

## SUFFOLK COUNTY PLANNING COMMISSION

Date: August 7, 2002

Place: Francis S. Gabreski Airport, Westhampton Beach, NY

Present: Donald Eversoll, Chairman (At Large)  
Louis Dietz (Babylon), Secretary  
Linda Petersen (At Large)  
Richard O'Dea (Riverhead)  
Richard London, (Village 5,000 & Under)  
Michael Macco (Huntington)  
Thomas Thorsen (East Hampton)  
Carl Berkowitz (Brookhaven)  
Frank Tantone (Islip)  
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: Robert Martin (Smithtown), Vice Chairman  
Ronald Parr (At Large)  
Laure Nolan (Village 5,000 & Over)

Guests: George Dickerson, Former Commissioner  
Edward J. Rosavitch, Former Commissioner  
Laure Taggart, Office of the County Executive  
Thomas Frisenda, Computer Graphics Mapping Specialist  
Dominique Limprevil, Intern  
Edyta Sawicka, Intern  
Mitch Friedman, Newsday

The meeting of the Suffolk County Planning Commission was called to order by Chairman Eversoll at 12:20 P.M. in the conference room of the Administrative Offices at Francis S. Gabreski Airport. Chairman Eversoll introduced former Commissioner Edward J. Rosavitch and presented him with a citation for his loyal service to the Planning Commission.

## **Minutes:**

On a motion by Commissioner Petersen, seconded by Commissioner Cremmers, the minutes of the July 3, 2002, Planning Commission meeting were unanimously approved.

## **Director's Report**

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

a. The Real Estate Division, through the Planning Department, completed two acquisitions recently. One was the Normandy Manor at the Vanderbilt Museum in Centerport. This was basically an outbuilding as part of the original Vanderbilt property that was in private ownership. The Trustees of the Board at Vanderbilt strongly advocated this acquisition, the Legislature approved it and the acquisition completed. The second is the Pollio Farm in Mattituck which was purchased this month as part of our Farmland Acquisition Program.

b. The County received a grant this month in the amount of \$1 million from the State of New York for additional farmland acquisitions. Application was made in mid-July to the Federal government under the Federal Farm Bill. In the past, very little funding was provided for purchase of development rights. Through extensive efforts by the Farm Bureau, local communities in Suffolk County and elected officials, there is over \$1 billion in conservation easements. Funding will be available in the next several years. Application has been made in the first cycle of the fiscal year which expires September 30, 2002. There will be a greater sum of money available beginning October 1. We hope to hear more about that in September.

c. The Department was requested to complete a Master Plan for the Village of Patchogue. The study will be done in September and it will be made available to the Commission and then to the Village of Patchogue.

d. Mud Creek in East Patchogue, which was formerly occupied as the Gallo Duck Farm, a rather extensive area, was taken for taxes by Suffolk County. The Planning Department did a report on the Mud Creek Corridor. The report revealed that there had been a great deal of natural restoration in the Corridor. In fact, the west branch of Mud Creek has the only native or indigenous trout on Long Island. The report also revealed other entities beside the County that own land, including the Town of Brookhaven and the school district. The Corridor eventually drains into the Great South Bay. Last year we applied to the Army Corps of Engineers for a grant to do some restoration of the former Duck Farm. We have recently been notified that we will receive \$2 million for that restoration.

## **Commissioner's Roundtable**

Commissioner Macco - The water in the Town of Huntington is getting cleaner every year and the fish are coming back stronger.

Commissioner Cremers - The Blue Ribbon Commission to Keep Southold Rural issued its report which stated that a rural incentive district would be started now and there would be no upzoning for a year. A minority report came out saying that the rural incentive district and upzoning should be done now. The Town Board is looking at both reports.

The Roundtable was interrupted at this time to introduce Pauline Mize, Airport Manager, who briefed the Commission on the history of the Airport, the plans for remodeling in the future and the problem regarding a method to collect unpaid fees for landings and take-offs.

She stated that when she became the Airport Manager, the Airport was being "maintained" by the Department of Public Works. Since that time, the Gabreski Task Force was formed and its mission was to turn the Airport into an industrial center in the front 58 acres of the facility and to redevelop the aviation side of the facility. Application was made to the FAA for grant money to recable the airfield. Other maintenance issues that need attention will be addressed as well. Additional hangers will be built. Fourteen lots are available for leasing. Six are currently in the application phase. The infrastructure systems within the industrial redevelopment area need to be replaced. The electric lines will be addressed, roads are to be built, etc. After September 11, security was addressed. Now a full time Sheriff provides security. A shuttle service is being considered in the future plans. A request has been submitted for a new tower.

Commissioner Eversoll then presented a citation to former Commissioner George Dickerson for his service on the Planning Commission.

Commissioner London gave an update on the West Nile Virus, which has spread to Louisiana and Illinois. A health emergency will be declared when approximately 16 cases have been discovered in any given state. Spraying will be mandatory. The Hampton Classic is scheduled for the week of August 25.

Commissioner Berkowitz stated that he visited the Shanghai City Planning Museum in People's Square in Shanghai last month. He briefed the Commission on his trip and told of Shanghai's roadways and train stations. In the trade publication "Marine Log," an article appeared regarding ferries as a mode of transportation. It was his feeling that ferries should be considered as possible transportation for Suffolk County.

Commissioner Petersen stated that the Town Board approved a \$20 million bond to purchase open space in Brookhaven Town. The Town hopes to get matches in order to stretch it further. The Town Board also passed a six-month moratorium on the Montauk Highway Corridor from Carmens River to Forge River. It will enable Brookhaven to come up with new codes to put special districts in place for the redevelopment of Montauk Highway. After changes and additions, the number of members on the Planning Board and Zoning Board of Appeals was increased to 7. The Town of Brookhaven is having a "Visioning" wherein the community is invited to come forward and present ideas and suggestions as to development. The site in question is the American Tissue site in Yaphank.

Commissioner Tantone stated that Islip Planning Commissioner Dan Gulizio resigned. There are no candidates being considered yet.

Commissioner Graboski stated that the season is at its peak in Southampton, which includes heavy traffic. Making left turns at intersections seems to be the primary problem. Crops are coming in. Farmstands are open. The Hampton Classic from August 25 to September 1 will also draw many people to the area.

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-02-33	S-BR-02-10
ZSR-02-34	BR-02-46
ZSR-02-35	BR-02-53

**S-1 - Mill Road Estates (S-BR-02-10)**

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

Vote: 11 Ayes - 0 Nays - 0 Abstentions

**Z-1 - Salvatore Cannella (BR-02-46)**

Motion: Disapproved, per Staff Report by Commissioner Dietz, seconded by Commissioner Petersen

Vote: 11 Ayes - 0 Nays - 0 Abstentions

**Z-2 - Fairfield Mill Estates, LLC (BR-02-53)**

Motion: Disapproved, per Staff Report by Commissioner Macco, seconded by Commissioner Graboski

Vote: 11 Ayes - 0 Nays - 0 Abstentions

There being no further business, the regular meeting of the Suffolk County Planning Commission was adjourned at 1:40 P.M.

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