

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Chairwoman
Jennifer Casey

Sarah Lansdale, AICP
Director of Planning

Date: April 6, 2016
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 (11)

Michael Kelly – Town of Brookhaven (left at 2:45)
Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip (left at 3:05)
Carl Gabrielsen – Town of Riverhead
Nicholas Morehead – Town of Shelter Island
John Finn – Town of Smithtown (left at 3:00)
Nicholas Planamento – Town of Southold
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Errol Kitt – At Large

Staff Present (6)

Sarah Lansdale – Director of Planning
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 April 6, 2016 was called to order by Chairwoman Jennifer Casey at 2:12 p.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the March 2016 Meeting Minutes were tabled.

Public Portion – Two members of the public spoke to the Commission about two of the applications on the agenda.

Chair's Report – Chairwoman Casey updated the Commission as follows:

- On the issue of "East End North Fork Traffic Study", Chairwoman Casey indicated that a working group would get going soon.
- Regarding the adoption of the 2016 Rules of Proceedings, the Chair stated that the Rules Committee was still reviewing the comments so that the Rules of Proceedings could be adopted by the Commission at the next meeting.
- Chairwoman Casey announced that the next Commission meeting is to be held at the Suffolk County Department of Health Service Auditorium at 2 p.m. on May 4th and that a tour of the County Farm's slaughterhouse facility located across the street from the meeting location will be offered to the Commission members beforehand at about 1 p.m.

Honoring David Calone with a Certificate of Appreciation; who served as the Commission Chairman from March 2008 to December 2015. Chairwoman Casey and the Commission expressed their appreciation for his contributions into the deliberations and activities of the Suffolk County Planning Commission, acknowledging and thanking him for his positive and thoughtful contributions for the past seven years.

Guest Speaker(s)

David Calone, former Chairman of the Suffolk County Planning Commission, gave an overview of his experience on the Planning Commission, and the Commission's accomplishments and its ongoing goals and initiatives.

Supervisor Scott Russell, Town of Southold, gave a presentation overview of the planning, economic development and land use issues of the Town of Southold, and addressed the questions and concerns of the Commission.

Mayor Paul Pontieri, Village of Patchogue, gave a presentation overview of the Village's reasoning for the proposed moratorium.

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

- **Village of Patchogue own motion to establish a six-month moratorium on certain development approvals;** the application is referred by the Village of Patchogue Board of Trustees, received on February 25, 2016 - the Commission's jurisdiction for review is that the application is a zoning action, amendment to a local law and a moratorium. The Village is proposing a Six-Month Moratorium on Development Approvals for Apartment Buildings, Apartment Houses, Boardinghouses, Rooming Houses, Garden Apartments, Townhouses, Condominiums, Housing Cooperatives,

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

- **Village of Patchogue own motion to establish a six-month moratorium on certain development approvals** (continued)

Mixed-use Developments containing four or more dwelling units, and any Multifamily or Multi-unit Dwelling containing four or more dwelling units.

The staff report recommended disapproval of the moratorium with six reasons. After deliberation the Commission resolved to disagree and approve the moratorium subject to one (1) modification.

The motion to approve the moratorium with the one (1) modification was made by 1st Vice Chair Esposito and seconded by Commission member Kramer, vote to Approve; 10 ayes, 0 nays, 1 recusal (Kelly), 0 abstentions.

- **Rose Breslin Associates, Inc. – Sybac Solar, LLC**; the application is referred by the Town of Brookhaven, received on March 3, 2016 – the Commission’s jurisdiction for review is that the application is within the Suffolk County Pine Barrens Compatible Growth Area (CGA) and within one mile of the Town of Brookhaven Airport. Applicants are seeking multiple area variance approvals from Town of Brookhaven Zoning Board of Appeals for the construction of a proposed solar energy production facility - generating 10 megawatts via ground mounted solar photo voltaic array. The subject property contains an area of 106.17 acres, identified as ‘Parcel 1’ of a pending subdivision of a 446.7 acre parcel. The multiple area variances are being sort prior to subdivision, special permit and site plan approval. The entire parcel is zoned L-1 Industrial, and is a naturally wooded state.

The staff report recommended approval of the requested area variances and offered five (5) comments for consideration and use by the Town of Brookhaven Zoning Board of Appeals. After deliberation the Commission resolved to agree with the staff report and approve the application with the five (5) comments.

The motion to approve the application with five (5) comments for their consideration and use by the Town of Brookhaven Zoning Board of Appeals was made by Commission member Kaufman and seconded by Commission member Planamento, vote to Approve; 8 ayes, 0 nays, 0 abstentions.

- **East Hampton Indoor Tennis-Bowling Alley**; the application is referred by the Town of East Hampton, received on March 16, 2016 - the Commission’s jurisdiction for review is that the application is within one mile of the Town of East Hampton Airport. The applicant seeks Site Plan approval from the Town of East Hampton Planning Board for the modification to a Major Recreational Facility. The application is for the modification to the existing site plan of 24.21 acres in the hamlet of Wainscott including removing two (2) tennis courts enclosed in a bubble and to add a ten lane bowling alley, three bocce courts, a game room, miniature golf course, sports bar and lounge, and covered patio. Also proposed is a new bubble to be constructed over four (4) existing tennis courts and an associated restroom, both of which were the subject of the previous site plan approval. The proposed site plan indicates that the total coverage will be equal to 405,404 SF; approximately 38% of the total area of the parcel.

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

- **East Hampton Indoor Tennis-Bowling Alley** (continued)

The staff report recommended approval of the site plan application and offered seven (7) comments for their consideration and use by the Town of East Hampton Planning Board. After deliberation the Commission resolved to generally agree with the staff report and approve the site plan application subject to two (2) modifications and with five (5) comments.

The motion to approve the site plan application subject to two (2) modifications and with five (5) 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 Kaufman, vote to Approve; 8 ayes, 0 nays, 0 abstentions.

- **Anthony Fusco Investment Company**; referred by the Town of Islip, received on February 22, 2016 – the Commission’s jurisdiction for review is that the application is adjacent to NY State Route 27 (Sunrise Highway) South Service Road, and Suffolk County Parkland (Sans Soucci Lakes Preserve). Applicants seek area variance approvals from the Islip Town Board Zoning Board of Appeals in connection with the proposed construction of 150 unit assisted living facility on 7.34 acres in the hamlet Sayville. The variances sought is for relief to exceed the height limit from 35 feet (2 stories) to 45 feet (3 stories), and to exceed the allowable maximum gross floor area ration (F.A.R.) from 40% to 50%. The subject property was recently rezoned to “General Services C District”, and in addition received site plan modification approval with certain other dimensional variance reliefs granted including landscaping and side yard buffers.

The staff report recommended approval of the requested variances and offered seven (7) comments for consideration and use by the Town of Islip Zoning Board of Appeals. After deliberation the Commission resolved to generally agree with the staff report and approve the application with the seven (7) comments.

The motion to approve the application with seven (7) comments for their consideration and use by the Town of Islip Zoning Board of Appeals was made by Commission member Casey and seconded by Commission member Gabrielsen, vote to Approve; 8 ayes, 0 nays, 0 abstentions.

Meeting Adjournment (3:54 p.m.)

- The motion to adjourn the meeting was made by Commission member Kaufman, seconded by Commission member Gabrielsen; Vote Approved: 8 ayes, 0 nays, 0 abstentions.