

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: October 1, 2014
Time: 1:00 p.m.
Location: Maxine S. Postal Auditorium
Evans K. Griffing Building, Riverhead County Center
300 Center Drive, Riverhead, New York 11901

Members Present (10)

Michael Kelly – Town of Brookhaven
Samuel Kramer – Town of East Hampton
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
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 October 1, 2014 was called to order by Chairman David Calone at 1:05 p.m.

The Pledge of Allegiance

The Swearing in of new member – Samuel Kramer, representing the Town of East Hampton

Adoption of Minutes

- The adoption of the June 2014 Meeting Minutes. Motion to adopt as amended made by Commission member Kauffman, seconded by Commission member Kelley. Vote Approved: 8 ayes, 0 nays, 1 abstention (Kramer).
- The adoption of the July 2014 Meeting Minutes. Motion to adopt as amended made by Commission member Kauffman, seconded by Commission member Kelley. Vote Approved: 8 ayes, 0 nays, 1 abstention (Kramer).

Public Portion – Six members of the public spoke to the Commission about the three applications on the agenda.

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

- On the "Public Safety" initiative the Chair stated that he has had another conversation with New York State Attorney General Eric Schneiderman and he continues to want to roll this out state-wide once we finalized it. Chairman Calone also indicated that he spoke to Governor Cuomo's head of public safety for New York State who just sent a bunch of suggestions. We have also received input from architects and planners and stated that the draft is currently going through legal review. The Chair clarified that the document before the Commission today is for comments and conceptual approval, and that it will come back to the Commission for final approval once we incorporate all of the inputs regarding these public safety guidelines, and strong interest was expressed with the ideas the Commission is working on.
- Regarding the 'Economic Development Conference', in conjunction with the administration and the County IDA, Chairman Calone stated that the agenda has finally been finalized for the event; and that talks are on with Canon about hosting the event at their U.S. Headquarters in Melville. He indicated that they are probably looking at the months of December or January for the event to take place. The Chair said that once this first conference is completed the Commission might look at other kinds of economic development events they could help sponsor, especially under the guidance and leadership of Barbara Roberts.
- On the 'Geothermal Model Code'; Chairman Calone stated that in the last few weeks the Commission has received feedback and support from the Suffolk County Water Authority, the NYS DEC, the Suffolk County Department of Health, the NYS Department of State Codes Division, and other stakeholders; All comments have been integrated and the code has been finalized and is ready for consideration by the Commission. The Chair acknowledged the work of former Commission member John Whelan and Commission member Michael Kaufman for working on this over the past year. The Chair indicated that assuming the Commission endorses it today, they would be looking to roll it out to the towns and villages over the next month, and in particular use the annual L.I. geothermal conference in November to educate the political leaders about this new code.

Chairman's Report (continued)

- 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, and as of yesterday the Comprehensive Plan's summary document was completed. The Chair indicated that this was an effort that the Commission started over 4 years ago but not completed because the County law requires that public meetings be held on the Plan and to be submitted to the Legislature. But he acknowledged that the heavy lifting has been completed, and that all the Commission members have been involved in the effort in one way or another, particularly Commission members Adrienne (Esposito), Mike Kelley, Barbara (Roberts), Glynis (Berry) and Mike Kaufman for their input. The Chair went further to say that the completion of the document would not be possible without Director Sarah Lansdale's leadership and effort in securing additional funding necessary to complete the Plan. He also expressed kudos to the entire Planning Department, particularly Dewitt Davies; and to the staff and our consultant AKRF. Chairman Calone stated that staff will brief the entire Commission on the Comprehensive Plan at the next Commission meeting.
- Regarding 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, 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". The general thoughts on the public portion is to leave things unchanged and the executive committee's thoughts on affirmative support is that we should come up with a "regionally valuable" criteria based on our existing guidelines. Chairman Calone indicated that he would like the Commission to have a full conversation of this at its next meeting.
 - The Chair restated the Commission's idea of having a Village Innovation Awards. He said that after speaking with the Village Officials Association, they are very interested in working with the Commission, and having us present those awards at the Association's holiday dinner. The Chair indicated that Commission member Mike Kaufman and he will be meeting right after this meeting to discuss it and if anyone is interested in joining they are welcome to.
 - Chairman Calone thanked Commission members Nick Planamento and Jennifer Casey for their help in coordinating the County's Bicycle Summit held on September 22nd. The Chair also recognized that they both did a great job moderating panels for the Summit.
 - Chairman Calone reminded the Commission that the Fall Planning Federation event has been scheduled for October 21st 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 serving as moderators for the various panels.
 - Chairman Calone announced that the next Commission meeting is to be held on November 5th at the Legislature Auditorium in the Riverhead County Center at 2 p.m.

Chairman's Report (continued)

- 1st Vice Chairperson Adrienne Esposito made an announcement about a 'Green Methodologies for Storm-water Management' seminar. The event is being co-sponsored by the Citizen's Campaign for the Environment along with the Suffolk County Planning Commission. And it is scheduled to take place October 9th at 9 a.m. at the Universalist Unitarian Fellowship Church, 109 Browns Road in Huntington.

Director's Report – The Planning Director Sarah Lansdale briefed the Commission and informed the Commission that extra efforts will be taken to ensure that Commission members receive staff reports in a timely manner.

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

- **Enterprise Park at Calverton (aka EPCAL)**; referred by the Town of Riverhead, received on August 22, 2014 – the Commission's jurisdiction for review is that the application is adjacent to NYS Route 25 & 25A, state and federal lands, pine barrens and an airport. The Applicant proposes to subdivide approximately 2,324 acres of land that was once part of the Navy-Grumman facility in Calverton. The proposed subdivision map depicts a total of 50 lots. Future development would occur on proposed Lots 1 through 42, comprising 654 acres (28%) of the total property. The remaining 8 lots would be designated for sewage treatment, recreation and open space purposes. The proposed subdivision intends to be consistent with the Town of Riverheads pending adoption of the change of zone of the subject property to a Planned Development district for mixed use development, as recommended by the Reuse and Revitalization Plan for EPCAL.

Guest Speaker - Kevin Walsh, Managing Director, Long Island Operations at VHB Engineering, Surveying and Landscape Architecture; consultants for the Town of Riverhead's EPCAL property gave a presentation overview of the current plans for the property.

The staff report recommended approval of the proposed subdivision and offered eight (8) comments for consideration and use by the Town of Riverhead. After deliberation the Commission resolved to generally agree and approve the application with eleven (11) comments.

The motion to approve the subdivision application with eleven (11) comments for their consideration and use by the Town of Riverhead was made by Commission member Gabrielsen and seconded by Commission member Roberts, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

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

- **Moratorium with Respect to Issuance of Building Permits and Other Approvals For One-Family Dwellings Which Exceed Certain Height Limitations;** the application is referred by the Village of Southampton, received on August 18, 2014 - the Commission's jurisdiction for review is that the application is a zoning action, amendment to a local law and a moratorium. The Village is proposing a Local Law to temporarily suspend the authority of the Building Inspector to issue building permits for construction projects involving proposed one-family dwellings which exceeds the maximum height limitation (35' measured from the average natural grade along the front of the dwelling and 27' for a flat roof [pitch less than 7/12]). The proposed moratorium is intended to be for a period of six months.

Guest Speaker – Hon. Mark Epley, Mayor of the Village of Southampton, gave a presentation overview of the Village's reasoning for the proposed moratorium.

The staff report recommended approval of the moratorium with one modification. After deliberation the Commission resolved to generally agree and approve the moratorium subject to one (1) modification.

The motion to approve the moratorium with the one (1) modification was made by Commission member Roberts and seconded by Commission member Kaufman, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

- **Lawrence Aviation Land Use Plan;** the application is referred by the Town of Brookhaven, received on September 12, 2014 - the Commission's jurisdiction for review is that the application is a Land Use Plan/Comprehensive Plan. The Town of Brookhaven proposes to amend and update the Town Comprehensive Plan to adopt the Lawrence Aviation Land Use Plan (LUP). The LUP study area is 153 acres in size and includes the Lawrence Aviation Industries Superfund Site as well as adjacent parcels associated by ownership or potential groundwater contamination impacts. The study area is located in the hamlet of Port Jefferson Station.

Guest Speaker – Diane Mazarakis, of the Town of Brookhaven's Department of Planning, Environment and Land Management, gave a presentation overview of the Lawrence Aviation Land Use Plan.

The staff report recommended approval of the Land Use Plan, and offered seven (7) comments for consideration and use by the Town of Brookhaven. After deliberation the Commission resolved to generally agree and approve the applications subject to eight (8) comments.

The motion to approve the Land Use Plan, 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 Finn, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

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

- **CR-39 Corridor Land Use Plan;** the application is referred by the Town of Southampton, received on September 2, 2014 - the Commission's jurisdiction for review is that the application is a Land Use Plan/Comprehensive Plan. The Town of Southampton proposes to create a gateway corridor with commercial concentrations, managed access to and from the roadway, and visual upgrades for the County Road 39 corridor.

Guest Speaker – Kyle Collins, the Town of Southampton Planning and Development Administrator gave a presentation overview of the County Road 39 Corridor Land Use Plan.

The Chair made a request to the Town representative to allow the Commission to postpone acting on the proposed Land Use Plan until next meeting in order for Commission members to have more time to review the document. Mr. Collins verbally granted the request and suggested that the Commission follow up with a written request to the Town. The Chairman then adjourned without any objection the deliberation of CR 39 Corridor Study until next meeting.

Other Business

Consideration of municipal Public Safety Code; Chairman Calone indicating that the Code was still a work in progress, he made a motion to conceptually approve moving forward with this idea, stating that it will come back to the Commission for final approval. The motion was unanimously approved.

Consideration of municipal Geothermal Code; a motion to approve the Commission's Geothermal Code was made by Commission member Kaufman and seconded by Commission member Esposito, vote to Approve; 10 ayes, 0 nays, 0 abstentions

Meeting Adjournment (4:30 p.m.)

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