

## SUFFOLK COUNTY PLANNING COMMISSION

Date: September 6, 2000

Place: Suffolk County Marine Environmental Learning Center, 3690 Cedar Beach Road,  
Southold, New York 11971

Present: Donald Eversoll, Chairman (At Large)  
Robert Martin (Smithtown), Vice Chairman  
Louis Dietz (Babylon), Secretary  
Edward Rosavitch (Brookhaven)  
Richard London, (Village 5,000 & Under)  
Thomas Thorsen (East Hampton)  
Frank Tantone (Islip)  
Richard O Dea (Riverhead)  
Linda Petersen (At Large)  
William Cremers (Southold)  
Laure Nolan (Village 5,000 & Over)  
Ronald Parr, (At Large)  
Basia Braddish, Esq., Counsel  
Stephen M. Jones, Director of Planning  
Harold Withers, Deputy Director  
Gerald Newman, Chief Planner  
Kathleen Rigano, Principal Stenographer  
Claire Chorny, Sr. Clerk Typist

Absent: George J. Dickerson (Shelter Island)  
David Casciotti (Southampton)  
Michael Macco (Huntington)  
Andy Freleng, Principal Planner

Guests: Lori Talmage, Office of the County Executive  
George Proios, Office of the County Executive  
John Harras, Esq., SBT Associates

The meeting of the Suffolk County Planning Commission was called to order by Chairman Eversoll at 12:10 P.M. in a meeting room at the Suffolk County Marine Environmental Learning Center in Southold, New York.

### **Minutes:**

On a motion by Commissioner Rosavitch, seconded by Commissioner Thorsen, the minutes of the August 9, 2000, Planning Commission meeting were unanimously approved.

### **Correspondence and Director's Report:**

Steve Jones requested that the attention of the Commission be drawn to the correspondence dated August 21, 2000 from Lawrence McNally of Long Island CAN (Huntington Fair Housing Committee), in which Mr. McNally requested that recommendations for the LIDC site include affordable family housing.

Included in the packets as well was a letter to the Commission from Andy Freleng stating that he would be absent from the September meeting because he will be representing the Planning Department at a meeting of the East End Transportation Council on Shelter Island.

Steve Jones reported to the Commission that the Local Law that the Legislature was considering which would change the make-up of the Suffolk County Planning Commission "failed" after not receiving sufficient votes at the meeting on Thursday, September 7, 2000.

A draft copy of the Smart Growth report was given to the Commissioners. Steve Jones mentioned again that there was a poor turnout at the three Public Hearings which were held during the summer. Gerry Newman and Andy Freleng are working on looking at the Planning Commission guidelines for reviewing subdivisions and guidelines for zoning changes and special permits. A draft will be prepared as early as next month on the guidelines to modify these changes to Smart Growth principles. This draft has been distributed to several others for comment. Any comments from the Commission should be forwarded to Steve Jones in the next two weeks. While the County Executive's Office and the Legislature have not been involved in the formulation of this draft, it has been reviewed by George Gatta.

### **Commissioners' Roundtable:**

Commissioner Thorsen announced that two factions are fighting over open space at the Schwenk Farm; one group for athletic fields and the other for farmland preservation. It is a very difficult decision to make because both sides are right in what they are looking for and the site is good for both types of activities.

Commissioner Cremers stated that the Southold Town Board is looking at rezoning Rt. 48 in an effort to reduce the number of business zones and change them to residential zones.

Commissioner Parr reminded Steve Jones that with regard to Smart Growth, Park Row in Central Islip was done with IDA financing. This was discussed with George Gatta who looked upon it favorably. Commissioner Parr feels it would be a great avenue in enhancing and financing any smart growth project.

Commissioner O'Dea said the Town of Riverhead is considering a referendum on future airport use at the former Grumman property and looking for more clients.

Commissioner Nolan stated that Northport is quiet while Huntington's Board Meetings have been very busy with discussions regarding LIDC, Affordable Housing and a particular

property that the MTA wants to purchase. Disposition of this property is an issue because the property is wanted both for open space and soccer fields. Steve Jones reminded the Commission that a resolution was adopted in early spring of this year regarding the Eastside Access project with a reservation about lay-up yards in Suffolk County. Senator Marcellino has assured the community that the MTA is no longer interested in this property.

Commissioner Petersen stated that Brookhaven Town was totally unaware and did not have the Environmental Impact Statement on the two railroad sites in Brookhaven that have been designated as lay-up yards. Harold Malkmes, Highway Superintendent in Brookhaven, is scheduled to retire in September. Because of his long tenure, this will be a major change for the Town.

Commissioner Rosavitch stated that a Public Information Meeting took place in regard to the gas fired power plant in Yaphank. Nothing more has happened with regard to the paper plant. Commissioner Petersen said that an application has been submitted for a second power plant adjacent to the proposed paper factory. Commissioner Rosavitch attended the Hampton Classic and enjoyed it very much.

Commissioner London said the Hampton Classic was a success and was attended by 60,000 people. The West Nile Virus is still being monitored but, fortunately, there have been no reported deaths. Spraying continues in Nassau and Suffolk Counties, especially on the south shore.

Commissioner Martin advised that the Kings Park proposed power plant will be handled by the State and the community will not have a say. The applications have been submitted. It will be on the border of Huntington and Smithtown.

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- 49	BR-00-55
ZSR- 50	HU-00-4
ZSR- 51	HU-00-7

**Z-1 - TWCP, Inc. (BR-00-55)**

Motion: Disapproved, per Staff Report, by Commissioner Rosavitch, seconded by Commissioner Thorsen. Vote: 12 Ayes - 0 Nays - 0 Abstentions

**Z-2 - SBJ Associates, LLC (HU-00-04)**

Motion: Approved, per the Staff Report, by Commissioner Nolan, seconded by Commissioner Tantone.

Vote: 12 Ayes - 0 Nays - 0 Abstentions

Commissioner Nolan commented that there are several things in the final GEIS that were adopted by the Town Board that are slightly different than Gerald Newman's presentation. One is that the 100 affordable housing units that are priced at \$145,000 from the \$175,000, will actually be \$125,000. The developer will apply for additional funding from elsewhere to bring the price down or he will subsidize it himself. Secondly, the golf course is required to be organically maintained. Although it will be a separate project for SEQRA purposes, the Town Board has included in the final GEIS, the developer has agreed to construct 100 units that will be non age-restrictive affordable housing. Commissioner Nolan stated that while she has no objection to the requirement that a jitney bus service shall be provided for shopping and other purposes, it should be understood that the Town of Huntington does have the HART Bus Service and it can still be used.

Commissioner Rosavitch questioned as to whether Resolution No. 532 which is attached to the project, was signed by the County Executive. Steve Jones stated the Resolution was signed by the County Executive and was attached only to indicate what the County sees as being "affordable." This Local Law requires town participation, but this project has to do with tax settlement money. The Legislature and the County Executive wanted that money to be used as an incentive for the construction of affordable housing because there is general agreement that additional affordable housing is necessary in order to keep our economy as it is at this time.

Commissioner Rosavitch questioned what will happen to the materials that will be available after demolition. Serious consideration should be given to recycling the materials. He was reassured that it was the intent of the applicant to re-use materials when possible. Commissioner Rosavitch said he would like it to be made part of the record.

Commissioner Eversoll stated that this project is located in a very wealthy school district and the school will have a positive impact because of the senior housing. We should urge as much affordable housing that is non age-restricted as possible.

Commissioner Nolan commented on the LICAN letter that there has been much misinformation about the reputation of the Town of Huntington with regard to affordable housing. The Town has built slightly over 600 units of affordable units and over half of those have been in Half Hollow Hills.

**Z-3 - Wilbur Breslin & Easa Easa (HU-00-07)**

Motion: Disapproved, as per Staff Report by Commissioner Rosavitch, seconded by Commissioner Tantone.

Vote: 11 Ayes - 0 Nays - 1 Abstention by Commissioner Nolan

Steve Jones advised the Commissioners that he will make a presentation on the availability of Commission activities, agenda, minutes, etc.

There being no further business, the regular meeting of the Suffolk County Planning Commission was adjourned at 2:00 PM.

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