

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: August 6, 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
Michael Kelly – Town of Brookhaven
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
Carl Gabrielsen – Town of Riverhead
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – At Large
Glynis Margaret Berry – At Large
David Calone – At Large

Staff Present (4)

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

Call to Order

- The meeting of August 6, 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 July 2, 2014 Meeting Minutes. Motion to adopt as amended made by Commission member Chartrand, seconded by Commission member Gabrielsen. Vote Approved: 8 ayes, 0 nays, 0 abstentions. Note: Commission members Casey and Gershowitz had not yet arrived at the meeting.

Public Portion – Three members of the public spoke to the Commission about several different applications. In addition, during the public portion the Chair recognized Suffolk County Legislator Robert Calarco of the 7th Legislative District, and invited him to participate in the public portion of the meeting which he did, speaking in regard to the Town of Brookhaven’s Draft Bellport Land Use Plan.

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

- On Agriculture; To support our agricultural economy and to sustain it into the future the Planning Commission has two initiatives 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 Long Island Regional Economic Development Council that would help new farmers finance the capital equipment they need to get started. The Chair indicated that the proposal was one of the top proposals that the LIREDC highlighted recently and that he is hopeful that they will provide their formal support this month. In addition, 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 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 BO.C.E.S. and the local school districts to look into offering a curriculum that included agriculture education including farm field trips.
- On ‘Housing’, the Chair restated the lack of good housing data in Suffolk County, and said that working with groups like the Long Island Community Foundation, a plan has been finalized 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. He also recognized Sarah Lansdale, Andrew Freleng and Peter Lambert for their efforts.
- On the “Public Safety” initiative the Chair shared some exciting action on this project over the last few weeks. He said that we already have several towns, including Brookhaven and Babylon, where the supervisors have expressed an interest in taking our public safety design code and providing guidelines for their town planning boards to keep public safety principles in mind when evaluating site plans. The Chair also indicated that he mentioned the Commission’s public safety guidelines to New York State Attorney General Eric Schneiderman, who was so intrigued with the idea that he assigned one of his top assistants to look at working on the project with the Commission. So over the next few weeks the Commission will have a sense on whether the State Attorney General’s office is going to work with the Commission on

refining the principles and possibly getting behind on effort to get these out not just in Suffolk, but across New York State.

Meeting Summary (Continued)

August 6, 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. The Commission is looking at finalizing a date in either October or November for the conference and the Commission members will be notified as soon as that happens.
- 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 we will sent around to the key stakeholders and government officials for final review and comment with hopes to have the model code ready for the Commission's consideration at the September meeting.
- With respect to other Commission business;
 - The Chair stated that there were two issues that the Executive Committee will be discussing and provide thoughts on to the Commission next month: 1) how can we streamline the public portion, ideas that are used elsewhere are limiting speakers for each side to a half hour each; and 2) should the Commission do more to affirmatively support development projects that are strong from a regional perspective. This could include creating a designation that the Commission could award to select projects that it approves that indicates that they are "regionally valuable". This is something we can talk about and get feedback from the Commission members.
 - Chairman Calone reminded the Commission that the Fall Planning Federation event has been scheduled for October 21st starting at 3 pm. And that once again the Planning Commission will play a key role in the conference and that Commission members will be needed to serve as moderators for the various panel
 - The Chair mentioned the next Commission meeting is to be held in Riverhead at 2 p.m. on September 3rd.

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

- Director Lansdale stated that a 'green-light' was received from the USDA and NRCS on a pre-proposal for a stewardship grant under their Regional Conservation Partnership Program or RCPP. Last month a \$12 million pre-proposal was submitted to look into an aqua-cultural stewardship program in the Peconic Estuary area and the pre-proposal was accepted. We have until October 2nd to get our final proposal in. The goal is to reduce agriculture nitrogen input into the Peconic Estuary watershed.
- The Director reminded the Commission that the County is still accepting submissions

for the "Crap-Shoot Short Film Contest" through September 1st.

- Director Lansdale also informed the Commission that the County is making progress with the selection of innovative alternative septic systems, and hopes to make an announcement shortly.

Meeting Summary (Continued)

August 6, 2014

Director's Report – continued

- Regarding the Comprehensive Plan, the County has met with its consultants on the Plan and the Director indicated that an Executive Summary of the plan could be available for the Commissions review within the next couple of weeks.

Guest Speaker(s) – Tullio Bertoli and Diane Mazarakis, Town of Brookhaven Department of Planning and Economic; presented an overview of the "Greater Bellport Land Use Plan". They also addressed questions by the Commission.

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

- **Draft Greater Bellport Land Use Plan and DGEIS;** the application is referred by the Town of Brookhaven, received on June 30, 2014 - the Commission's jurisdiction for review is that the application is a Land Use Plan/Comprehensive Plan. The Town of Brookhaven seeks to adopt a Land Use Plan for the Greater Bellport Area in the area including East Patchogue, Hagerman and North Bellport.

The staff report recommended approval of the Land Use Plan, and offered ten (10) comments for their consideration and use by the Town of Brookhaven. After deliberation the Commission resolved to generally agree and approve the applications subject to nine (9) comments.

The motion to approve the Land Use Plan, with the nine (9) comments for their consideration and use by the Town of Brookhaven was made by Commission member Kelly and seconded by Commission member Esposito, vote to Approve; 9 ayes, 0 nays, 1 abstentions (Berry).

- **S Power at Shoreham – a.k.a. Richwood Greenworks, LLC;** referred by the Town of Brookhaven, Variance received on July 9, 2014 and Site Plan received on July 15, 2014 – the Commission's jurisdiction for review is that the application is adjacent to State Route 25A and located within the Central Suffolk Pine Barrens – Compatible Growth Area. The Applicant seeks area variance approvals from Town of Brookhaven Zoning Board of Appeals, and site plan approval from the Town of Brookhaven Planning Board, for construction of a proposed solar panel array - generating facility. The variance sought is for dimensional relief from setback requirements from residentially zoned lands in accordance with solar permitting criteria.

The staff report recommended approval of both the variance and site plan applications and offered five (5) comments for their consideration and use by the Town of Brookhaven. After deliberation the Commission resolved to generally agree and approve the applications subject to one (1) modification and with six (6) comments.

The motion to approve both the variance and site plan applications subject to one (1) modification and with six (6) comments for their consideration and use by the Town of Brookhaven was made by Commission member Gabrielsen and seconded by Commission member Kelly, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

Meeting Summary (Continued)

August 6, 2014

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

- **F1 Long Island LLC**; referred by the Town of Riverhead, received on July 9, 2014 – the Commission's jurisdiction for review is that the application is within 500 feet of an Agricultural District(#7) and within one mile of an Airport (Calverton). The applicant seeks site plan approval from the Town of Riverhead Planning Board, for construction of a commercial sports facility consisting of a series of kart racing tracks, a 14,800 SF clubhouse/corporate conference facility of 23,000 SF, and a 5,000 SF maintenance building.

The staff report recommended approval of the site plan application and offered ten (10) 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 ten (10) comments.

The motion to approve the site plan applications subject to one (1) modification with ten (10) comments for their consideration and use by the Town of Riverhead and was made by Commission member Gabrielsen and seconded by Commission member Kaufman, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

Meeting Adjournment (4:10 p.m.)

The motion to adjourn the meeting was made by Commission member Chartrand and seconded by Commission member Accettella. The motion was approved.