

SUFFOLK COUNTY PLANNING COMMISSION

Date: July 5, 2000

Place: Pt. Jefferson Village Hall, 121 West Broadway, Pt. Jefferson, NY

Present: Donald Eversoll, Chairman (At Large)
Robert Martin (Smithtown), Vice Chairman
Louis Dietz (Babylon), Secretary
Edward Rosavitch (Brookhaven)
Richard O Dea (Riverhead)
Richard London, (Village 5,000 & Under)
Thomas Thorsen (East Hampton)
George J. Dickerson (Shelter Island)
Linda Petersen (At Large)
Frank Tantone (Islip)
David Casciotti (Southampton)
William Cremers (Southold)
Ronald Parr (At Large)
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: Michael Macco (Huntington)
Laure Nolan (Village 5,000 & Over)

Guests: Lori Talmage, Office of the County Executive
George Proios, Office of the County Executive

The meeting of the Suffolk County Planning Commission was called to order by Chairman Eversoll at 12:10 P.M. in the Pt. Jefferson Village Hall Conference Room, 121 West Broadway, Pt. Jefferson, NY. Chairman Eversoll welcomed Commissioners Casciotti, Cremers and Parr who were attending their first official Commission meeting.

Minutes:

On a motion by Commissioner Rosavitch, seconded by Commissioner London, the minutes of the June 7, 2000 Planning Commission meeting were unanimously approved.

Greeting by Jeanne Garant, Mayor of the Village of Port Jefferson:

Mayor Jeanne Garant welcomed the Commission and briefed them on the history of the Village and its improvements over the years. With the assistance of the State, a "Harbor Management Plan" was organized. As a result, the State offered grants, maps and equipment needed. After much compromising, a public hearing and community participation, the plan brought together a park, parking lot, yacht club, a promenade, resurrection of the pier, coordination of the waterfront. and Theater III. Several antique shops have since opened on Main Street in the area closer to Nesconset Highway. Plans are to have a Trolley to connect the railroad station down to the ferry to encourage visitors to leave their cars at home. The residents of Pt. Jefferson Village are opposed to fast food restaurants in the area and, as a result, the Code has been amended to prevent such restaurants from obtaining permits.

Correspondence and Director's Report:

Steve Jones stated that in addition to the appointments and reappointments to the Planning Commission by the Legislature, a bill was introduced by Legislator Ginny Fields to completely reconstitute the Planning Commission two years from now into a Commission made up of generic appointments which are different than those that exist at this time. This plan would reduce the number of members from 15 to 11 allegedly to increase diversity and the members would no longer be appointees from towns and villages, but people with expertise in various fields; namely, environmental, real estate, development, law, etc. The public hearing to consider this bill will be on August 8, 2000.

Attention was drawn to the draft of the "Announcement of Public Hearings Regarding Smart Growth in Suffolk County" which was given to each Commissioner. Steve Jones told the members that the announcement will be mailed out by the Department to approximately 1,800 people such as civic associations, members of the South Shore Estuary Reserve, Long Island Sound Study, Long Island Association, Long Island Building, Long Island Highway Partnership, etc. After the hearings, a draft will be prepared and presented at the September Commission meeting. When finalized, it will be presented to the Legislature at its meeting on September 30, 2000. The Commissioners were invited to attend the public hearings and submit comments if there are any. The final Smart Growth Plan does not require endorsement by the Commission, but there may be follow-up on adoption of any modifications to Commission guidelines for zoning and subdivision review..

Commissioners' Roundtable:

Commissioner Thorsen reported that fireworks displays were scheduled on the East End for the 4th of July 2000. He was concerned because water pipes were to be buried in some of the back roads at approximately the same time.

Commissioner Dickerson reported that fireworks had been scheduled for Shelter Island and that the turnout consisted of approximately 10,000 people.

Commissioner Cremers said he was looking forward to the Planning Commission's scheduled visit to Fishers' Island on August 9, 2000. Though he has been on the Island before, he has never taken the tour.

Commissioner Casciotti said that the Village of Southampton is attempting to hire more staff in the Planning Department and that several of what appear to be good candidates will be interviewed. There is still a moratorium for development. Southampton has a code writing committee which is revising its present codes, including those for preserving agriculture. Andy Freleng from the County Planning Department is providing assistance.

Commissioner O'Dea stated Senator LaValle called a conference to try to get all agencies familiar with each other to discuss some of the Grumman issues. The aquarium opened and got positive reviews.

Steve Jones intervened and said that the principal topic of discussion at the conference called by Senator LaValle was the Suffolk County Planning Commission's requirements as part of the Grumman rezoning. He said he reported at the conference that the important aspect of the Commission was to think of transportation impacts in the future and not necessarily the exact technique to deal with it. The Planning Commission recommended two techniques: the first was a transportation fund where people with new construction would pay a certain amount of money per square foot when they got their Certificate of Occupancy and that money would go into a fund for improvements on the site and, second, there would be a transportation district which would be permitted by the State Legislature similar to the way the Hauppauge Industrial Association financed the ramp coming off the Northern State Parkway at New Highway. The Town wanted to know if they did it some other way, how would that affect the decision of the Planning Commission? Steve stated that the Commission could either reconsider their decision or the Town could override the Commission and take another course. The important thing is that while they were thinking about the future with respect to drinking water and sewage disposal, there didn't seem to be anything there for transportation as to what would be done 10 or 15 years from now when improvements will be made.

Commissioner Petersen stated that Home Depot/Elias property in Shirley is about to be acquired. It is a joint acquisition with the Town of Brookhaven, Suffolk County, New York State and the federal government. The new site plan for the Brookhaven Mall at the intersection of William Floyd Parkway and the Long Island Expressway has been resubmitted. The Town of Brookhaven is working on a new conservation subdivision ordinance which will be submitted for review by the Planning Commission when it is completed. A new "281" preliminary cluster application process is being done which will come to the Planning Commission as well.

Commissioner Rosavitch reported on the death of Bob Dassler who was instrumental in water resources and planning for the Water Authority. He asked if a resolution or statement of commendation could be presented from the Planning Commission and the Commissioners agreed to direct Steve Jones to follow up.

Commissioner London stated that the Village of Branch feels that the commercial properties generate enough in taxes to keep resident's taxes low, but taxes will go up again just to pay for the roadwork. On Route 25, the roadwork for a new water main has all but stopped and it is presenting a traffic problem. Spraying will commence to prevent the West Nile virus from spreading. There have been no reported illness from the chemicals being used in the spray. Airports are not accepting any horses going to Europe because of the virus.

Chairman Eversoll said in Amityville, the Village Board did an improvement in the Park without contacting the local community. A hearing took place and adjustments kept the little league boys in play. The little league was going to move into the public facility because they had been utilizing the grounds at Southw Oaks and Brunswick Hospitals which are now becoming "non profit." This will cause the Village taxes to go up about 12.5%.

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- 38	BA-00-06
ZSR- 39	C-90-03
ZSR- 40	BR-00-06
ZSR- 41	BR-00-42
ZSR- 42	BR-00-41

S-1 - Madeline Developers(BA-00-06)

Motion: Disapproved, per Staff Report, by Commissioner Thorsen, seconded by Commissioner Dickerson.

Vote: 13 Ayes - 0 Nays - 0 Abstentions

S-2 - Meadow Ponds @Miller Place (C-90-03)

Motion: Approved, with the condition that an emergency access to Rt. 25A be constructed and includes a walkway, per Staff Report, by Commissioner Petersen, seconded by Commissioner London.

Vote: 13 Ayes - 0 Nays - 0 Abstentions

S-3 - Timber Ridge @the Villages (BR-00-06)

Motion: Approved per Staff Report by Commissioner Dietz, seconded by Commissioner O'Dea. **It should be noted that Chairman Eversoll recused himself from any presence or participation during the discussion and voting procedure.**

Vote: 12 Ayes - 0 Nays - 0 Abstentions

Z-1 - Ram Northeast Development, LLC, (BR-00-42)

Motion: Disapprove as per Staff Report by Commissioner Rosavitch, seconded by Commissioner O'Dea.

Vote: 13 Ayes - 0 Nays - 0 Abstentions

Z-2 - Dr. Aniello Scotti (BR-00-41)

Motion: Disapproval per Staff Report by Commissioner Rosavitch, seconded by Commissioner O'Dea:

Vote: 13 Ayes - 0 Nays - 0 Abstentions.

Steve Jones again reminded the Commissioners to call the Planning Department to confirm their attendance at the next Planning Commission meeting on August 9, 2000.

There being no further business, the regular meeting of the Suffolk County Planning Commission was adjourned at 1:30 P.M.