

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: January 6, 2016
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
Carl Gabrielsen – Town of Riverhead
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
Kevin Gershowitz – At Large
Samuel Chu – At Large (arrived after meeting start @ 2:50 p.m.)

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 January 6, 2016 was called to order by 1st Vice Chairperson Adrienne Esposito at 2:05 p.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the January 2015 Meeting Minutes were tabled.

Public Portion – Eighteen members of the public spoke to the Commission about two of the applications on the agenda. In addition, during the public portion the 1st Vice Chair recognized Suffolk County Legislator Al Krupski of the 1st Legislative District, who participated in the public portion of the meeting, speaking in regard to an application on the agenda, and Legislator Leslie Kennedy of the 12th Legislative District was in the audience.

Chairman's Report – Deferred

Director's Report – Deferred

Guest Speaker(s) – None

Other Commission Business

- The Commission's Nominating Committee Chair, Carl Gabrielsen acknowledged that the committee followed "Robert's Rules" and Commission's own by-laws in the selection process of candidates for Commission Officers, and that in addition to the Committee's nominees; the election of Commission officers was open to other nominations from the entire Commission. The nominees for the three Commission officers positions by the Committee were as follows:
 - 2 nominees for Chairperson: 1) Michael Kelly and 2) Jennifer Casey
 - 2 nominees for 1st Vice Chair: 1) Adrienne Esposito and 2) John Finn
 - 1 nominee for 2nd Vice Chair: 1) Samuel Chu
- In addition to the Committee nominees, Commission member Barbara Roberts nominated Commission member Michael Kaufman to run for 2nd Vice Chair
- Regarding other Commission business;
 - 1st Vice Chair Esposito announced that the date of the next Commission meeting has been changed, and is to be held on February 10th at the Legislative Auditorium in Hauppauge at 2 p.m.

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

- **Heatherwood at East Setauket**; the application is referred by the Town of Brookhaven, received on December 11, 2015 – the Commission's jurisdiction for review is that the application is adjacent to NYS Rte. 347 (Nesconset Highway). The applicant seeks site plan approval from the Brookhaven Planning Board for 25.8 acre portion of an existing 70.6 acre golf course for the construction of 200 senior citizen rental housing units. The balance of the property constituting approximately 44.8 acres is to remain as a golf course.

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

Heatherwood at East Setauket (continued)

The staff report recommended approval and offered eight (8) comments for consideration and use by the Town of Brookhaven Planning Board. After deliberation the Commission resolved to agree with the staff report and approve the application with the eight (8) comments.

The motion to approve the site plan application for the 200 senior citizen unit housing development application with eight (8) 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 Kramer, vote to Approve; 13 ayes, 0 nays, 0 abstentions.

- **Story Book Meadows;** the application is referred by the Town of Smithtown, received on November 12, 2015 – the Commission’s jurisdiction for review is that the application is adjacent to County Road 16 (Smithtown Boulevard). The applicant seeks an amendment to a proposed 190 attached unit age restricted (Senior Citizen) project on a 23.17 acre Retirement Community (RC) zoned parcel of land in the hamlet of Nesconset. Specifically, the applicant is requesting to amend a prior approval for the change of zone on the site to RC by the Town to add an additional 38 “bonus units” for a total of 228 dwelling units.

The staff report recommended approval to amend the prior zone change on the subject property to add an additional 38 “bonus units” for a total of 228 dwelling and offered six (6) comments for consideration and use by the Town of Smithtown Planning Board. After deliberation the Commission resolved to deem the application incomplete and that it would not be reviewed until certain information is submitted through the offices of the municipal referring agency, and offered six (6) comments for consideration and use by the Town of Smithtown.

The motion to deem the application to amend a prior change of zone approval incomplete for certain reasons and offer six (6) comments for their consideration and use by the Town of Smithtown was made by Commission member Finn and seconded by Commission member Accettella, vote to Approve; 13 ayes, 0 nays, 0 abstentions.

- **The Heritage at Cutchogue;** the application is referred by the Town of Southold, received on December 8, 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.

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

The Heritage at Cutchogue (continued)

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 generally agree with the staff report and approve the application subject to two (2) modifications and with six (6) comments.

The motion to approve the site plan application subject to the two (2) modifications and with six (6) comments for their consideration and use by the Town of Southold Planning Board was made by Commission member Planamento and seconded by Commission member Accettella, vote to Approve; 13 ayes, 0 abstentions.

Additional Commission Business

- 1st Vice Chair Esposito reminded the Commission members that the elections of new 2016 officers will take place at the next meeting, and that only attendees will be able to vote, no proxies will be allow; and that the Commission will also be adopting Commission rules for 2016 at the next meeting.
- The 1st Vice Chair announced that two (2) new Commission members will be joining the Commission at the February meeting upon Legislature approval.
- 1st Vice Chair Esposito also urged the Commission to review last month's meeting (minutes) summary in order that the Commission could adopt them as well at the next meeting.

Meeting Adjournment (5:10 p.m.)

The motion to adjourn the meeting was made by 1st Vice Chair Esposito and unanimously approved.