

## SUFFOLK COUNTY PLANNING COMMISSION

Date: July 3, 2002

Place: Indian Island County Park, 661 Riverside Drive, Riverhead, NY 11901

Present: Donald Eversoll, Chairman (At Large)  
Robert Martin (Smithtown), Vice Chairman  
Louis Dietz (Babylon), Secretary  
Linda Petersen (At Large)  
Richard O?Dea (Riverhead)  
Richard London, (Village 5,000 & Under)  
Thomas Thorsen (East Hampton)  
Frank Tantone (Islip)  
Ronald Parr (At Large)  
Nancy Graboski (Southampton)  
William Cremers (Southold)  
Basia Braddish, Esq., Counsel  
Thomas A. Isles, 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)  
Michael Macco (Huntington)  
Carl Berkowitz (Brookhaven)

Guests: DeWitt Davis, Chief Environmental Analyst  
Thomas Frisenda, Computer Graphics Mapping Specialist  
Dominique Limprevil, Intern  
Edyta Sawicka, Intern

The meeting of the Suffolk County Planning Commission was called to order by Chairman Eversoll at 12:05 P.M. in the Clubhouse of the Indian Island County Park, Riverhead, NY. Chairman Eversoll introduced Town Supervisor Robert F. Kosakiewicz who welcomed the Commissioners and the staff to the Town of Riverhead.

### **Minutes:**

On a motion by Commissioner Graboski, seconded by Commissioner Petersen, the minutes of the June 5, 2002, Planning Commission meeting were unanimously approved with the following corrections:

a. Page 6, paragraph 8, line 1, should be changed to read: "Roy, this is really a remarkable confluence of statistical information, ....."

b. Page 14, paragraph 4, lines 4 and 6 should be changed to correctly spell the person referred to as "Mo."

c. Page 17, paragraph 11, line 3, should be changed to read: ".....the terminal moraine of the glacier is a ....."

### **Director's Report**

Thomas Isles, Director of Planning, made the following announcements:

a. Mr. Isles introduced Dominique Limprevil and Edyta Sawicka, recent graduates of Stony Brook University, who are working as Interns in the Planning Department.

b. The Planning Department is currently working on a major farm grant application. The Federal Farm Bill was approved and authorized funding for acquisition for development rights. We, and a number of towns on the East End, are submitting applications. We are very encouraged by the funding for this. There is \$50 million available between now and the end of this fiscal year which is September 30. There will be \$125 million available next year. There are successive appropriations in that range in future years so we think it will be a good plus to supplement our County Farmland Program with the towns. The County was notified this weekend that they received an award from the State Farmland Program for \$1 million.

c. The Suffolk County Legislature has approved a resolution to handle the administration of the new One-Quarter Percent Program dealing with the Water Quality and Restoration Program. This was part of the quarter percent extension that occurred in December of 2000. The Legislature had been considering this proposal for some time and they have now designated the Department of Public Works to administer it. It also created a Steering Committee, which will review projects.

d. The County Legislature, at the initiation of the County Executive, created a Smart Growth Committee to review a policy plan, which was prepared by the Planning Department and Steve Jones about 18 months ago. The Committee has started its meeting process and the main purpose of this Committee is to look at those matters of County function that affect land development and sensible planning. That Committee should complete its deliberations by the end of this year. This Committee is not charged and has no interest in issues of home rule or matters of towns and villages. That has been clearly defined by the tasks of the Committee functions.

e. Two additional programs of the County - The Affordable Housing Program which takes in a number of roles, including the transfer of surplus parcels to towns involved in the affordable housing program. Secondly, the Capital Program where the County has committed to

\$20 million for the purposes of buying land for the development of affordable housing in conjunction with towns and villages. The first project is getting ready to close next week in Huntington, which is called Millennium Hills.

f. The next meeting of the Planning Commission on August 7 will be held at Gabreski Airport. The purpose of this visit is to update the Commission on the activities and the master plan. The County is proceeding with the development of an industrial park. Details and directions will be forwarded with the next Planning Commission packet.

Thomas Isles introduced DeWitt Davies, Chief Environmental Analyst in the Planning Department who addressed the Commission on the Suffolk County Aquaculture Committee.

Mr. Davis briefed the Commission on the historical role of Suffolk County in managing underwater lands in Peconic and Gardiners Bays, the tax status of underwater lands, the aquaculture industry in Peconic and Gardiners Bays and the policy analysis and recommendations of the Committee. He also spoke on the report submitted to the Environment, Land Acquisition and Planning Committee of the Suffolk County Legislature on the Hubbard Duck Farm - Sawmill Creek Watershed in the Town of Riverhead.

### **Commissioner's Roundtable**

Commissioner Nancy Graboski - The Southampton Town Board held a public meeting and passed a resolution declaring School Street to be renamed George Stavropoulos Way in honor of former Supervisor Stavropoulos who is deceased. There was a large turnout for the ceremony and the unveiling of the new sign by Mrs. Stavropoulos.

Commissioner William Cremers - The Southold Town Board voted to have a Public Hearing on a six-month moratorium on all subdivisions and residential site plans.

Commissioner Richard London - Two weeks ago he attended a meeting regarding the Long Island Aquarium. It was decided that the Aquarium would be located on the Pilgrim State site. Jerry Wolkoff, developer, wishes to create the tallest building on Long Island on that site as well as 6,000 1 and 2-bedroom apartments, three million sq. ft. of office space, one million sq. ft. for retail space, an ice skating rink, the aquarium, eateries and movie theaters. It is expected that permits will take 1? years. Completion of this project should take approximately 10-15 years. The design of this project is following a similar project in Florida called Citi Place. Mr. Wolkoff is looking for matching funds from the County or State that may be available. Since there is ample room for parking, it is expected that the aquarium can be large. With respect to the West Nile Virus, spraying is taking place on Fire Island, Western Nassau, Queens, Brooklyn, New Jersey, Connecticut and Pennsylvania.

Commissioner Linda Petersen - The Town of Brookhaven Planning Department personnel went to a Smart Growth conference in Florida and found it very informative. The next conference will be held in Washington, D.C.

Commissioner Eversoll - New York State is putting \$37.5 million toward affordable housing, part of which goes to NYC. The County is doing more for affordable housing than the State. The NY Planning Federal Convention will be held in September or October in Saratoga. If Commissioners choose to attend, each would have to do so with personal funds.

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-02-28	S-SH-02-04
ZSR-02-29	S-BR-02-02.1
ZSR-02-30	BR-02-42
ZSR-02-31	EH-02-15
ZSR-02-32	SM-02-05

**S-1 - Melzer & Co. Retirement Trust (S-SH-02-04)**

Motion: Approved, as amended, in Staff Report by Commissioner Petersen, seconded by Commissioner Tantone.

Vote: 11 Ayes - 0 Nays - 0 Abstentions

**S-2 - Starlight Properties (S-BR-02-02.1)**

Motion: Approved, as amended, in Staff Report by Commissioner Dietz, seconded by Commissioner Graboski.

Vote: 9 Ayes - 2 Nays (Commissioners Martin and London) - 0 Abstentions

**Z-1 - Selden Development LLC (BR-02-42)**

Motion: Disapproved, per Staff Report by Commissioner Thorsen, seconded by Commissioner Cremers

Vote: 11 Ayes - 0 Nays - 0 Abstentions

**Z-2 - A&B Holding LLC (EH-02-15)**

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

Vote: 10 Ayes - 0 Nays - 1 Abstention (Commissioner Thorsen)

**Z-3 - Country View Properties, Inc. (SM-02-05)**

Motion: Disapproved, per Staff Report by Commissioner Cremers, seconded by Commissioner Tantone

Vote: 10 Ayes - 0 Nays - 1 Abstention (Commissioner Martin)

There being no further business, the regular meeting of the Suffolk County Planning Commission was adjourned at 1:35 P.M.