

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: December 3, 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 (13)

Ramon Accettella Jr. – Town of Babylon
Michael Kelly – Town of Brookhaven
Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
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 (Left meeting at 4:00 p.m.)
Kevin Gershowitz – At Large
Glynis Margaret Berry – At Large
David Calone – At Large

Staff Present (5)

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 December 3, 2014 was called to order by Chairman David Calone at 2:10 p.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the September 2014 Meeting Minutes. Motion to adopt as amended made by Commission member Kelly, seconded by Commission member Finn. Vote Approved: 12 ayes, 0 nays, 1 abstention (Accettella).
- The adoption of the October 2014 Meeting Minutes. Motion to adopt as amended made by Commission member Roberts, seconded by Commission member Finn. Vote Approved: 12 ayes, 0 nays, 1 abstention (Accettella).

Public Portion – One member of the public spoke to the Commission about an application on the agenda.

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

- On Agriculture; The Chair mentioned that one of the key initiatives of the Planning Commission has been to find ways to provide financial assistance for new farmers to purchase equipment they need to get started. And announced that the County should be hearing in the next week or so about the exact amount of state funding we will be receiving for the proposal that is designed to help new farmers purchase start-up equipment like tractors and greenhouses. The effort could receive between \$500,000 and \$1 million. The Chairman indicated that along with our partners in the County Executive's office, the State, the L.I. Farm Bureau, the Peconic Land Trust and the Commission will be working on finalizing the program once the final amount is set. The Chair then recognized and thanked Commission members Carl Gabrielsen and Barbara Roberts for their work on behalf of the County Planning Commission.
- On 'Housing', the Chair stated that the Commission has been working with groups like the Long Island Community Foundation and the Long Island Builders Institute to finalize a plan for the County Planning Commission to start collecting data from Suffolk's municipalities on an annual basis on housing starts so we can better establish regional housing strategies and goals. The Chair said that this will build on the data that the County Planning Department staff is already collecting, and he indicated that the request to the towns for this information is nearly finalized and ready to be sent out after the New Year.
- On the 'Geothermal Model Code'; Chairman Calone stated that he and Commission member Michael Kaufman rolled out the Geothermal Code at a press conference a few weeks ago where they were joined by County Executive Belone, Brookhaven Town Supervisor Ed Romaine, and Assemblyman Steve Englebright, as well as former Commission member John Whelan who help move this project along.

Chairman's Report (continued)

The Chair indicated that there was a lot of positive response from the press conference. He noted that PSEG announced a \$10,000 incentive per town and \$5000 per villages over 5000 in population which adopt the Code before April 2015.

- On "Green Methodologies and Infrastructure for Storm-water Run-off", the Commission is working with Citizens Campaign for the Environment on an update to its storm-water run-off guidance document. The Chair recalled the presentation given by Maureen Dolan Murphy to the Commission at its November meeting and how it generated good discussion and ideas. Chairman Calone indicated that the Commission is seeking to incorporate edits to the document to be approved at its next meeting, and that a storm-water run-off conference is scheduled February 5th.
- With regard to the Comprehensive Plan; Chairman Calone restated 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; an effort that the Commission started over 4 years ago and as of last month the Comprehensive Plan's summary document was completed. The Chair indicated that Dewitt Davies of the Planning Department will present an overview and discuss the next steps for the approval process as required by law.
- Regarding other Commission business;
 - For scheduling purposes Chairman Calone announced that the next two Commission meeting will be held here, at the Hauppauge Legislature Auditorium at 2 p.m. on January 7th and February 4th. The reminded the Commission that the February 4th meeting will be its organizational meeting where they will elect officers and adopt rules. Under County Law the Chairman is required to appoint a nominating committee to propose an officers slate and rules for 2015. The Chair indicated that Commission member Jennifer Casey has agreed to chair the committee joined by Commission members Carl Gabrielsen and Samuel Kramer.
 - The Chair stated the Commission's idea of having a Village Innovation Award was moving forward and that the first award was being given that night to the Village of Patchogue at the Village Officials Association's annual dinner event. Chairman Calone thanked Commission members Mike Kelly, Adrienne Esposito and Mike Kaufman for working on this with him. Chairman Calone also mentioned that next year the Commission will look to consider other villages and will welcome the involvement of any Commission member on the selection committee.

Guest Speaker – Darnell Tyson, Deputy Commissioner Suffolk County Department of Public Works, gave a presentation overview of the Connect Long Island.

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

- **Canoe Place Inn (R Squares Development LLC)**; referred by the Town of Southampton, received on October 27, 2014 – the Commission's jurisdiction for review is that the application is adjacent to NYS Route 27A, County Road 39, and the right-of-way channel line of the Shinnecock Canal.

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

- **Canoe Place Inn (R Squares Development LLC)** (continued);

The Applicant petitions the Southampton Town Board for a change of zone on approximately thirteen (13) acres Resort Waterfront Business (RWB) and Motel (MTL) to Maritime Planned Development District (MPDD) in the hamlet of Hampton Bays. The subject application consists of seven (7) properties; two (2) west of the canal, four (4) along the east side of the canal and one east (across the street). The applicant intends to renovate the historic Canoe Place Inn building along with five existing cottages and install a sewage treatment system on the western parcels, and develop the eastern parcels with 37 unit townhouse complex, a clubhouse, pool and private marina, along with a new community sewage treatment system.

The staff report recommended approval of the requested change of zone and offered eight (8) comments for consideration and use by the Town of Southampton. After deliberation the Commission resolved to approve the application with eight (8) comments.

The motion to approve the subdivision application with eight (8) comments for their consideration and use by the Town of Southampton was made by Commission member Accettella and seconded by Commission member Roberts, vote to Approve; 11 ayes, 1 nays (Berry), 1 recusal (Kramer).

- **Invesco Affiliates (aka 201 West Broadway)**; referred by the Village of Port Jefferson, received on October 29, 2014 – the Commission's jurisdiction for review is that the application is adjacent to NYS Route 25A, within 500 feet of Port Jefferson Harbor waterways, Suffolk County and Brookhaven Town lands. The applicant seeks site plan approval, conditional use permit, and permission to provide accessory parking within a residential zone from the Village of Port Jefferson Planning Board for the demolition of a 52 unit motel and the construction of a three story 112 unit apartment complex above ground level parking. The subject property is a 3.73 acre site consisting of multiple tax map parcels located on the south side of West Broadway Avenue (State Route 25A) and west side of Barnum Avenue in the Village of Port Jefferson.

The staff report recommended approval of the site plan, conditional use permit, and permission to provide accessory parking applications and offered ten (10) comments for their consideration and use by the Village of Port Jefferson. After deliberation the Commission resolved to approve with ten (10) comments.

The motion to approve the site plan, conditional use permit, and permission to provide accessory parking applications with ten (10) comments for their consideration and use by the Village of Port Jefferson was made by Commission member Kelly and seconded by Commission member Casey, vote to Approve; 12 ayes, 0 nays, 0 abstentions.

Additional Commission Business

The Commission considered and resolved to adopt three (3) identical inter-municipal agreements (IMAs) for expedited review of certain applications resulting in an omnibus local determination for agreed upon types of minor applications.

The three municipalities are the Town of Southampton, the Village of Poquott and the Village of Westhampton Beach, the resolutions were considered together. The resolutions to adopt the IMAs was made by Commission member Kelly and seconded by Commission member Accettella, vote to Approve; 12 ayes, 0 nays, 0 abstentions.

In addition to the standard IMA between the County and municipalities, the Town of Southampton proposed to extend the IMA to cover all Type II Actions pursuant SEQRA. The Commission decided to postpone action on that request until next month when the staff can offer a recommendation.

With regard to the Comprehensive Plan's 'timeline' for adoption; Chairman Calone proposed dates for two (2) public hearings, in accordance with the County charter, one in the eastern portion and one in the western portion of Suffolk County. A brief overview of the Plan's summary document was delivered by Dewitt Davies of the Planning Department. There was also discussion of the next steps for the approval process as required by law.

Meeting Adjournment (4:35 p.m.)

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