

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 7, 2015
Time: 2:00 p.m.
Location: Huntington Town Hall
Board Room
100 Main Street, Huntington, New York 11743

Members Present (14)

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 (left before meeting ended)
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
David Calone – At Large (arrived after meeting started @ 2:20 p.m.)
Samuel Chu – At Large

Staff Present (5)

Andrew Freleng – Chief Planner
Ted Klein – Senior Planner
John Corral – Planner
Christine DeSalvo – Senior Clerk Typist
Brittany Gelormino – Assistant County Attorney (Counsel to the Commission)

Call to Order

- The Suffolk County Planning Commission meeting of September 2, 2015 was called to order by 1st Vice Chair Adrienne Esposito at 2:10 p.m. (filling in for Chairman David Calone until he arrived).

The Pledge of Allegiance

Public Portion (taken out of order) – Five members of the public spoke to the Commission about two applications on the agenda.

David Calone arrived and assumed Chairmanship of the meeting (2:20 p.m.)

Adoption of Minutes

- The adoption of the July 2015 Meeting Minutes. Motion to adopt made by Commission member Chartrand, seconded by Commission member Roberts. Vote Approved: 12 ayes, 0 nays, 0 abstentions.
- The adoption of the September 2015 Meeting Minutes. Motion to adopt as amended made by Commission member Chartrand, seconded by Commission member Roberts. Vote Approved: 12 ayes, 0 nays, 0 abstentions.

Guest Speaker(s) (taken out of order) – Kyle Collins, Town of Southampton Planning and Development Administrator; and Sean McLean, VP Renaissance Downtown, gave a presentation overview of the Town of Southampton's Riverside Revitalization Plan, and addressed the questions and concerns of the Commission.

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

- The Chairman began his report by mentioning the "Public Safety" model code which the Commission adopted in concept last year, noting that it had not been sent out to the towns yet, but that it relates to crime prevention through design principles the Commission has been working on with the State's Attorney General's office, and the Chair suggested that it would be an ideal opportunity to incorporate some of the Commission's public safety design principles into the proposed "Riverside zoning code", if they haven't already.
- The Chair stated that in addition to adopting a public safety model code, the rest of the year's priorities for the Commission include; putting together the 'development retrospective', completing the housing survey, getting the 'word out' on the newly adopted Comprehensive Plan; and lastly the Chair indicated that he would like to see the 'affirmative recognition of "regionally valuable" projects' completed.
- More specific on the 'public safety' initiative the Chair indicated that the County Executive's office is eager for the Commission to complete this project and the State Attorney General remains interested in being involved and rolling this out state-wide.

Chairman's Report (continued)

The Chairman stated that Governor Cuomo's former head of Public Safety for New York State also wants to help. The Chair indicated that the Commission is entering into the final stages of completing public safety design code to provide guidelines for their own planning boards to keep public safety principles in mind when evaluating site plans.

- Regarding other Commission business;
 - Chairman Calone announced that the next Commission meeting is to be held on November 4th at the Legislative Auditorium in Riverhead at 2 p.m.
 - The Chair reminded the Commission the next Planning Federation Conference will be held on October 14th, beginning at 3:00 p.m. in Hauppauge at the H. Lee Dennison Building.
 - The Chair indicated that regarding the "regionally valuable" designation to support development projects that the Commission determines particularly worthwhile and important, the Chair hopes to work on some draft criteria based on the Commission's existing guidelines for discussion at next month's meeting.

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

- **Shoreham Solar Commons, LLC;** the application is referred by the Town of Brookhaven, received on September 3, 2015 – the Commission's jurisdiction for review is that the application is in the NYS Central Pine Barrens Compatible Growth Area and within 500 feet of a mapped NYS Freshwater Wetland. The applicant seeks Site Plan and Special Permit approvals from the Town of Brookhaven Planning Board for the redevelopment of a 149.8 acre golf course into a 24.9 MW solar energy generation facility. The proposed facility will consist of ground-mounted, stationary/non-tracking solar arrays and the associated interconnected infrastructure. The applicants have offered the former golf course clubhouse as a community benefit along with a 2 mile recreational loop surrounding the property.

The staff report recommended approval of the site plan and special permit application and offered six (6) comments for consideration and use by the Town of Brookhaven Planning Board. After deliberation the Commission resolved to generally agree and approve the application with seven (7) comments.

The motion to approve the Site Plan and Special Exception application with seven (7) comments for their consideration and use by the Town of Brookhaven Planning Board was made by 2nd Vice Chair Kelly and seconded by Commission member Accettella, vote to Approve; 9 ayes, 3 nays, 0 abstentions.

- **Middle Island Solar Farm;** the application is referred by the Town of Brookhaven, received on August 27, 2015 – the Commission's jurisdiction for review is that the application is within one mile of the Town of Brookhaven Airport.

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

The applicant seeks Site Plan and Special Permit approvals from the Town of Brookhaven Planning Board to construct a solar energy production facility on 68.37 acres of wooded land on a 100.33 acre parcel in the hamlet of Mastic. The applicant proposes to clear approximately 68% of the subject property, and upon completion the facility will interconnect with the PSEG power grid and is expected to supply approximately 19.2 megawatts of electricity to the system for use by customers.

- **Middle Island Solar Farm** (continued)

The staff report recommended approval of the site plan and special permit application and offered four (4) comments for consideration and use by the Town of Brookhaven Planning Board. There was a motion made by Commission member Roberts and seconded by Commission member Kaufman to make one of the comments a condition/modification, vote to approve that change failed; 4 ayes, 8 nays, 0 abstentions. After deliberation the Commission resolved to generally agree with the staff report and approve the application with four (4) comments.

The motion to approve the Site Plan and Special Exception application with four (4) comments for their consideration and use by the Town of Brookhaven Planning Board was made by Commission member Kelly and seconded by Commission member Chartrand, vote to Approve; 8 ayes, 4 nays, 0 abstentions.

- **Kings Park Solar**; the application is referred by the Town of Smithtown, received on September 14, 2015 – the Commission’s jurisdiction for review is that the application is within 500 feet of Indian Head Road (CR 14). The applicant seeks Special Exception approval from the Smithtown Town Board to allow for the construction of a proposed 4 megawatt solar energy production facility on 27.4 acres of light industrial (LI) zoned land in the hamlet of Kings Park.

The staff report recommended approval of the Special Exception application and offered five (5) comments for consideration and use by the Smithtown Town Board. After deliberation the Commission resolved to generally agree and approve the application with five (5) comments.

The motion to approve the Special Exception application with five (5) comments for their consideration and use by the Smithtown Town Board was made by Commission member Finn and seconded by Commission member Chu, vote to Approve; 11 ayes, 0 nays, 0 abstentions (Commission member Chartrand left meeting before vote).

- **Peconic Commons, LLC**; the application is referred by the Town of Riverhead, received on September 16, 2015 – the Commission’s jurisdiction for review is that the application is adjacent to an airport (at EPCAL) and within 500 feet of NYS land.

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

The applicant seeks Site Plan approval from the Town of Riverhead Planning Board for the development of a 132,381 SF alcohol and drug addiction inpatient research and rehabilitation facility on a 37.023 acre parcel of land located in part of the Enterprise Park at Calverton (EPCAL). The facility is to be in a six building campus containing 160 beds (120 beds to accommodate 30-day rehabilitation; and 40 beds to accommodate extended care stays).

The staff report recommended approval of the site plan application and offered eleven (11) comments for consideration and use by the Town of Riverhead Planning Board. After deliberation the Commission resolved to agree and approve the application with the eleven (11) comments.

- **Peconic Commons, LLC** (continued)

The motion to approve the Site Plan application with eleven (1) comments for their consideration and use by the Town of Riverhead Planning Board was made by Commission member Accettella and seconded by Commission member Kramer, vote to Approve; 11 ayes, 0 nays, 0 abstentions (Commission member Chartrand left meeting before vote).

Meeting Adjournment (4:50 p.m.)

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