abstentions.

Meeting Summary (Continued)

July 2, 2014

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

- **Home Properties LP;** referred by the Town of Smithtown, received on June 9, 2014 – the Commission’s jurisdiction for review is that the application is adjacent to Middle County Road (NYS Route 25). The applicant seeks a change of zone approval from the Smithtown Town Board for the construction of a 260 multifamily (garden apartments) residential units on 22.49 acres of land in the hamlet of Smithtown. The applicants are requesting a change of the zone on the parcel from Residence R-10 and Light Industrial (LI) to all Residential Multifamily-Garden Apartments (RM-GA). The proposal would contain a minimum of 26 workforce housing units (10%), in accordance with the NYS Long Island Workforce Housing Act, as well as on-site amenities including a club house building, swimming pools, and green spaces.

The staff report recommended approval of the change of zone application and offered seven (7) comments for their consideration and use by the Town of Smithtown. After deliberation the Commission resolved to generally agree and approve the change of zone application with nine (9) comments.

Legislator John Kennedy requested to address the Commission at this time and spoke of the positive aspects of the proposal.

The motion to approve the change of zone application, with the nine (9) 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; 8 ayes, 0 nays, 0 abstentions.

Meeting Adjournment (5:30 p.m.)

The motion to adjourn the meeting was made and unanimously approved.