

SUFFOLK COUNTY PLANNING COMMISSION

Date: May 2, 2001

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

Present: Donald Eversoll, Chairman (At Large)
Robert Martin (Smithtown), Vice Chairman
Louis Dietz (Babylon), Secretary
Edward Rosavitch (Brookhaven)
Thomas Thorsen (East Hampton)
Linda Petersen (At Large)
Richard O?Dea (Riverhead)
Laure Nolan (Village 5,000 & Over)
William Cremers (Southold)
Michael Macco (Huntington)
George J. Dickerson (Shelter Island)
Frank Tantone (Islip)
Richard London, (Village 5,000 & Under)
Basia Braddish, Esq., Counsel
Thomas A. Isles, Director
Harold Withers, Deputy Director
Gerald Newman, Chief Planner
Andy Freleng, Principal Planner
Kathleen Rigano, Principal Stenographer
Claire Chorny, Sr. Clerk Typist

Absent: David Casciotti (Southampton)
Ronald Parr (At Large)

Guests: Lori Talmage, Office of the County Executive
Jim Tsunis, Sr., L.I. Economic Development Corp.
Richard Spirio, Holiday Organization

The meeting of the Suffolk County Planning Commission was called to order by Chairman Eversoll at 12:00 P.M. in the Suffolk County Arthur H. Kunz Memorial Library.

Minutes:

On a motion by Commissioner Rosavitch, seconded by Commissioner Petersen, the minutes of the April 4, 2001, Planning Commission meeting were unanimously approved.

Director's Report:

Thomas Isles discussed the possible sites for the Planning Commission to meet during the summer months as has been the practice in previous years. He suggested Gardiners Island in the Town of East Hampton and stated that he has been contacted by a representative of the Gardiners Island Trust. Of the two planned meeting dates, June 6 and July 11, June 6 was agreed to be more convenient by the Commissioners. A second suggestion was the Riverhead Aquarium. The Commissioners were encouraged to make additional suggestions. Commissioner Dickerson suggested Shelter Island.

Commissioner Rosavitch questioned whether there were any pesticide-free golf courses. Mr. Isles stated that the American Planning Association is having an event in North Hempstead at the Harbor Links Golf Course that is owned by the Town of Oyster Bay. During that event, there will be a short presentation on "best management practices." Health Services did a study several years ago on this subject that could be made available to the Commissioners.

Mr. Isles stated that the Legislature passed a Resolution regarding the Suffolk County Planning Federation which was established by the County Executive in 1994 for the purpose of putting together a training program for Planning Board members. The recent action by the Legislature, along with the approval of the County Executive, was to appropriate money for this program. The Suffolk County Planning Federation has a small amount of money for this program and is putting it together at this time. A Smart Growth training program is scheduled for September 19 which will be held in the H. Lee Dennison Building in the Media Room. There will be more information available at that time. The program would encourage as much participation as possible from the towns and villages.

A Certificate of Appreciation has been prepared for Mardooni Vahradian acknowledging his service on the Planning Commission. It will be presented to Mr. Vahradian after being signed by the entire Commission.

Mr. Isles introduced Andy Freleng, Principal Planner, in the Planning Department, who addressed the Commission on the Joint Executive/Legislative Transportation Task Force Study, a copy of which was included in the Commissioners' packets. Mr. Freleng stated the following:

In April 2000, the County Executive and the Legislature formed a Joint Task Force to look at sensible recommendations to improve the Suffolk County transportation system. The Task

Force consisted of 28 members and is a diverse cross section of various County agencies and representatives of some of the constituent user groups. The data contained in the Study includes how money flows down from the federal level to the county level into the bus system. The Task Force looked at the socioeconomic and demographic projections for Suffolk County which indicated that while the Long Island population grew only 2% since 1970, the number of motor vehicles registered to that same population rose approximately 60%. The recommendations made were prioritized and a Public Hearing was held.

Road improvements, level of service, extension of hours of service, etc., were recommended. Local legislation was encouraged. Employee commute option strategies were addressed as well as the extension of service on the East End. A need for extended services for the handicapped were also addressed.

The Chairman thanked Mr. Freleng for his presentation.

Commissioners' Roundtable:

Commissioner Macco stated that he has been on Long Island Sound several times this season and sees a dramatic increase in boat traffic and an improvement in water quality.

Commissioner O'Dea stated that Dick Amper, President of the Pine Barrens Society, has announced a new program called "Enough Is Enough." Mr. Amper addressed the Town Board in Riverhead with suggestions on County spending. The Town Board voted to bond the theater that is in the center of the Town of Riverhead for \$4 million. The Grumman contract is moving forward. The Master Plan personnel did a report on the business district. They recommend that Route 58 be the commercial district of development. Felix Grucci approached the Town regarding land that was cleared in 1999 for a new post office. An incomplete steel structure remains on the site.

Commissioner Petersen stated that Dr. Koppleman will be working with John LaValle on their Master Plan. A meeting on "Sustainable Growth" is scheduled to take place at the Longwood Junior High School.

(RECORDING TAPE WAS STOPPED AT THIS POINT AT THE REQUEST OF COMMISSIONER LONDON TO GO OFF THE RECORD)

(TAPE WAS RESUMED)

Commissioner London stated that he met Mr. Straub, owner of a polo facility in Palm Beach. Mr. Straub asked that Commissioner London announce to the Commission that a facility will be proposed and presented to the Town of Riverhead for 250-300 acres which will include 6 polo fields,

174 units consisting of 7 acres each, 1000 horse stables, facilities to seat over 2,000 spectators, horseshoe courts and all amenities that would accompany a polo facility. A similar facility in Palm Beach has generated over \$300 million in revenue. This facility would be on the Calverton site and will be developed with an upscale setting. A press release should appear in Newsday very soon.

Commissioner Tantone stated that judging from the length of Public Hearings held by the Planning Board, there is extensive development interest in Islip. The interest includes many apartment applications.

Commissioner Eversoll stated that he appeared before the Environment Committee. It was his feeling that a negative approach was apparent when Commissioner London was interviewed. During his interview, Commissioner Eversoll presented the number of applications that were reviewed last year and the number of applications which were denied. The members of the Environment Committee asked who of the Commissioners was considered the "environmentalist." Mr. Eversoll thought of himself in that regard. Mr. Eversoll felt that the Environment Committee did not agree. Mr. Eversoll met Howard Blankman, Chairman of the Nassau County Planning Commission, and there was some discussion about the possibility of a joint meeting from time to time. It was the opinion of some of the Commissioners that a conflict of interest may occur. Commissioner Petersen stated she was in favor of this joint meeting. Commissioner Rosavitch stated such a meeting might present a conflict of interest with the Regional Planning Board.

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-01-25	S-SH-01-04
ZSR-01-26	S-IS-01-17
ZSR-01-27	S-SD-90-06.1
ZSR-01-28	BR-01-35
ZSR-01-29	BR-01-36
ZSR-01-30	BR-01-37
ZSR-01-31	EH-01-6
ZSR-01-32	SM-01-8
ZSR-01-33	SM-01-11

S-1 - Zopfy, Ranier (S-IS-01-16)

Motion: Approved, per Staff Report, by Commissioner Thorsen, seconded by Commissioner Rosavitch.

Vote: 12 Ayes - 0 Nays - 0 Abstentions (Commissioner Tantone was absent at this time)

S-2 - Brookside Plaza (S-IS-01-17)

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

Vote: 13 Ayes - 0 Nays - 0 Abstentions

S-3 - Pugliese, Ralph & Patricia (S-SD-90-06.1)

Motion: Disapproved, per the amended Staff Report, by Commissioner Macco, seconded by Commissioner O'Dea.

Vote: 12 Ayes - 0 Nays - 1 Abstention (Commissioner Cremmers)

Z-1 - MHC Greenwood Village, LLC (BR-01-35)

Motion: Disapproved, per the Staff Report, by Commissioner O'Dea, seconded by Commissioner London

Vote: 13 Ayes - 0 Nays - 0 Abstentions

Z-2 - Regal Gateway LLC (BR-01-36)

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

Vote: 13 Ayes - 0 Nays - 0 Abstentions

Z-3 - Raymond Maher (BR-01-37)

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

Vote: 13 Ayes - 0 Nays - 0 Abstentions

Z-4 - B&C Golf Club, Inc. (EH-01-6)

Motion: Approved, per the Staff Report, by Commissioner London, seconded by Commissioner Macco

Vote: 12 Ayes - 0 Nays - 0 Abstentions - 1 Recusant (Commissioner Thorsen)

Z-5 - Maria Moschouris (SM-01-8)

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

Vote: 12 Ayes - 0 Nays - 1 Abstention (Commissioner Martin)

Z-6 - Hamlet Woods at St. James, LLC (SM-01-11)

Motion: Disapproved, per the Staff Report, by Commissioner Rosavitch, seconded by Commissioner Cremers. It was suggested that a comment be added with regard to the premises appearing to be suitable for a smart growth initiative.

Vote: 12 Ayes - 0 Nays - 1 Abstention (Commissioner Martin)

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