

SUFFOLK COUNTY PLANNING COMMISSION

Date: February 2, 2000

Place: Arthur H. Kunz Memorial Library, 4th Floor, H. Lee Dennison Bldg., Hauppauge

Present: Donald Eversoll, Chairman (At Large)
Robert Martin (Smithtown), Vice Chairman
Louis Dietz (Babylon), Secretary
Edward Rosavitch (Brookhaven)
George J. Dickerson (Shelter Island)
Linda Petersen (At Large)
Richard O Dea (Riverhead)
Mardooni Vahradian, (At Large)
Richard London, (Village 5,000 & Under)
Thomas Thorsen (East Hampton)
Michael Macco (Huntington)
Basia Braddish, Esq., Counsel
Stephen M. Jones, Director of Planning
Harold Withers, Deputy Director
Gerald Newman, Chief Planner
Andy Freleng, Principal Planner
Kathleen Rigano, Principal Stenographer
Claire Chorny, Sr. Clerk-Typist

Absent: Laure Nolan (Village 5,000 & Over)
Frank Tantone (Islip)

Guests: Elizabeth Gallagher, County Executive Assistant
Lori Talmage, County Executive's Office
George Proios
Vi Hoglund

The meeting of the Suffolk County Planning Commission was called to order by Chairman Eversoll at 12:10 P.M. in the Arthur H. Kunz Memorial Library, 4th Floor Conference Room, H. Lee Dennison Building, Hauppauge, NY.

Minutes:

On a motion by Commissioner Rosavitch, seconded by Commissioner Petersen, the minutes of the January 5, 2000, Planning Commission meeting were unanimously approved with the following correction:

Commissioner Linda Petersen noted that the January 2000 minutes reflected disapproval to "Z-4 Aging in American (BR-99-71)." The minutes should have indicated "approval" as per the staff report.

Election of Officers

Motion was made by Commissioner Rosavitch to re-elect Commissioner Donald Eversoll as Chairman of the Planning Commission. Motion was seconded by Commissioner Thorsen. Motion was made by Commissioner London to re-elect Commissioner Robert Martin as Vice Chairman of the Planning Commission. Motion was seconded by Commissioner Petersen. Motion was made by Commissioner London to re-elect Commissioner Louis Dietz as Secretary of the Planning Commission. Motion was seconded by Commissioner Mardooni Vahradian.

Adoption of Rules for Proceedings

A motion was made by Commissioner Richard London to approve the Rules of Proceedings of the Suffolk County Planning Commission Governing the Meetings. No changes were made to the Rules since approval in February of 1999. Motion was seconded by Commissioner Rosavitch.

Correspondence

No correspondence was brought before the Commission for discussion.

Director s Report:

Mr. Jones advised that Ted Klein from the Planning Department would be addressing the Commission in place of Andy Freleng. Ted is a Planner in the Department, is a licensed Real Estate Appraiser and does preparation work for Jerry Newman and Andy Freleng on Planning matters.

Mr. Jones advised the Commission of a Local Law introduced by Legislator Maxine Postal "To Require Full Background Disclosure for County Planning Commission Determinations" which would require all County agencies to be notified of all zoning and subdivision actions. This Local Law would require that all department heads get copies of locally submitted zoning and subdivision actions resulting in excessive xeroxing and a three-day delay in the County decision-making process. It was suggested that this Local Law be amended to include "electronic" notification to all County agencies which would eliminate the need for xeroxing, yet notices would be available to interested parties. This Local Law may be voted on in late February. It would then go to the Secretary of State for filing.

Basia Braddish, Counsel to the Commission stated there was no "new" information to report on the Amper, et al. lawsuit.

Commissioner Petersen raised a question about the APA National Conference which is scheduled for April in New York City. Stephen Jones advised the Commission that the new Presiding Officer of the Legislature would not approve reimbursement of anyone other than meeting presenters going into the City. It was the opinion of the Commission that one person should go from the Planning Department. The fee could be paid by the attendee. Registration was available on the internet.

Discussion on Smart Growth

Planning Director, Stephen Jones, advised the Commission that there have been revisions to the Smart Growth packet and that the final draft would be available in approximately two weeks. Commissioners Petersen and Macco stated they would like to see the final draft. Commissioner Thorsen suggested the photo on the cover be changed to one less contemporary. Motion was made to endorse the Smart Growth Packet by resolution by Commissioner O'Dea and seconded by Commissioner Petersen.

Vote: 10 Ayes, 0 Nays, 1 Abstention (Commissioner Rosavitch)

Commissioners Roundtable

Commissioner Rosavitch spoke of an area in Brookhaven with 45 buildings on 130 acres of property where there currently exists a private school. Since there is a need for affordable housing, this site was suggested for a Smart Growth area.

Commissioner Dickerson spoke of a purchase of 35 acres on Shelter Island which is an AA zone. He questioned whether the application would come before the Planning Commission after review by the Shelter Island Planning Board. Mr. Jones responded that it would come before the Commission if it was within 500 feet of a body of water. Commissioner Martin stated that the Town of Smithtown sends every application before the Planning Commission Board.

Commissioner Vahradian stated that the Town of Southampton will pass a six month moratorium on major subdivisions.

Commissioner O'Dea stated that the Town of Riverhead passed a Traditional Links site plan.

Commissioner Petersen stated public meetings will be held in Brookhaven Town to address proposed bicycle routes. Commissioner Rosavitch stated Channel 13 announced there is a federal law requiring that bicycle routes be fenced to protect private property along the routes.

Commissioner Rosavitch expressed his thanks to DeWitt Davies, Laretta Fischer and Stephen Jones for their presentation on for the Patchogue River Maritime Center Plan. Recommendations were made for a gateway entrance to the Patchogue River Maritime Center which would be located at the existing bowling alley site. In October of 1999, Commissioner Rosavitch became a Suffolk County employee in the Department of Public Works. He requested

a determination through the Department of Law, as to whether his employment created a conflict of interest in violation of the County Code of Ethics. Attached is a copy of the response from Robert J. Cimino, County Attorney, stating that his employment did not create a conflict. It was recommended, however, that his employment by Suffolk County be disclosed at, and made a part of, the Planning Commission's deliberations.

Commissioner Dietz reported on a 166 senior citizen unit in Babylon which warrants a bigger complex.

Commissioner Eversoll attended a meeting at The Nature Conservancy where discussions were held regarding a Fire Island plan to spend \$120 million to create 37 building lots which are now under water.

Commissioner Petersen reported that the Detmer Farm Town Board of Brookhaven turned down re-zoning. Stephen Jones stated that money has been set aside for this property.

Pursuant to the requirements of Section A14-24 of the Suffolk County Administrative Code of the Suffolk County Charter, the proposed subdivision plats and zoning actions are duly considered and acted upon as appended hereto:

<u>Resolution Number</u>	<u>File Number</u>
ZSR-01	S-BR-99-08
ZSR-02	BR-98-49A
ZSR-03	BR-00-01
ZSR-04	BR-00-04
ZSR-05	RH-00-02

S-1 Brookhaven Industrial Park (S-BR-99-08)

Motion: Disapproved by Commissioner London, seconded by Commissioner Rosavitch. Questions were raised regarding the elimination of cul-de-sacs in an industrial subdivision, creation of a tap street to the west, creating 50 ft. buffers and run-off on the outside right-of-way. Vote: 11 Ayes - 0 Nays

Z-1 Park Shaw Associates, LLC (BR-98-49A)

Motion: Approve per staff report by Commissioner Macco, seconded by Commissioner Dietz. Vote: 10 Ayes, 0 Nays, 1 Abstention (Commissioner Eversoll).

Z-2 Anthony Coraci (BR-00-01)

Motion: Disapproval per staff report by Commissioner Macco, seconded by Commissioner London. Vote: 11 Ayes - 0 Nays

Z-3 Scro and Scro Properties (BR-00-04)

Motion: Disapproval as per staff report by Commissioner Thorsen, seconded by Commissioner Macco.

Vote: 11 Ayes, 0 Nays

Z-4 402A Realty Corp./Nicholas Bartolomeo (RH-00-02)

Motion: Disapproval as per staff report by Commissioner Rosavitch, seconded by Commissioner Dietz.

Vote: 10 Ayes, 0 Nays, 1 Abstention (Commissioner O'Dea)

There being no further business, the regular meeting of the Suffolk County Planning Commission was adjourned at 1:40 P.M.