

# 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 3, 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 (11)

Michael Kelly – Town of Brookhaven  
Jennifer Casey – Town of Huntington  
Carl Gabrielsen – Town of Riverhead  
John Finn – Town of Smithtown  
Barbara Roberts – Town of Southampton  
Nicholas Planamento – Town of Southold  
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 (5)

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

### Call to Order

- The Suffolk County Planning Commission meeting of September 3, 2014 was called to order by Chairman David Calone at 2:05 p.m.

### The Pledge of Allegiance

**Presentation of Proclamation of Appreciation**

Chairman Calone and the Suffolk County Planning Commission thanked and honored Thomas Young, the former counsel to the Commission, for his years of service.

**Adoption of Minutes - Tabled**

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

**Chairman's Report** – Chairman Calone updated the Commission as follows:

- On Agriculture; The Chair mentioned that the Planning Commission has two initiatives in the works 1) help new farmers finance the capital equipment they need to get started; and this past month we found out that this proposal we initiated to provide financial assistance for new farmers purchasing equipment like tractors, greenhouses, etc. has been earmarked by the State's Long Island Regional Economic Development Council to receive at least \$500,000 possibly up to \$1 million. Along with our partners in the county Executive's office, the State, the L.I. Farm Bureau, and the Peconic Land Trust we will be working on finalizing the program once the final amount is set in October. 2) An effort has been launched by the County Executive's office to improve education opportunities to get more people interested and prepared to farm The Chair stated that The Chair recognized and thanked Commission members Carl Gabrielsen who has been attending those meetings on behalf of the County Planning Commission.
  - o Commission member Gabrielsen informed the Commission that he has been in talks with Suffolk BO.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, internships and other ways to generate interest in farming in Suffolk County.
- On 'Housing', the Chair stated that there is a 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. The Chair noted that work has begun on the 'form' that will be used to collect the data from the towns and villages on an annual basis. This will build on the data that the County Planning Department staff is already collecting, and the Chair asked each of the Commission members to personally ask their Towns to help with this effort
- On the "Public Safety" initiative the Chair restated the Commission has been working on a public safety design code and its objective of providing guidelines for town and village planning boards to keep public safety principles in mind when evaluating site plans. The Chair also stated that he has had conversations with New York State Attorney General Eric Schneiderman and his office regarding these public safety guidelines, and strong interest was expressed with the ideas the Commission is working on. The Chair also said that there are already several towns where the supervisors have expressed an interest as well. The draft code is now being reviewed by the attorney's offices in the Town of Babylon and hopefully we will have it ready for approval by the County Planning Commission at our October meeting.

Chairman's Report (Continued)

- Regarding the 'Economic Development Conference', after taking a month or so off the Chair indicated that efforts have resumed and that 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 the event will go on later this year and that Canon is willing to host this event at its U.S. headquarters in Melville.
- On the 'Geothermal Model Code'; Chairman Calone stated that a revised draft code had been sent out to the stakeholders and government officials, and the Commission has received some comments back and expects more. The goal is to incorporate those comments and have the model code ready for the Commission to consider for adoption at the October meeting. The Chair acknowledged the work of former Commission member John Whelan and Commission member Michael Kaufman.
- On "Green Methodologies and Infrastructure for Storm-water Run-off", the Commission is working with Citizens Campaign for the Environment and the National Wildlife Federation on an update to its storm-water run-off guidance document. Those two groups are working on this under a grant that they already received and will be finished with the project in December. The Chair indicated that he was going to ask Maureen Dolan Murphy to present to the Commission in November on the progress of this effort.
- 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.
  - The Planning Commission is co-sponsoring the County's Bicycle Summit which is going to be held on September 22<sup>nd</sup> at 11 a.m. at the H. Lee Dennison Building. It is National Car-free Day, and the Chairman thanked Commission members Nick Planamento and Jennifer Casey for their help in coordinating the event.
  - Chairman Calone reminded the Commission that the Fall Planning Federation event has been scheduled for October 21<sup>st</sup> at the Brookhaven National Lab 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 idea of a County Planning Commission Village Innovation Award intended to recognize some of the great things going on, particularly at the Village level. He indicated that the Commission would need a member to help coordinate that effort and that it would be done in partnership with the Village Officials Association.

- o Chairman Calone announced that the next Commission meeting is to be held on October 1<sup>st</sup> at East Hampton Town Hall at 1 p.m. The Chair went on to acknowledge the newest nomination to represent the Town of East Hampton on the Commission, Sam Kramer, who was present at the meeting.
- o Finally, the Chairman reminded the Commission that all audio recordings of the Commission meetings are available on the Commission's website.

Meeting Summary (Continued)

September 3, 2014

**Guest Speaker(s) – taken out of order**

**Dr. Martin Cantor, Chief Economist for Destination Long Island;** presented an overview of the "Survey of Young Adults on Long Island".

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

- The Director wanted to bring the Commission up to date regarding the Comprehensive Plan; the County has met with its consultants on the Plan and the Director indicated that the draft of the Plan's executive summary entitled "At a Glance" is currently being worked on, and that it will include the following topics: Agriculture, Transportation, Economic Development, Housing, Water Quality, Wastewater Infrastructure, Natural Resources, and Energy. All work on the Plan is being based on the 'six livability principles' outlined by HUD and we are using that as a framework to discuss all the particular topics mentioned and highlight trends and current conditions, and then proposed policies based on the prior work of the larger document. The Director stated that she hopes to have the draft available for the Commission's review within the next week or so.
- The Director then reminded the Commission that the County is still accepting submissions for the "Crap-Shoot Short Film Contest" through September 15<sup>th</sup> and is looking towards the Commission to spread the word out to their respective communities for submissions

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

- Chief Planner Andrew Freleng stated that the Regulatory Division processed a total of 152 applications in the month of July of this year, which is slightly up from the same month last year; and in the month of August this year did a total of 116 referrals, which is slightly down from that month last year. He then indicated that overall, the current number of referrals to the Commission is generally in-line with the previous year.
- **Heatherwood at East Setauket;** referred by the Town of Brookhaven, received on July 1, 2014 – the Commission's jurisdiction for review is that the application is adjacent to NYS Route 347 (Nesconset Highway). The Applicant seeks change of zone approval from the Brookhaven Town Board for a 25.8 acre portion of an existing 70.6 acre golf course, from A-5 Residence (minimum lot size 200,000 square feet) to PRC Residence (Planned Retirement Community) District for 200 senior citizen rental housing units. The balance of the property constituting approximately 44.8 acres is to remain A-5 Residence and the golf course is to be redeveloped on this portion of the parcel.

The staff report recommended approval of the change of zone application for the construction of a 200 unit Senior Citizen rental housing community and offered seven

(7) comments for their consideration and use by the Town of Brookhaven. After deliberation the Commission resolved to generally agree and approve the application with seven (7) comments.

The motion to approve the change of zone application with seven (7) comments for their consideration and use by the Town of Brookhaven was made by Commission member Kelly and seconded by Commission member Casey, vote to Approve; 10 ayes, 1 nays (Berry), 0 abstentions.

**Meeting Summary (Continued)**

**September 3, 2014**

**Meeting Adjournment (3:50 p.m.)**

The motion to adjourn the meeting was made by Commission member Gershowitz and seconded by Commission member Finn. The motion was approved.