

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: November 4, 2015
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 (9)

Ramon Accettella Jr. – Town of Babylon
Michael Kelly – Town of Brookhaven (arrived @ 2:20 p.m. & left @ 3:40 p.m.)
Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
Nicholas Planamento – Town of Southold (arrived after meeting start @ 2:20 p.m.)
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
David Calone – At Large

Staff Present (5)

Andrew Freleng – Chief Planner
Ted Klein – Senior Planner
John Corral – Senior 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 November 4, 2015 was called to order by Chairman David Calone at 2:10 p.m.

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.

Adoption of Minutes (postponed towards the end of meeting)

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

- The Chairman began his report by mentioning the Commission's priorities for the rest of the year; which included the public safety model code; creating the retrospective look at development event; the housing survey; put the word out on the County's Comprehensive Plan; getting the North Fork traffic effort started; and creating an affirmative recognition award of "regionally valuable" projects.
- On the "Public Safety" model code which the Commission adopted in concept last year, the Chair indicated that the County Executive's office and the State Attorney General's office are eager for the Commission to complete this project. The Chairman stated that Governor Cuomo's former head of Public Safety for New York State has reviewed our proposed code and thought it was well done. The Chair indicated that the Commission has had further discussions with the Town of Brookhaven this past month and expects to receive feedback from them soon. Chairman Calone acknowledged the work and time that was put into this public safety model code and is looking forward to seeing it completed soon.
- Regarding the Comprehensive Plan, the Chairman stated that Director Lansdale and he will be presenting the County's Comprehensive Plan to the Long Island Regional Planning Council next week. In addition to the Plan, the Chair also indicated the Commission's model wind code will be presented as well.
- The Chair thanked the Commission members and staff for their help on another successful Planning Federation Conference held last month.
- On the topic of establishing a "regionally valuable" designation to support development projects that the Commission determines particularly worthwhile and important based on the Commission's existing guidelines, the Chairman indicated that he has circulated some proposed draft criteria which he hopes to discuss amongst the Commission towards the end of the meeting.
- On the upcoming "Village Innovation Award", which is intended to recognize villages doing good things to support regional and county-wide goals; the Chair stated that the selection committee to nominate this year's recipient will consist of himself, 1st Chair Adrienne Esposito, and Commission member Michael Kaufman; all Village representatives on the Commission. The Chair went on to request the approval from the Commission for the selection committee, along with the executive committee which includes 2nd Vice Chair Michael Kelly, to go ahead with selecting this year's recipient of the Village Innovation Award which would be given out at the next Village Officials Association's annual dinner event.

Chairman's Report (continued)

A motion was made by 2nd Vice Chair Kelly and seconded by Commission member Accettella; the vote was unanimous to approve the Chairman request to authorize the committees to move ahead with the Village Innovation Award.

- The Chairman reminded the Commission that the organizational meeting where they will elect Commission officers is coming up at the beginning of next year and that he has appointed Commission members Carl Gabrielsen and Kevin Gershowitz to serve on the nominating committee to propose an officers slate and rules for 2016. The Chair also indicated that if any other Commission members were interested in serving on the committee to let him know.
- Chairman Calone mentioned the "Development Retrospective Event" – that would look back at a few projects that have been proposed and completed over the last few years, looking back to see what the claims were made by developers and what were the claims made by those opposed to the project, and see actually what impacts have come to pass. The Chairman believed that the Commission would be the best place to take a neutral and objective look at projects that have now been in place for a few years so the Commission can look back to see if the traffic impact concerns manifested, or what actual number of children or jobs were produced; or if the environmental impacts projected from both sides were accurate. The Chair indicated that he believes that the "Event" could happen in early 2016, and the staff was beginning to work on.
- On Agriculture; The Chair stated the Planning Commission's "farmers of the future" effort has been launched and the Commission is seeing the applications from that, working with its partners in the County Executive's office and the Peconic Land Trust to help young and transitioning farmers afford the capital equipment that they need to get started; and also to improve education opportunities to get more people interested and prepared to farm, acknowledging that Commission member Carl Gabrielsen has been very involved with greenhouse farming education.
- Chairman Calone announced that the next Commission meeting is to be held on December 2nd at the Legislative Auditorium in Hauppauge at 2 p.m.

Guest Speaker(s)

Former U.S. Congressman George Hockbrueckner and Daniel Preston, CEO of Luminati Aerospace; gave an introduction of themselves and then a presentation on a proposed drone research and engineering facility at EPCAL. They then addressed questions and comments of the Commission.

Anna Throne-Holst, Town of Southampton Supervisor, gave a presentation overview of the Town of Southampton's Riverside Revitalization Plan, and addressed the questions and concerns of the Commission.

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

- **Accabonac Road Solar Commons, LLC**; the application is referred by the Town of East Hampton, received on October 15, 2015 – the Commission’s jurisdiction for review is that the application is within one mile of a heliport and the Eastern Zone of the Pine Barrens. The applicant seeks Site Plan and Special Permit approvals from the Town of East Hampton Planning Board for the construction of a proposed solar energy generation facility on a 20.64 acre parcel of land once used by the Town for a vegetative debris dump site.

The staff report recommended approval of the site plan and special permit application and offered three (3) comments for consideration and use by the Town of East Hampton Planning Board. After deliberation the Commission resolved to agree and approve the application with three (3) comments.

The motion to approve the Site Plan and Special Exception application with three (3) comments for their consideration and use by the Town of East Hampton Planning Board was made by Commission member Kramer and seconded by Commission member Accettella, vote to Approve; 8 ayes, 0 nays, 0 abstentions.

- **Adopted Reso 2015-950 Riverside Revitalization Action Plan**; the Town of Southampton proposes the creation of a new overlay district consisting of seven separate sub-overlay zones affecting 468 acres in the Hamlet. The proposal was received on October 8, 2015 – the Commission’s jurisdiction for review is that it is a proposed amendment to a Town Comprehensive Plan. The provisions in the Overlay District regulations would be optional for landowners, who would be permitted to develop and/or redevelop their land under the standards and specifications of the existing zoning if they choose or use incentives in the overly zone for increased density and building height.

The staff report recommended approval of the Riverside Revitalization Action Plan creating the new overlay district, and offered twelve (12) comments for consideration and use by the Southampton Town Board. After deliberation the Commission resolved to generally agree with the staff report and approve the application with eleven (11) comments.

The motion to approve the Riverside Revitalization Action Plan and new overlay district with eleven (11) comments for their consideration and use by the Southampton Town Board was made by Commission member Kaufman and seconded by Commission member Accettella, vote to Approve; 8 ayes, 0 nays, 0 abstentions.

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

- **The Heritage at Cutchogue;** the application is referred by the Town of Southold, received on October 6, 2015 – the Commission’s jurisdiction for review is that the application is within 500 feet of Agriculture District #1 and New York State lands. The applicant seeks Site Plan approval from the Southold Town Board to allow for the construction of a 124 unit planned retirement community complex with a community center on 46.03 acres in the hamlet of Cutchogue. The application is subject to a stipulation of settlement between the applicant and the Town of Southold. The site plan proposes that wastewater be accommodated by 36 separate on-site sanitary systems, and that vehicular access would be from the northwest corner of Griffing Street and School House Road.

The staff report recommended approval of the Site Plan application and offered eight (8) comments for consideration and use by the Town of Southold Planning Board. After deliberation the Commission resolved to deem the referral to be Incomplete with respect to a “full statement” of facts, and resolved that the referred site plan application will not be reviewed until the following information is submitted through the offices of the municipal referring agency: Specifically the Draft Environmental Impact Statement for the Heritage at Cutchogue Site Plan Application including detailed information relating to 1) A complete traffic analysis for the proposed development project; 2) A complete wastewater analysis for the proposed development project; and 3) A complete soil remediation plan for the proposed development project.

The motion to deem the referral incomplete until the above mentioned information is **submitted** was made by Commission member Planamento and seconded by Commission member Chartrand, vote to Approve; 8 ayes, 0 nays, 0 abstentions.

- **Westfield Green Residential Development;** the application is referred by the Town of Brookhaven, received on October 8, 2015 – the Commission’s jurisdiction for review is that the application is adjacent to NYS Route 25 (middle Country Road). The applicant seeks Site Plan approval from the Town of Brookhaven Planning Board for the construction of 126 residential condominium units within thirteen buildings on 14.2 acres of MF (Multi-Family) zoned land in the hamlet of Selden. The proposed development would include 32 workforce housing units, and 12,000 S.F. community center. Sanitary wastewater generated from the proposed development would be treated via a connection with an off-site municipal sewage treatment plant.

The staff report recommended approval of the site plan application and offered eleven (11) 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 the ten (10) comments.

Adoption of Minutes (taken out of order)

The motion to approve the site plan application with ten (10) comments for their consideration and use by the Town of Brookhaven Planning Board was made by Commission member Accettella and seconded by 1st Vice Chair Esposito, vote to Approve; 8 ayes, 0 nays, 0 abstentions.

- The adoption of the October 2015 Meeting Minutes. Motion to adopt as amended made by 1st Vice Chair Esposito, seconded by Commission member Casey. Vote Approved: 8 ayes, 0 nays, 0 abstentions.

Other Commission Business

- The Commission briefly discussed regionally significant criteria for determining a "regionally valuable" designation to support development projects that the Commission determines particularly worthwhile.

Meeting Adjournment (4:40 p.m.)

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