

# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

## SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey  
Chairwoman

Sarah Lansdale, AICP  
Director of Planning

Date: June 1, 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 (10)

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  
Nicholas Morehead – Town of Shelter Island  
John Finn – Town of Smithtown (arrived at 2:32 p.m.)  
Barbara Roberts – Town of Southampton  
Michael Kaufman – Villages Under 5,000  
Samuel Chu – 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  
Richard Weinschenk – Assistant County Attorney (Counsel to the Commission)

### Call to Order

- The Suffolk County Planning Commission meeting of June 1, 2016 was called to order by Chairwoman Jennifer Casey at 2:05 p.m.

### The Pledge of Allegiance

### Adoption of Minutes

- The adoption of the May 2016 Meeting Minutes. Motion to adopt the minutes as written was made by Commission member Chartrand, seconded by Commission member Gabrielsen. Vote Approved: 9 ayes, 0 nays, 0 abstentions. (Commission member Finn had not yet arrived)

**Public Portion** – Ten (10) members of the public addressed the Commission about an application on the agenda.

**Chair's Report** – Chairwoman Casey updated the Commission of following:

- Stated that there was an Article 78 action taken against the Commission by the Tuckahoe Center developers, also naming then Commission Chair David Calone as well as Commission member Barbara Roberts.
- On the issue of "East End North Fork Traffic Study", Chairwoman Casey indicated that they were still assembling the working group, and should get going soon.
- Commission member Barbara Roberts commented on the Article 78 action, addressing some claims and providing some details of the Tuckahoe Center lawsuit.

### Guest Speaker(s)

Joseph Sanzano, of the Town of Brookhaven Department of Planning, Environmental and Land Management,, gave a presentation overview of the Town of Brookhaven's reasoning for a proposed Comprehensive Zoning Re-Evaluation of the Montauk Highway Corridor for Moriches, Center Moriches, East Moriches and Eastport, and addressed the questions and concerns of the Commission.

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

- **Town of Brookhaven plan to adopt a Draft Comprehensive Zoning Re-Evaluation Plan of the Montauk Highway Corridor for Moriches, Center Moriches, East Moriches and Eastport;** the application is referred by the Brookhaven Town Board, received on May 16, 2016 - the Commission's jurisdiction for review is that the application is a zoning action, amendment to a local law and/or a moratorium. The Town has proposed adoption of the Plan based on a study which identified excessive commercial zoning in an area covering approximately seven miles of Montauk Highway, from Forge River to the Southampton Town line, along with Frowein Road and the coastal areas of the Moriches communities.

The staff report recommended approval of the Comprehensive Zoning Re-Evaluation of the Montauk Highway Corridor for Moriches, Center Moriches, East Moriches and Eastport; that it would help to ensure that future development will adhere to goals of the community. After deliberation the Commission resolved to agree with staff's recommendation and approve the Comprehensive Zoning Re-Evaluation Plan.

The motion to approve made by Commission member Kelly and seconded by 2<sup>nd</sup> Vice Chair Chu, vote to Approve; 9 ayes, 0 nays, 1 abstention (Finn).

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

- **Canoe Place Inn (taken out of order);** the application is referred by the Town of Southampton, received on May 11, 2016 - the Commission's jurisdiction for review is that the application is adjacent to Montauk Highway (S.R. 27A), Newtown Road (C.R. 62), and within 500' of the channel line of the Shinnecock Canal. The applicant seeks site plan approval from the Town of Southampton Planning Board for the rehabilitation of the existing canoe Place Inn building as a 20 unit Inn with a 350 person catering facility, a restaurant (70 indoor/120 outdoor seats) and in-kind rehabilitation of 5 existing cottages on site for use as guest units. The proposed site plan is 5.97 acres, zoned Canoe Place Inn, Canal Eastern Maritime Planned Development District (CPICEMPDD), and includes the installation of a permeable reactive barrier for waste/ground water treatment.

The staff report recommended approval of the site plan application and offered five (5) comments for their consideration and use by the Town of Southampton Planning Board. After deliberation the Commission resolved to generally agree with the staff report and approve the site plan application with six (6) comments.

The motion to approve the site plan application with six (6) comments for their consideration and use by the Town of Southampton Planning Board was made by Commission member Finn and seconded by 2<sup>nd</sup> Vice Chair Chu, vote to Approve; 9 ayes, 0 nays, 1 abstention (Kramer).

- **Riverhead Plaza Multiplex Cinema;** the application is referred by the Town of Riverhead, received on April 20, 2016 - the Commission's jurisdiction for review is that the application is within 500' of Old Country Road (C.R. 58). The applicant seeks site plan approval from the Town of Riverhead Planning Board for the demolition of an existing retail building space being part of a larger existing shopping center, and the development of the site with two new restaurants (6,300 SF/250 seats and 1,600 SF/125 seats), and a (50,340 SF/1,246 seat) movie theater on the 21.91 acre property.

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

The motion to approve the site plan application with six (6) comments for their consideration and use by the Town of Riverhead Planning Board was made by Commission member Gabrielsen and seconded by Commission member Kaufman to Approve; 10 ayes, 0 nays, 0 abstention.

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

- **Sport East Fitness Club**; the application is referred by the Town of Southold, received on April 28, 2016 - the Commission's jurisdiction for review is that the application is adjacent to Main Road (S.R. 25). The applicant seeks site plan approval from the Town of Southold Planning Board for multi-sport membership club consisting of an outdoor soccer field and five tennis courts, an 82,500 SF building to include a pool, basketball court, soccer field and space for physical fitness activities. The Proposal also includes 12.86 acres of open space area.

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

The motion to approve the site plan application with seven (7) comments for their consideration and use by the Town of Southold Planning Board was made by Commission member Gabrielsen and seconded by Commission member Morehead to Approve; 10 ayes, 0 nays, 0 abstention.

**Other Commission Business**

- The Commission briefly discussed the pending meeting to set up the parameters for the East End Traffic Study.
- The Commission agreed to table the adoption of the 2016 Rules of Proceedings.
- The Chair announce that the next month's Commission Meeting will be held in Hauppauge, tentatively scheduled at the H. Lee Dennison Building, but will try and have it relocated to the Legislature's Auditorium across the street, since it is a more suitable place for the meeting.
- Andrew Freleng, Chief Planner, Suffolk County Department of Economic Development and Planning, and staff to the Planning Commission, gave a presentation overview of an 'in-house' planning study to reduce parking requirements.

**Meeting Adjournment** (3:45 p.m.)

- The motion to adjourn the meeting was made by Chairwoman Casey with no objections; Vote Approved: unanimously.