

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: June 3, 2015
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 Accelletta 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
Carl Gabrielsen – Town of Riverhead
John Finn – Town of Smithtown (arrived at 2:30)
Nicholas Planamento – Town of Southold
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – At Large (arrived at 2:15)
Samuel Chu – At Large
David Calone – At Large (arrived at 3:00)

Staff Present (6)

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 (arrived at 2:50)

Call to Order

- The Suffolk County Planning Commission meeting of February 4, 2015 was called to order by 1st Vice Chairperson Adrienne Esposito at 2:07 p.m.

The Pledge of Allegiance

Public Portion (taken out of order) – Two members of the public requested to address the Commission, one regarding a general concern of increased development and the other regarding a regulatory matter which the Commission was scheduled to consider at the meeting.

Guest Speaker(s) – Jefferson Murphree, AICP – Building and Planning Administrator for the Town of Riverhead, accompanied by Annemarie Prudenti and Jill Lewis; gave a presentation overview of the Town of Riverhead’s proposed amendment to the Planned Development Zoning District as it relates to Enterprise Park at Calverton (EPCAL), and answered questions from the Commission.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code (taken out of order)

Town of Riverhead’s Addition LXIII Planned Development (PD) Zoning District; the application is referred by the Town of Riverhead, received on May 12, 2015 - the Commission’s jurisdiction for review is that the application is a zoning code amendment. The Town of Riverhead proposes to adopt amendments to its Zoning Law to create a Planned Development (PD) Zoning District for the “Enterprise Park at Calverton” (EPCAL). The proposed amendment is in accordance with the “Reuse and Revitalization Plan for EPCAL”. The ‘Plan’ calls for subdividing the approximately 2,324 acre site into 50 lots and rezoning it to the Planned Development (PD) District that would permit a wide range of uses that promote economic development.

The staff report recommended approval of the amendment of the Town of Riverhead’s Zoning Code, and offered eight (8) comments for consideration and use by the Town of Riverhead. After deliberation the Commission resolved to approve the “Addition of Article LXIII Planned Development (PD) Zoning District” as an amendment to the Zoning Code and offered nine (9) comments to the Town of Riverhead for its consideration and use. The Commission applauded the work of the Town of Babylon on this planning initiative.

The motion to approve the Addition of Article LXIII Planned Development (PD) Zoning District with the nine (9) comments was made by Commission member Gabrielsen and seconded by Commission member Kelly; vote to Approve; 12 ayes, 0 nays, 0 abstentions.

Director’s Report (taken out of order) – The Planning Director Sarah Lansdale informed the Commission about recent activities within the Division including the following:

- Director Lansdale began by thanking all the planning staff that helped on the County’s Master Plan, and announced that the Plan was now posted online for public comment.

- The Director also announced to the members of the Commission that their participation in the two (2) June 15th public hearings was both needed and appreciated.

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

- **Ronkonkoma Hub Phase I**; the application is referred by the Town of Brookhaven, received on May 4, 2015 - the Commission's jurisdiction for review is that the application is within one mile of MacArthur Airport. The applicant requests Site Plan approval from the Town of Brookhaven Planning Board for the demolition of existing industrial and commercial structures, and the construction of 489 rental units in six (6) four (4) story apartment buildings, with driveways, parking, walks, drainage and other associated infrastructure and off-site improvements. The site is zoned for transit oriented development (TOD) purposes.

The staff report recommended approval of the Site Plan subject to two (2) modifications and offered six (6) comments for their consideration and use by the Town of Brookhaven. After deliberation the Commission resolved to generally agree with the staff and approve the application with nine (9) comments.

The motion to approve the site plan application with nine (9) comments for their consideration and use by the Town of Brookhaven was made by Commission member Kelly and seconded by Commission member Accettella, vote to Approve; 13 ayes, 0 nays, 0 abstentions.

- **Huntington Station Gateway Neighborhood Plan**; the application is referred by the Town of Huntington, received on April 27, 2015 - the Commission's jurisdiction for review is that the application is adjacent to NY State Route 110. The applicants request for Area Plan approval from the Huntington Town Board for the demolition of existing public and private infrastructure in three (3) distinct areas and the redevelopment of a total of 7.29 acres into a mixed use complex consisting of a 140 room hotel, a 250 seat catering/conference facility, 375 seats of restaurant/fast and casual dining and pub/tavern uses. There is also 8,516 SF of retail proposed. The proposal includes structured and surface parking. The area plan development also includes 117 (rental) dwelling units. The rental units will consist of 49 artist studio units, 34 studio units and 34 one (1) bedroom units.

The staff report recommended approval of the Area Plan for the Huntington Station Neighborhood Plan subject to two (2) modifications and offered six (6) comments for their consideration and use by the Town of Huntington. After deliberation the Commission resolved to generally agree with the staff and approve the application subject to one (1) modification with seven (7) comments.

The motion to approve the area plan application subject to one (1) modification and with seven (7) comments for their consideration and use by the Town of Huntington was made by Commission member Casey and seconded by Commission member Chu, vote to Approve; 13 ayes, 0 nays, 0 abstentions.

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

- **Bolla Edwards Avenue Realty, LLC**; the application is referred by the Town of Riverhead, received on May 8, 2015 – the Commission’s jurisdiction for review is that the application contains NYS DEC regulated freshwater wetlands, is within NYS Agricultural District (#7) Program, within one mile of an airport (Calverton). The Applicant proposes to subdivide approximately 34.235 acres of land that was once farmland. The proposed subdivision map depicts a total of 28 lots and open space areas. The proposal intends to subdivide the property consistent with the Town of Southampton land-use regulations as a “reduced density” subdivision, which is one lot less than its as-of-right yield of 29 single family lots (as determined by the Town Planning Board).

The staff report recommended approval of the proposed subdivision and offered six (6) comments for consideration and use by the Town of Southampton. After deliberation the Commission resolved to agree and approve the application with the six (6) comments.

The motion to approve the subdivision application with six (6) comments for their consideration and use by the Town of Southampton was made by Commission member Roberts and seconded by Commission member Finn, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

Adoption of Minutes

- The adoption of the April 2015 Meeting Minutes. Motion to adopt as amended made by Commission member Kaufman, seconded by Commission member Chartrand. Vote Approved: 13 ayes, 0 nays, 0 abstention.

Chairman’s Report (taken out of order) - Chairman Calone updated the Commission as follows:

- On Agriculture; The Chair restated the Planning Commission’s “farmers of the future” effort, is working with its partners in the County Executive’s office and the Peconic Land Trust on finalizing the details with the State for the \$1 million that the State has awarded towards the program to help young and transitioning farmers afford the capital equipment that they need to get started. The Chair noting that the money should be flowing to the farmers imminently.
- On the issue of “North Fork Traffic”, Chairman Calone indicated that the Commission has talked about putting together a working group to look at how it can help improve North Fork traffic flow during the busiest tourist times of the year.

The Chair noted talking to the Ag community, Legislator Al Krupski, the Supervisors of Riverhead and Southold, as well as the Trustees of the Village of Greenport, and indicated that the working group hopefully would get going this month. The Chair also recognized the help of Commission member Nick Planamento, and identified a potential source of funding for this effort as the Long Island Wine Council.

Chairman's Report (Continued)

- On the 'Utility Solar' effort; Chairman Calone mentioned that the Commission has been working with the Towns of Brookhaven, Riverhead, Southampton and Smithtown on creating a model zoning code to establish best practices for utility solar. The Chair stated that the working group created by the Commission, comprised of County and Town officials, law departments, utility consultants, representatives from PSEG, solar developers/installers, environmental advocates, and civic leaders, had four meetings and made the recommendation to the Commission of a model code which suggests land use regulations for utility solar including buffering, and recommendations to PSEG regarding how they can better incorporate land use considerations into their solar RFP process.
- Chairman Calone thanked Vice Chairs Kelly and Esposito as well as Commission members Kaufman and Gabrielsen for their inputs in the working group's effort. The Commission unanimously adopted the model code and PSEG recommendations at the last meeting and will now work with the Towns of Brookhaven, Riverhead and others to encourage the adoption of the model code.
- With regard to the Comprehensive Plan; Chairman Calone stated a reminder that one of the primary responsibilities of the County Planning Commission under the County Charter is to propose a comprehensive strategic plan for the County. He indicated that Director Lansdale and he had multiple meetings with the Legislature and County Executive's Office in the review process for the Comp Plan, and as required by County Law, there are two public hearings on the Plan scheduled; the 1st will be a morning meeting at 9:00 a.m. in Riverhead on (Monday) June 15th and the 2nd an evening meeting at 6:30 p.m. in Hauppauge (also) on June 15th. Chairman Calone requested that the Commission members 'save the date', and that all try to attend the public hearings.

Meeting Adjournment (4:05 p.m.)

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