

SUFFOLK COUNTY PLANNING COMMISSION
VILLAGE HALL
PORT JEFFERSON, NY

MINUTES

A regular meeting of the Suffolk County Planning Commission was held at Port Jefferson Village Hall in the Inc. Village of Port Jefferson, NY on June 1, 2005 at 12:00 P.M.

PRESENT:

Robert Martin, Vice Chairman, Acting Chairperson, Town of Smithtown
Louis Dietz, Secretary, Town of Babylon
Linda B. Petersen, At Large
Frank A. Tantone, Town of Islip
Richard M. O'Dea, Town of Riverhead
Richard London, Villages Under 5,000 Population
John Caracciolo, Town of Huntington
Charla Bolton, At Large
Laure C. Nolan, Villages Over 5,000 Population
Linda Holmes, Town of Shelter Island

STAFF:

Thomas A. Isles, Director of Planning
Andrew Freleng, Principal Planner
Theodore Klein, Senior Planner
Christopher Wrede, Planning Aide
Christina Farrell, Esq., Counsel
Claire Chorny, Secretary

GUESTS:

Hon. Jeanne Garant, Mayor, Village of Pt. Jefferson
Eric A. Kopp, L.I.P.A.
Walter Hofner, L.I.P.A.
Mitchell Garber, Caithness Long Island
Harry Davitian, Entek Power Services
Tom Lembo, Nelson & Pope
Harry A Faulknor, Pt. Jefferson Trustee
W. Charles Bender, Office of Hon. Joseph Caracappa, Presiding Officer
Peter Lambert, Suffolk County Planning Dept.

Acting Chairperson Martin called the meeting of the Suffolk County Planning Commission to order at 12:10 P.M. at Village Hall, Inc. Village of Port Jefferson.

MINUTES:

No minutes were received by the Commissioners and no vote taken.

ELECTION OF COMMISSION OFFICERS:

Election of Commission Members (previously tabled) was tabled "Subject to Call". A motion for approval was made by Commissioner Tantone and seconded by Commissioner Deitz. Motion carried 10-0-0.

PUBLIC PORTION DISCUSSION:

Harry Davitian, President of Caithness Long Island, spoke in support of the Caithness, L.I. application in the Town of Brookhaven on today's agenda. He spoke on a combined request card for six (6) minutes.

DIRECTOR'S REPORT/CORRESPONDENCE:

Director Isles informed the Commission that two pieces of correspondence were received regarding a project in Riverhead known as Headriver that previously appeared before the Commission in 2001 as a site for a Lowes Home Center. The Commission at that time recommended disapproval and the application was denied. There is currently a local application for a Wal-Mart at that site. The two letters were received from an attorney representing a union opposing the development of the Wal-Mart store. The attorney requested that the Commission take "Lead Agency" agency status in terms of SEQRA. The letter was referred to the County Attorney. The second follow-up letter from the attorney notes that the Commission should have received a copy of a SEQRA letter that was sent out by the Town of Riverhead. Director Isles explained that the Town of Riverhead is not required to send the Planning Commission a SEQRA coordination request, as the Commission is not an "Involved Agency." The letter will be forwarded to the County Attorney's office for review.

He also updated the Commission on the following:

- The County's open space program (SOS Program) contains a provision whereby the County can strip off development rights on properties that can later be used for affordable housing.
- The County Executive requested that a Master List of open space acquisition sites be done again. It was completed by the Planning Department and submitted to the Legislature for review. Three thousand eight hundred acres (3,800) are involved in this list.
- Funding amounting to \$600,000 has been made available for the County's Aquaculture Program. An order by the County Executive has been received to create an advisory committee to work with the County Planning Dept. in drafting the leasing program. Letters were sent out to each of the five (5) east end supervisors asking if they would like to appoint someone to serve on the Aquaculture Committee.
- Agricultural District #1 has been submitted for renewal. The Environment Committee will review this submission on June 2, 2005.
- The N.Y.S. Parks Dept. and D.E.C. are completing an update to the N.Y.S. Open Space Plan, which is done every few years. Sixty (60) to Seventy (70) sites are involved.

- The County Executive would like to make changes to the Suffolk County Planning Commission. These changes are scheduled to be laid on the table at the June 7, 2005 meeting. The changes provide for fifteen (15) members, twelve (12) member will be required to be selected from one of six (6) categories of occupations (environmental, law experience, municipal planning, real estate, etc.). Appointed position or officer positions in a political party will not be permitted.
- A proclamation was circulated for signatures of the Planning Commissioners members to be given to former Commissioner Thorsen. The proclamation will be presented to him at the next meeting.
- Acknowledgement of the retirement of Jack Follis, former Deputy Director of Planning for Nassau County and former member of the American Planning Association. Mr. Follis will be moving down south.
- Next Planning Commission meeting will *not* be held in Westhampton Beach as previously discussed. Location to be announced.

COMMISSIONERS' ROUNDTABLE:

Commissioner Holmes informed the Planning Commission that the approval for a new highway building is finally underway.

Commissioner Caracciolo told the Committee that the Huntington Town Board advanced four initiatives that would preserve some open space while enhancing recreational opportunities. The plan includes the purchase of separate pieces of property to be used for recreation, transfer of 20 acres of underwater land near Hobart Beach on Eatons Neck and the plan to purchase 10 acres of steep sloped forest in Cold Spring Harbor. Public hearing on the four resolutions will be held on June 7, 2005.

Commissioner Petersen stated that June 27, 2005 Brookhaven Town will be hearing multitude of code changes for multifamily housing, retirement communities, etc.

Commissioner Tantone told the Commission that they are still waiting for the Pilgrim State project to move forward. Also, the Town of Islip has just completed renovating their offices.

REGULATORY REVIEW:

Pursuant to the requirements of Sections A 14-14 to 24 of the Suffolk County Administrative Code, the following proposed subdivision plats and zoning actions were duly considered and acted upon as appended hereto:

<u>Resolution Number</u>	<u>File Number</u>
ZSR-05-26	S-SI-05-02
ZSR-05-27	S-RH-05-02
ZSR-05-28	BR-05-08
ZSR-05-29	SM-05-04
ZSR-05-30	Pj-05-02

S-1- Map of Foley Estates (S-SI-05-02)

Motion: Approved, as per staff report, by Commissioner Caracciolo seconded by Commissioner Tantone.

Vote: 10 Ayes - 0 Nays – 0 Abstentions

S-2- Arthur A. Lewin (S-RH-05-02)

Motion: Approved, as per staff report, by Commissioner Petersen seconded by Commissioner Bolton.

Vote: 9 Ayes - 0 Nays – 1 Abstentions (Commissioner O’Dea)

Z-1- Caithness Long Island, LLC (BR-05-08)

Motion: Local determination, by Commissioner Dietz and seconded by Commissioner London

Vote: 10 Ayes - 0 Nays - 0 Abstention

Z-2 – BDG Smithtown, LLC (SM-05-04)

Motion: Disapproved, as per staff, by Commissioner O’Dea and seconded by Commissioner Nolan

Vote: 9 Ayes - 0 Nays- 1 Abstentions (Commissioner Martin)

Z-3- Investo Affiliates (Pj-05-02)

Motion: Disapproved, as per staff, by Commissioner Nolan and seconded by Commissioner London

Vote: 10 Ayes -0 Nays -0 Abstentions

There being no further business, the meeting was adjourned at approximately 1:40 P.M.

Respectfully submitted

Claire J. Chorny