

## SUFFOLK COUNTY PLANNING COMMISSION

Date: October 4, 2000

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

Present: 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)  
Linda Petersen (At Large)  
William Cremers (Southold)  
Laure Nolan (Village 5,000 & Over)  
George J. Dickerson (Shelter Island)  
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: Donald Eversoll, Chairman (At Large)  
David Casciotti (Southampton)  
Richard O Dea (Riverhead)  
Ronald Parr (At Large)

Speaker: Carol Walsh, Principal Research Analyst, Planning Department

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

The meeting of the Suffolk County Planning Commission was called to order by Vice Chairman Martin at 12:05 P.M. in the Suffolk County Arthur H. Kunz Memorial Library.

## **Minutes:**

On a motion by Commissioner Petersen, seconded by Commissioner Rosavitch, the minutes of the September 6, 2000, Planning Commission meeting were unanimously approved.

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

Steve Jones stated that the Town of Huntington has inquired as to the Commission's grounds to reconsider an application for a strip shopping center on the south side of Jericho Turnpike in the Town of Huntington which was reviewed and disapproved by the Commission at its meeting of September 6, 2000. While the Town of Huntington accepted the decision of the Commission, Mr. Breslin did not.

Mr. Jones said he would like to respond to the Town by stating that it has been a long-standing policy of the Commission to not reconsider applications unless there has been a major change in the application. Mr. Breslin requested that the Commission reconsider its decision since he is proposing to donate a piece of property as part of this application to the Town of Huntington for open space.

It was the opinion of the Commission that donation of property does not warrant reconsideration and that Steve Jones should inform the Town of Huntington as such. There is a one-year waiting period for resubmission of an application. Guidelines for the Commission are being worked on at this time which would deal with this and other situations.

Steve Jones informed the Commission that the Planning Department is in the process of completing the Smart Growth Plan for Suffolk County. The Plan will be submitted to the Legislature at the end of October. Photographs, charts, minutes of hearings, etc., are being added. Copies, as submitted to the Legislature, will be distributed at the next Commission meeting which is scheduled for November 1, 2000.

Mr. Jones reported on two new projects which will be worked on by the Commission.

a. The Commissioners were reminded of the one-quarter cent sales tax program for land acquisition which ends on November 30, 2000. A referendum on the ballot last November to extend it for 13 years had favorable results. Unlike the former, the use of this one-quarter cent sales tax will have five components, one of which will be a dedicated fund to actually pay for the cost to improve streamwater quality, stormwater run-off, lakes, ponds, streams, construction costs for improvements, etc. If the towns are interested in this project, they may apply for funds as well.

The County Legislature passed a law two months ago directing the Planning Department to prepare a report as to how the money will be spent the first year. The Planning Department is involving the Departments of Public Works, Parks, Health and others to come up

with a report which will set the stage as to how the program should work. There will be available approximately \$5 million a year for 13 years. The report to be prepared by the Planning Department will outline how projects will be rated and ranked, what their costs would be, the priorities, etc.

b. The second of the two projects involves detailed planning for work by the Health Department on north shore harbors from Cold Spring Harbor to the Mattituck inlet along the Long Island Sound which would include development, land use, etc. This project will be funded by Federal and State Funds.

### **Presentation by Carol Walsh**

Carol Walsh, addressed the Commission and detailed what information is now available on the Internet and Intranet and how to access them. Information available includes, but is not limited to, zoning actions, functions of the Planning Department, minutes of the Planning Commission, a scanned map of Suffolk County, affordable housing, information on the Suffolk County auction, etc. The Intranet is accessible only to Suffolk County employees. The consensus was that having this information available would decrease Freedom of Information requests.

### **Commissioners' Roundtable:**

Commissioner Thorsen reported to the Commission that a Citizen Advisory Committee for the East Hampton Village Master Plan met and is recommending that there be no further expansion of commercial development beyond its present borders. It also recommended that the maximum size for commercial buildings be no more than 10,000 sq. ft. and consideration be given to keeping local service businesses which it has been losing to tourist-oriented businesses. Opposition was expressed to big box commercial structures (warehouse types) and formula type chain stores. They are also planning to request that the Town consider business centers in other portions of the Town so as to free the heavy traffic in the Village.

Commissioner Thorsen said there is a water disagreement between the Town and a State Legislator and various environmental groups. The Town has held a conference on aquifer planning to discuss what has been accomplished and what is planned. The Legislator and the environmental groups have indicated that it is not enough.

Commissioner Cremers said there was a rezoning of parcels on Route 48. The Town Board just approved 19 of the 42. As a result, some of the business zones were changed to a lesser dense use.

Commissioner Petersen said that Brookhaven Town has acquired an interest in the Chandler estate, a very environmentally sensitive property in Mt. Sinai overlooking the Sound.

She said the estate has been compromised by young people and squatters and is in a state of disarray. The Town is responsible for the clean-up, working along with the County, who acquired the parcel.

Commissioner Rosavitch reported that the Elks Lodge, an historic structure in the Village of Patchogue, has been put up for sale. Because the taxes in the area are so high and the membership is so low, they cannot afford to keep the building anymore.

Commissioner London stated that Newsday ran an article on assessments on real estate in the Counties of Nassau and Suffolk. The findings indicated that taxes on comparable homes resulted in differences of up to \$7,000.

Commissioner London gave a report on the West Nile Virus and stated that 101 test pools in Suffolk County tested positive. With the anticipated weather change, the virus statistics will undoubtedly decrease.

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 - 52	S-BR-00-11
ZSR - 53	S-RH-00-07
ZSR - 54	S-BA-00-10
ZSR - 55	BR-00-67

**S-1 - Holbrook Pines (S-BR-00-11)**

Motion: Approved, after changing the first condition in Staff Report to a recommendation, by Commissioner Macco, seconded by Commissioner Dietz.

Vote: 11 Ayes - 0 Nays - 0 Abstentions

**S-2 - Darren Development Corp. (S-RH-00-07)**

Motion: Approved, per the Staff Report, with changes to staff recommendations, by Commissioner Dietz, seconded by Commissioner Macco.

Vote: 11 Ayes - 0 Nays - 0 Abstentions

**S-3 - Budget Estates (S-BA-00-10)**

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

Vote: 11 Ayes - 0 Nays - 0 Abstentions

**Z-1 - Gateway Homes (BR-00-67)**

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

Vote: 11 Ayes - 0 Nays - 0 Abstentions

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

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