

SUFFOLK COUNTY PLANNING COMMISSION
Arthur Kunz Memorial Highway
H. Lee Dennison Building, 4th Fl.
Hauppauge, NY

January 10, 2007

AGENDA

1. Minutes of the December 6, 2006 meeting (if completed)
2. Public Portion
3. Director's Report/Correspondence
4. Commissioners Roundtable
5. Sections A-14-14 to 23 of the Suffolk County Administrative Code (Andy Freleng)
 - CVS @ Mastic Beach 0200 98030 0300 037000
 - Susan Hauser & Patrick Astre 0200 08000 0400 043001
6. Section A14-24 of the Suffolk County Administrative Code (Peter Lambert)
 - BMW Quality Home Builders 0100 16400 0100 06000
7. Presentation on Yaphank County Project Update by Thomas Isles, Director of Planning
8. Other Business

SUFFOLK COUNTY PLANNING COMMISSION

Schedule of Meetings

2007/2008

Date	Location	Time
February 7, 2007		12:00
March 7, 2007		12:00
April 4, 2007		12:00
May 2, 2007		12:00
June 6, 2007		12:00
July 11, 2007***		12:00
August 1, 2007		12:00
September 5, 2007		12:00
October 3, 2007		12:00
November 7, 2007		12:00
December 5, 2007		12:00
January 2, 2008***		12:00
February 6, 2008		12:00

***4th of July falls on a Wednesday and Jan. 2008 meeting is day after New Year

MEETINGS ARE SUBJECT TO CHANGE WITHOUT NOTICE



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF
PLANNING

THOMAS A. ISLES, A.I.C.P.
DIRECTOR OF PLANNING

STAFF REPORT
SECTIONS A14-14 THRU A14-24 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: CVS (Mastic Beach)
Municipality: Town of Brookhaven
Location: Northeast corner of William Floyd Parkway (CR 46) and Havenwood Drive

Received: 12/30/2006
File Number: BR-06-01
T.P.I.N.: 0200 98030 0300 037000
Jurisdiction: Adjacent to County Road CR 46 (William Floyd Parkway)

ZONING DATA

- Zoning Classification: J-2
- Minimum Lot Area: 65,000 Sq. Ft.
- Section 278: N/A
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: No
- Received Health Services Approval: No
- Property Considered for Affordable Housing Criteria: No
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: Yes
 - File: BR-06-01
 - Date: 1/9/06
 - Map of: CVS @ Mastic
- SEQRA Information: Yes
- SEQRA Type: Neg/Dec
- Minority or Economic Distressed: Yes

SITE DESCRIPTION

- Present Land Use: Vacant
- Existing Structures: None
- General Character of Site: Level
- Range of Elevation within Site: N/A
- Cover: Wooded
- Soil Types: Riverhead Sandy loam

- Range of Slopes (Soils Map): 0-3%
- Waterbodies or Wetlands: None within or adjacent to site

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Site Plan
- Layout: N/A
- Area of Tract: 1.61 acres, 70,102 sq. ft.
- Yield Map: N/A
 - No. of Lots: N/A
 - Lot Area Range: N/A
- Open Space: 0.36 acre buffer

ACCESS

- Roads: Existing CR 46 (William Floyd Parkway)
- Driveways: New

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: CB-LP
 - Recharge Basins: No
- Groundwater Management Zone: VI
- Water Supply: Public
- Sanitary Sewers: ST-LP

PROPOSAL DETAILS

OVERVIEW – Applicants seeks Town Planning Board site plan approval for the construction of a 13,013 sq. ft. retail building with drive-thru (pharmacy) on 1.61 acres of land zoned J-2 Business. Seventy five (75) parking spaces are proposed where twenty (20) are to be land banked.

The subject matter was referred to the offices of the Suffolk County Planning Commission for a waiver of the existing development moratorium in January of 2006. Staff of the Department of Planning returned the matter for Local Determination with the comment that the proposal appeared to be an over-intensification of the use of the premises as is evidenced by the need for parking and area variances and that a greater front yard setback should be provided for CR. 46 to preserve any visual amenities the road may possess in this locale.

LOCATION – The subject property is located on the North east corner of William Floyd Parkway (CR 46) and Havenwood Drive (Town road) in the hamlet of Mastic Beach.

A review of the character of the land use and zoning pattern in the vicinity indicates that the subject premises is situate in a node of J-2 zoning surrounded primarily by A-1 residential zoning. The adjacent property to the north is residentially zoned and developed to the south, east and west is a mix of residential and commercial uses. The subject property abuts three (3) roads, CR. 46 to the west; Parkwood Drive to the north and Havenwood Drive to the South. The area is sparsely developed along the CR. 46 corridor south of the proposed action.

ACCESS – Access to the proposed use will be from an ingress/egress curb cut to Havenwood Drive to the south. A northbound, right turn egress only is proposed to CR. 46.

ENVIRONMENTAL CONDITIONS - The subject property is situated in Hydrogeologic Ground Water Management Zone VI pursuant to Article 6 of the Suffolk County Sanitary Code. The property is not

located in a Special Groundwater Protection Area (SGPA). The property is not located in a Pine Barrens region of the County. The property is not located a Critical Environmental Area. No State or Federal wetlands occur on or adjacent to the subject parcel.

It should be noted that the subject application is located in an economically distressed community as defined by commission guidelines and required to be reported pursuant to Resolution 102-2006 of Suffolk County.

COMPREHENSIVE PLAN RECOMMENDATIONS –The Town of Brookhaven 1996 Comprehensive Plan recommends “Commercial” for this site. The proposed use is consistent with the plan recommendations.

STAFF ANALYSIS

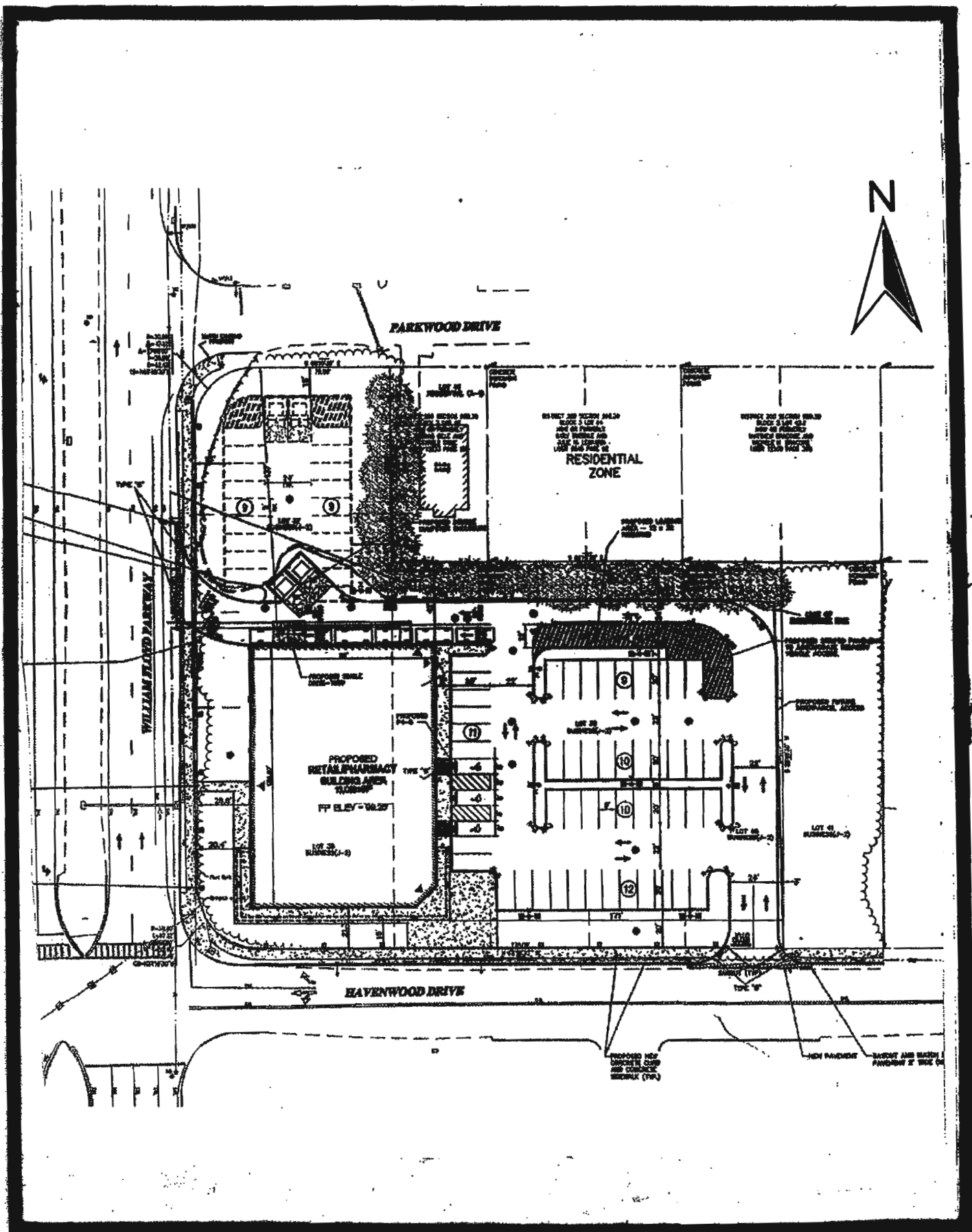
It is the belief of the staff that the proposed use is an over-intensification of the premises. The proposed 13,013 sq. ft. retail building will require a total of 100 parking stalls. The proposal provides for only 75 stalls, a deficiency of twenty five percent (25%). Moreover, of the 75 stall provided, 20 are to be land-banked spaces to provide additional buffering to the residential dwellings to the north. Area (dimensional) variances are also required as a result of the size of the building and required parking. A front yard setback variance as well as relief from a minimum frontage landscaping requirement is indicated as being necessary prior to final site plan approval. It is the belief of the staff that the proposed building should be scaled down so that the building to parking ratio required by the Town of Brookhaven Zoning Law is achieved. The applicant has provided no analysis (industry standard or otherwise) to the Planning Commission to demonstrate that the proposed number of spaces to be constructed would be adequate for the proposed use at peak times. On site congestion resulting from inadequate parking and circulation may lead to overflow parking onto Havenwood Drive thereby adversely impacting the flow and carrying capacity of said roadway and possibly interfering with the level of service and safety of the intersection with County Road 46 (William Floyd Parkway).

STAFF RECOMMENDATION

Disapproval for the following reasons:

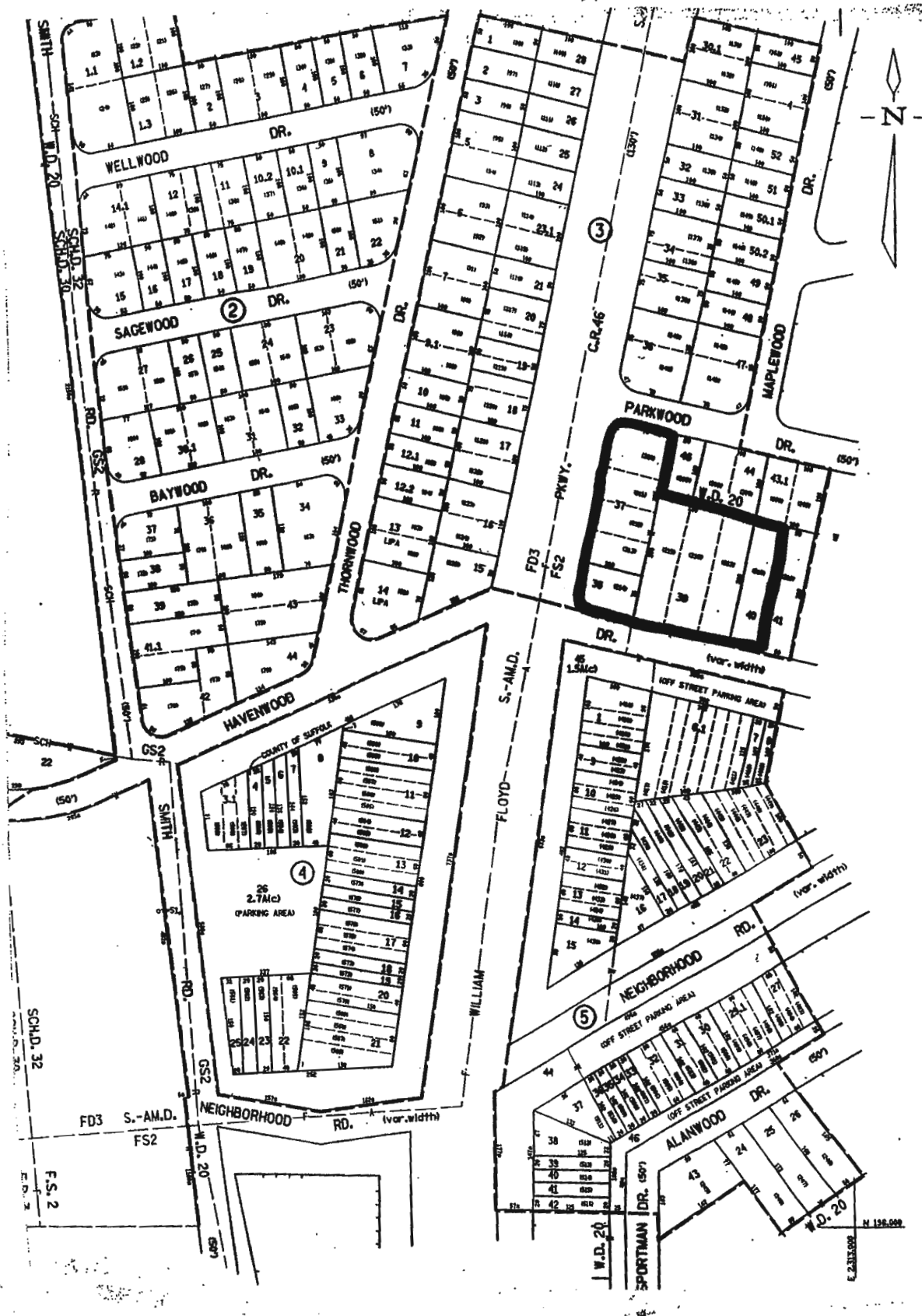
The proposed site plan is an over-intensification of the use of the premises.

The proposed 13,013 sq. ft. retail building will require a total of 100 parking stalls. The proposal provides for only 75 stalls, a deficiency of twenty five percent (25%). Moreover, of the 75 stall provided, 20 are to be land-banked spaces to provide additional buffering to the residential dwellings to the north. Area (dimensional) variances are also required as a result of the size of the building and required parking. A front yard setback variance, as well as relief from a minimum frontage landscaping requirement, is indicated as being necessary prior to final site plan approval. It is the belief of the Suffolk County Planning Commission that the proposed building should be scaled down so that the building to parking ratio required by the Town of Brookhaven Zoning Law is achieved. The applicant has provided no analysis (industry standard or otherwise) to the Planning Commission to demonstrate that the proposed number of spaces to be constructed would be adequate for the proposed use at peak times. On site congestion resulting from inadequate parking and circulation may lead to overflow parking onto Havenwood Drive thereby adversely impacting the flow and carrying capacity of said roadway and possibly interfering with the level of service and safety of the intersection with County Road 46 (William Floyd Parkway).



Z-1 CVS (Mastic Beach)
Z - BR - 06 - 01

TAX MAP NO.
0200-980.30-03-037 thru 040



Z - 1 CVS (Mastic Beach)
Z - BR - 06 - 01

TAX MAP NO.
0200-980.30-03-037 thru 040



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF
PLANNING

THOMAS A. ISLES, A.I.C.P.
DIRECTOR OF PLANNING

STAFF REPORT
SECTIONS A14-14 THRU A14-24 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: Susan Hauser and Patrick Astre
Municipality: Town of Brookhaven
Location: South side of Rte. 25A (Sound Ave.) approximately 350 ft. west of George Avenue

Received: 12/15/2006
File Number: BR-06-50
T.P.I.N.: 0200 08000 0400 043001
Jurisdiction: Adjacent to N.Y.S. Rte. 25A (Sound Ave.) and within the Pine Barrens

ZONING DATA

- Zoning Classification: A-1 Residence
- Minimum Lot Area: 40,000. Sq. Ft.
- Section 278: N/A
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: No
- Received Health Services Approval: No
- Property Considered for Affordable Housing Criteria: No
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: No
 - File:
 - Date:
 - Map of:
- SEQRA Information: Pending
- SEQRA Type: Pending
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: Residential
- Existing Structures: Dwelling and garage
- General Character of Site: Level
- Range of Elevation within Site: N/A
- Cover: Residential turf, some shrubby woods
- Soil Types: RdA

- Range of Slopes (Soils Map): 0-3%
- Waterbodies or Wetlands: None within or adjacent to site

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Change of zone
- Layout: N/A
- Area of Tract: 36800Acres
- Yield Map: No
 - No. of Lots: 0
 - Lot Area Range: N/A Sq. Ft.
- Open Space: N/A

ACCESS

- Roads: NYS Rte. 25A (Sound Avenue)
- Driveways: Private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: CB-LP
 - Recharge Basins: No
- Groundwater Management Zone: III
- Water Supply: Public
- Sanitary Sewers: ST & LP

PROPOSAL DETAILS

OVERVIEW – Applicants seeks Town Board change of zone approval from A-1 Residence to J-4 Business for the conversion of an existing dwelling and detached garage to professional offices totaling 3,051 sq. ft. on 0.847 acre of land. Sixteen (16) parking spaces are proposed where twenty (20) are required (a 20% deficiency).

LOCATION – The subject property is located on the south side of NYS Rte. 25A approximately 350 west of George Ave. in the hamlet of Shoreham.

A review of the character of the land use and zoning pattern in the vicinity indicates that the subject premises is situate in an area of A-1 residential zoning along NYS Rte. 25A. Across the State road and a little to the east, is some J-2 commercial zoning over two (2) parcels improved with a single occupant (Cornell Design Corp.) and a strip shopping center. The adjacent property to the east, south and west is residentially zoned and developed with single family dwellings. The subject property abuts Sound Avenue (NYS Rte. 25A) to the north. The area is sporadically developed along the NYS Rte. 25A corridor east and west of the proposed action.

ACCESS – Access to the proposed use will be from an existing ingress/egress curb cut to NYS Rte. 25A.

ENVIRONMENTAL CONDITIONS – The subject property is situated in Hydrogeologic Ground Water Management Zone III pursuant to Article 6 of the Suffolk County Sanitary Code. The property is located in the Central Suffolk Special Groundwater Protection Area (SGPA). The SGPA plan recommends low density residential for this area. The proposed action would not be consistent with the recommendations of the SGPA plan. The property is located in the Central Pine Barrens Compatible Growth Area region of the County. The property is located the Central Suffolk Pine Barrens Critical Environmental Area. No State or Federal wetlands occur on or adjacent to the subject parcel.

It should be noted that the subject application is not located in an economically distressed community as defined by commission guidelines and required to be reported pursuant to Resolution 102-2006 of Suffolk County.

COMPREHENSIVE PLAN RECOMMENDATIONS—The Town of Brookhaven 1996 Comprehensive Plan recommends “one acre or less residential” for this site. The proposed use is not consistent with the plan recommendations.

STAFF ANALYSIS

It is the belief of the staff that the proposed change of zone is inconsistent with the predominant pattern of zoning in the surrounding area and therefore must be considered as “spot zoning”. Adjacent and immediate area properties are zoned residential and improved with occupied dwellings. The Town of Brookhaven Comprehensive Plan shows this area as future residential area and thus the proposal is inconsistent with the 1996 Town Plan. No other area in the immediate corridor is zoned with the J-4 designation.

Staff further believes that approval of the requested zone change would substantially undermine the effectiveness of the zoning ordinance and constitute the unwarranted inappropriate non-comprehensive alteration of zoning patterns in the locale. Other “as of right” uses in the J-4 zoning designation that would be allowed if the proposed use is discontinued include banks, day care facilities, exhibit halls and undertaking establishments. These uses are presumed to be incompatible with the surrounding residential uses and associated parking and site improvements would tend one to determine that these uses may constitute an unwarranted over-intensification of the use of the premises. Approval of the requested change of zone would tend to establish a precedent for such down zonings along the 25A corridor in this local.

STAFF RECOMMENDATION

Disapproval for the following reasons:

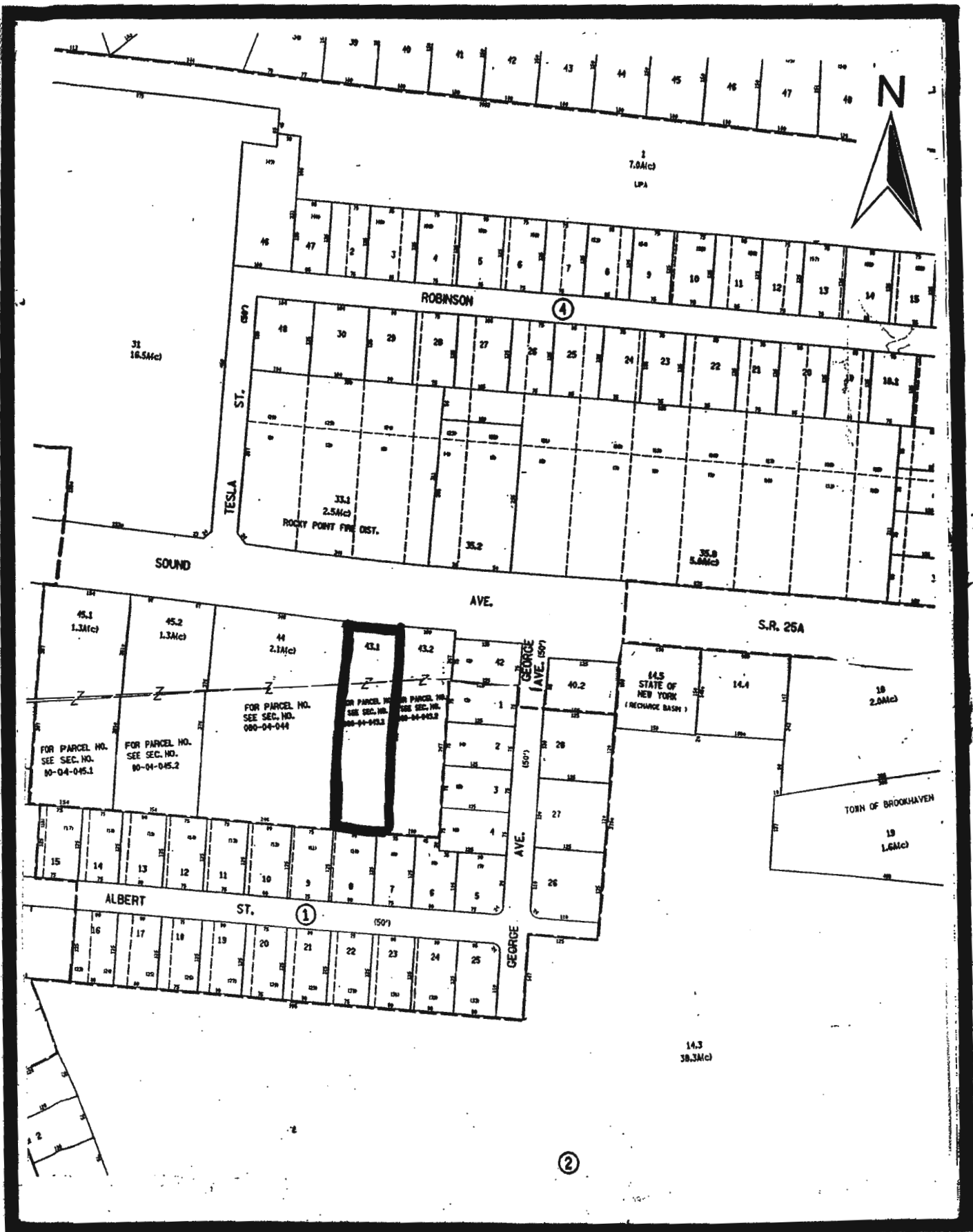
- The proposed change of zone is inconsistent with the predominant pattern of zoning in the surrounding area and therefore must be considered as “spot zoning”.

Adjacent and immediate area properties are zoned residential and improved with occupied dwellings. The Town of Brookhaven Comprehensive Plan shows this area as future residential area and thus the proposal is inconsistent with the 1996 Town Plan. No other area in the immediate corridor is zoned with the J-4 designation.

- Approval of the requested zone change would substantially undermine the effectiveness of the zoning ordinance and constitute the unwarranted inappropriate non-comprehensive alteration of zoning patterns in the locale.

Other “as of right” uses in the J-4 zoning designation that would be allowed if the proposed use is discontinued include banks, day care facilities, exhibit halls and undertaking establishments. These uses are presumed to be incompatible with the surrounding residential uses and associated parking and site improvements associated with other as of right uses would tend one to determine that these uses may constitute an unwarranted over-intensification of the use of the premises.

- Approval of the requested change of zone would tend to establish a precedent for such down zonings along the 25A corridor in this local.



Z - 2 SUSAN HAUSER/PATRICK ASTRE
Z - BR - 06 - 50

TAX MAP NO.
0200-080-04-43.1

SUFFOLK COUNTY PLANNING COMMISSION MEETING

Arthur Kunz Memorial Library

H. Lee Dennison Bldg., 4th fl.

Hauppauge, NY

January 10, 2007

John Caracciolo

Charla Bolton

Sarah Lansdale

Adrienne Esposito

Linda Holmes

Donald Fiore

Constantine Kontokosta

Barbara Roberts

David Calone

Thomas Isles

Dan Gulizio

Andrew Freleng

Chris Wrede

Peter Lambert

Lorraine Berardi

Hauppauge, NY

OFFICE/COMPANY

None



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF
PLANNING

THOMAS A. ISLES, A.I.C.P.
DIRECTOR OF PLANNING

STAFF REPORT
SECTIONS A14-14 THRU A14-24 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: BMW Quality Home Builders
Municipality: Town of Babylon
Location: North Amityville (Northeast corner of Lindy Avenue and County Line Road)

Received: 11/24/2006
File Number: S-BA-06-13
T.P.I.N.: 0100 16400 0100 060000, 061000, 063001
Jurisdiction: Within 500 feet of State Route 110, and within 500 feet of the boundary line of the Town of Babylon (Nassau County line)

ZONING DATA

- Zoning Classification: B Residence
- Minimum Lot Area: 10,000. Sq. Ft.
- Section 278: No
- Obtained Variance: No

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: No
- Received Health Services Approval: No
- Property Considered for Affordable Housing Criteria: No
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: Yes
- Property Previously Reviewed by Planning Commission: No
- SEQRA Information: Pending
- SEQRA Type: Neg/Dec
- Minority or Economic Distressed: Yes

SITE DESCRIPTION

- Present Land Use: Residential
- Existing Structures: 6 separate residences on three parcels.
- General Character of Site: Level, partially wooded
- Range of Elevation within Site: 40' above MSL
- Cover: Mostly cleared for residential use, some woods
- Soil Types: RhB (Riverhead and Haven soils)
- Range of Slopes (Soils Map): 0 - 8%
- Waterbodies or Wetlands: none

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Major
- Layout: Standard
- Area of Tract: 1.1 Acres
- Yield Map:
 - No. of Lots: 7
 - Lot Area Range: 5,000 - 9,510 square feet
- Open Space: N/A

ACCESS

- Roads: Existing (County Line Rd. and Lindy Ave.) and unopened (Hoover St. - to be paved)
- Driveways: 7: County Line Rd. (3), Hoover St.(2), Lindy Ave. (2)

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: none
 - Recharge Basins: none
- Groundwater Management Zone: VII
- Water Supply: SCWA
- Sanitary Sewers: Southwest Sewer District (approval pending)

PROPOSAL DETAILS

OVERVIEW – The applicants propose to subdivide three (3) tax map parcels into seven (7) lots, construct five (5) homes, and retain two (2) existing homes.

LOCATION – The property is located on the east side of County Line Road, north of Lindy Avenue, 200 feet west of State Route 110 in North Amityville. The subject property is bounded on the north, south and west by single family residences and on the east by commercial property.

ACCESS – Access is proposed via curb cuts to existing streets (County Line Road, Lindy Avenue) and to Hoover Street which would be opened and paved.

ENVIRONMENTAL CONDITIONS - None

COMPREHENSIVE PLAN RECOMMENDATIONS – The 1998 Town of Babylon Comprehensive Land Use Plan designates this area for single family residence purposes.

STAFF ANALYSIS

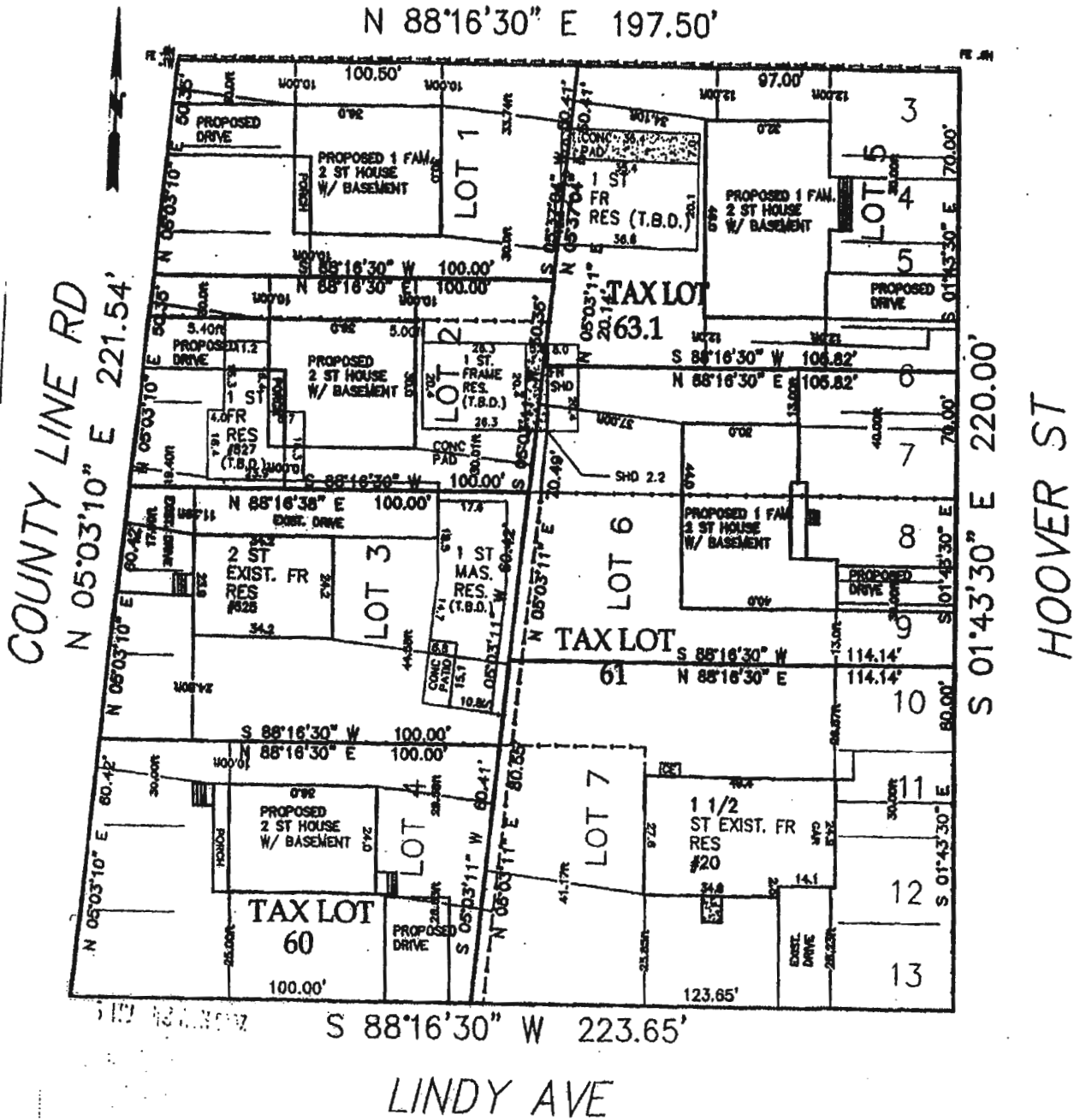
The subject property is zoned B Residence, which allows residences on lots with a minimum lot size of 10,000 square feet. The seven proposed lots in this subdivision range in size from 5,000 square feet to 9,510 square feet, all substandard (smaller than the minimum lot size required in the B Residence zoning classification).

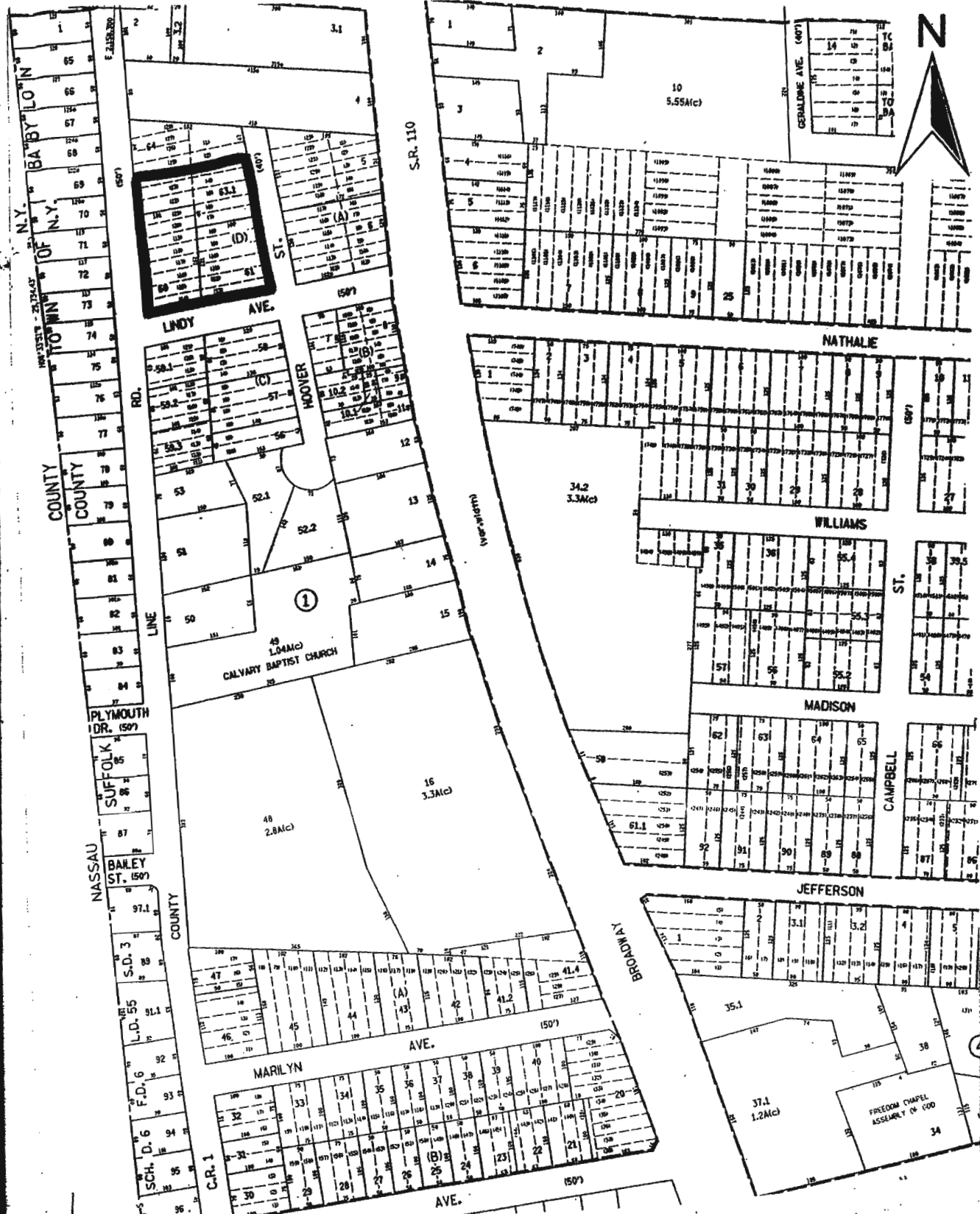
The proposed action will need variances for lot area, street frontage, side yards, rear yard, and front yard.

STAFF RECOMMENDATION

Disapproval for the following reason:

Creation of a subdivision with substandard lots constitutes an overintensification of the use of the property in an already densely developed area. Such action could establish a precedent for future subdivisions of this kind which would place a burden on public water and sewer systems and other community facilities, increase on-street parking and reduce the carrying capacity of the road system.





S-1 BMW QUALITY HOME BUILDERS

TAX MAP NO.
0100-164-01-60, 61, 63.1

SUFFOLK COUNTY PLANNING COMMISSION

-----X

COMMISSIONERS' MEETING



ORIGINAL

-----X

January 10, 2007

12:00 p.m.

H. Lee Dennison Building
Hauppauge, N.Y.

B E F O R E :

JOHN CARACCIOLA
Chairman

REPORTED BY: Lorraine D. Berardi
Official Court Reporter

ACCURATE COURT REPORTING, SERVICES, INC.
6 Frances Lane
Port Jefferson, New York 11777
631-331-3753

A P P E A R A N C E S :

DAVID CALONE, Commissioner

DONALD FIORE, Commissioner

LINDA HOLMES, Commissioner

BARBARA ROBERTS, Commissioner

ADRIENNE ESPOSITO, Commissioner

CONSTANTINE KONTAKOSTA, Commissioner

CHARLA BOLTON, Commissioner

SARAH LANSDALE, Commissioner

A L S O P R E S E N T :

THOMAS ISLES, Director of Planning

DAN GULIZIO, Deputy Director

ANDREW FRELENG, Zoning

PETER LAMBERT, Subdivision

N O T P R E S E N T :

EDWARD PRUITT, Commissioner

JESSE GOODALE, III, Commissioner

THE CHAIRMAN: Commissioner's
Round Table.

Isles, why don't you start us off.

MR. ISLES: I have nothing to
report.

MS. HOLMES: Nothing except what
is pending in (inaudible) some guy wants
to build houses on stilts on our causeway
which floods a great deal.

THE CHAIRMAN: I'm confident you
will be on top of that. That won't
happen.

Charla?

MS. BOLTON: I just want to mention
a couple of things, one of which is I'm
going to be retiring on January 20th which
is a Saturday. My intention is to stay on
the board I'm involved with now. I plan
to do some of my own research that I'm
interested in and I'm working with four

different boards or five different boards at this time so I don't think I'm going to be bored, so to speak. And I did want to mention that (inaudible) is doing a workshop called getting on and getting off bold initiatives for Long Island transportation problems. Most of you, I believe, received some sort of announcement with programs on it and the details of where it's going to be held, et cetera, et cetera. It's going to be held on January 19th and I did make a few copies of that, of the text part of it and we'd love to see you there. It's going to consist of a three panel discussion and a special presentation by Anthony and the other name -- Concerta (phonetic) -- who invented something called the pontifia (phonetic) which is -- I'm sure some of you have seen it or heard of it. We

thought we'd like to do something a little bit different and this all sort -- was basically inspired by our current exhibits which is called "What if Long Island Might Have Been" and it looks at a live plan and -- that's what not -- that were never realized but would have changed the face of Long Island. So in this case a number of them were relating to transportation issues. I thought they were reflected in today's transportation problems. So we are kind of -- we have a panel -- our panel -- three panel and there is a number of people that everyone knows, Lee Koppelman, Jim Cachelli (phonetic), Jim Larocca, James Clertel (phonetic), Jeffrey (inaudible). Nancy Definis (phontic) is working on the third track between Mineola and Hicksville and also Mike (inaudible) may be joining us so I'm hoping I'll see

some of you there and you're welcome to take information but most of you should have gotten a convention mailing list unless all the addresses are weird -- it's possible.

MR. CARACHIOLA: I did get a postcard with a little boat on it Friday. I said "What the heck is this?"

MS. BOLTON: So anyway we're looking forward to seeing you. We like reservations in advance. It is not too many days now --

SPEAKER: Yes, the end of next week.

MS. BOLTON: Yes. Yes.

So that's it.

THE CHAIRMAN: Thank you, Charla. Barbara?

MS. ROBERTS: I would like to formally report that -- I don't know -- I didn't get a chance to introduce myself --

THE CHAIRMAN: I would love for you to do that.

MS. ROBERTS: I don't know if that's appropriate or (inaudible).

THE CHAIRMAN: Your first meeting was a little chaotic.

MS. ROBERTS: The first meeting was a little chaotic, yes.

So basically I'm here representing the Town of Southampton. I've lived there since '82 and I also maintain a residence in New York. I've been extremely involved with smart growth issues in the Hamptons, controlling overbuilding, house sizes on properties that -- I've been on the board of the group on the South Fork and particularly -- the great sailors -- I'm

very interested in the preservation of the waters around the Hamptons. And the things that are probably of interest to this board, I also, for fifteen years served on the local development corp. for 14th Street in Union Square in New York, which was an absolute drug park when we first got involved and now it's one of the most vibrant areas. Had a lot of experience with dealing with big box stores in that world.

I also was selected as a David Rockefeller Fellow, wherein the city -- the New York City Partnership chooses eight business leaders to learn about city government and it's (inaudible) program. When Guliani was Mayor where one day a month I went into every department to really talk to commissioners and learn exactly about city government.

On the business side of my life, I was the first woman on the board of directors of Dean Whittier. I worked on Wall Street a long time and then I've gone out and built three companies. All of my company's have won awards for ethically responsible businesses, which I'm really proud of. The first was the largest photography agency and I developed all the technology to put photographs on CD-ROMS and whatever. Second was The Knitting Factory, which is a very edgy music club in the city and then my last company --

SPEAKER: I know that one.

MS. ROBERTS: And the last one was a Christi (phonetic) Guide, which the public knows does audio tours when you come to museums and historic sites. And also as part of that company, I had a

joint venture with the Chinese government and helped set up museums all over China.

So on the business side, I have a lot of interest in technology, socially responsible businesses, the arts and whatever. And I also served as the chair of the Advisory Board for the Federal Reserve Bank in New York, and I also served on Steve's Economic Advisory Committee. That's sort of the highlights of why I'm here.

(WHEREUPON, there was a lot of cross talk after which the following transpired)

MS. ROBERTS: So maybe I -- I really -- I just love being here, I have to say. I'm using all of that to help the county.

(WHEREUPON, there was some cross talk after which the following transpired)

FEMALE SPEAKER: Nothing to report.

(WHEREUPON, there was cross talk which was inaudible after which the following transpired)

THE CHAIRMAN: David, welcome.

MR. CALONE: I have a lot to report.

THE CHAIRMAN: Good. Good.

MR. CALONE: I guess I'll follow Barbara and introduce myself. I grew up in northern Brookhaven - Port Jefferson - that's on the area. I went to Port Jefferson High School and then went away for college and law school. I was a Federal Prosecutor out of the Justice Department in Washington for several years, did terrorism work and international crime fighting and then went -- was a State Prosecutor under Attorney

General Spitzer for a couple of years and I was in private practice for about a year and a half and I'm now at a hedge fund, private equity fund that -- and mainly business role, I oversee several companies that we own, primarily in the internet, in the entertainment world. We do a bunch of real estate development work. I'm overseeing some developments in Texas right now and we actually own a company that does online photo stuff.

I'm with Joe (phonetic) Partners (phonetic). And so I -- I kind of (inaudible) mutated is probably the word from -- from being a lawyer to being a --

FEMALE SPEAKER: Mutated is not a good word.

MR. CALONE: I'm trying to be deprecating about the jobs I've had -- from being a lawyer to overseeing

companies, but I find them both interesting and my wife and I and our fifteen-month-old now moved out from New York City to Babylon half a year ago, so it's good to be back in Suffolk County and it's good to -- good to be with all of you.

THE CHAIRMAN: Thank you, Counselor.

MR. CALONE: And nothing to report.

(WHEREUPON, there was a lot of cross talk that was inaudible)

SPEAKER: February 6th.

SPEAKER: Ten a.m., Nassau County, right?

SPEAKER: Where was it?

SPEAKER: Nassau County.

SPEAKER: Nassau?

SPEAKER: That's the other side of 110, Adrienne.

SPEAKER: Okay.

SPEAKER: What time is it?

SPEAKER: It should be ten o'clock.

SPEAKER: Ten o'clock, yeah.

SPEAKER: Thank you, Jim.

MR. FRELENG: Okay, first take a look at the map. The Suffolk County Planning Commission is -- Town of Brookhaven. This is the application of CVS in Mastic Beach. Jurisdiction to the commission -- the property is located on the northeast corner of William Floyd Parkway, County Road 46.

The applicant is seeking town planning board site plan approval for the construction of a 13,013 square foot retail building with drive-thru pharmacy

on 1.61 acres of land zoned J-2 business. Seventy-five parking spaces are proposed where twenty are to be land banked.

The subject property is located on the northeast corner of William Floyd Parkway, County Road 46 and Havenwood Drive, which is a town road, in the Hamlet of Mastic Beach.

A review of the character of the land use and zoning pattern in the vicinity indicates that the subject premises is situated in a node of J-2 zoning surrounded primarily by A-1 residential zoning. The adjacent property to the north is residentially zoned and developed to the south, east and west is a mix of residential and commercial uses. The subject property abuts three roads, County Road 46 to the west; Parkwood Drive to the north and Havenwood Drive to the

south. The area is sparsely developed along the County Road 46 corridor south of the proposed action.

Back up a second. So here we have the subject property and the vicinity (indicating).

Access to the proposed use will be from an ingress/egress curb cut to Havenwood Drive to the south. A northbound, right turn egress only is proposed to County Road 46.

It should be noted that the subject application is located in an economically distressed community as defined by commission guidelines and required to be reported pursuant to resolution 102-2006 of Suffolk County.

It is the belief of the staff that the proposed use is an over-intensification of the premises. The

proposed 13,013 square foot retail building will require a total of 100 parking stalls. The proposal provides for only 75 stalls, a deficiency of 25 percent. Moreover, of the 75 stalls provided, 20 are to be land-banked spaces to provide additional buffering to the residential dwellings to the north. Area dimensional variances are also required as a result of the size of the building. A front yard set back variance as well as relief from a minimum frontage landscaping requirement is indicated as being necessary prior to final site plan approval. It is the belief of the staff that the proposed building should be scaled down so that the building to parking ratio required by the Town of Brookhaven zoning law is achieved. The applicant has provided no analysis

industry standard or otherwise to the planning commission to demonstrate that the proposed number of spaces to be constructed would be adequate for the proposed use at peak times. On-site congestion resulting from inadequate parking and circulation may lead to overflow parking onto Havenwood Drive thereby adversely impacting the flow and carrying capacity of said roadway and possibly interfering with the level of service and safety of the intersection with County Road 46, William Floyd Parkway.

Staff recommendation is disapproval for the following reasons:

Primarily, the proposed site plan is an over-intensification of the use of the premises.

The paragraph sets forth what I mentioned before which is the rationale for disapproval.

THE CHAIRMAN: Thank you, any questions or comments?

MS. HOLMES: I have a comment.

I consulted with an expert in the area who is my son who lives near there and I was very surprised to learn that there has been no pharmacy in Mastic Beach for over 50 years. The last one closed maybe in the early '60's. And for that reason, a pharmacy would be a very needed and welcomed facility in that particular location because as you indicated it's not only residential but there are a high number of senior citizens in that area and the nearest pharmacy is over three miles away down the William Floyd and my son says he feels really sorry for the seniors

trying to negotiate the congested traffic on William Floyd to get to an Eckerd's which is a small pharmacy and frequently doesn't have certain prescription materials, and that means someone has to drive an additional two miles to Shirley on Montauk Highway to get to another pharmacy that is better equipped. And for that reason I would certainly like to see some way where perhaps CVS could be persuaded to scale down the building as you indicate - to scale down the premises and provide more parking because from every indication I heard, this would be a very welcomed, a very busy place. It would do a tremendous business and be a real boom to the neighborhood but if it's that large as they proposed then undoubtedly it would interfere and those are small two-lane roads adjacent and I

would certainly understand the staff recommendation and support it if we could indicate that we recognize the need for a pharmacy in this location and if they could scale it down and meet the town's requirements, it would be much easier to support. I really can see the need for it.

FEMALE SPEAKER: I understand what you are saying but I don't know necessarily that there is a need. One person's view --

MS. HOLMES: Except that he has lived there for 20 years. And he knows there is no pharmacy within three miles.

FEMALE SPEAKER: But I just don't think that this commission --

MALE SPEAKER: Could react on that. Right. Right.

FEMALE SPEAKER: And that's all I'm saying.

MR. CARACHIOLA: I agree.

MS. HOLMES: I don't think anybody indicated to the planning staff when they met with CVS about the need. I don't think CVS probably may not have made a strong enough case for the fact that in this neighborhood there is no other pharmacy and for that reason they would be providing quite a service. But it's true, they may not have indicated within the Hamlet of Mastic Beach that there is no pharmacy. Now that can be established.

MR. ISLES: I don't think we are disputing that from a staff point. This actually constitutes, however, over development. So it is severely below the town standards. We don't need to point out that the town has been doing extensive

planning in the Neighborhood Road section of Mastic Beach with the idea -- reinvigorating that -- such that Suffolk County Planning has assisted them with and so we are not quarreling with the need. The market is certainly seeing the need here. We are suggesting that A, the site constitutes an over development.

And secondly, if the town is looking at community planning, there are other locations that certainly are available and certainly better from a community-planning standpoint. Not that that is before us but I think that that is a factor. This is not the only site where this has to go, we believe.

THE CHAIRMAN: Any other questions or comments?

(WHEREUPON, there was no response)

We need a motion.

MS. ESPOSITO: I make a motion to accept staff's recommendation.

MS. ROBERTS: Second.

THE CHAIRMAN: We need a vote to accept the motion that's on the table to accept the staff report.

All in favor?

(WHEREUPON, there was a unanimous affirmative vote after which the following transpired)

THE CHAIRMAN: Opposed?

(WHEREUPON, there was no response)

THE CHAIRMAN: Abstentions?

(WHEREUPON, there was one response)

THE CHAIRMAN: Motion carried.

MS. HOLMES: Could you record the act of abstaining?

THE CHAIRMAN: Yes, that's eight for, none against, one abstention. Which was Mrs. Holmes.

* * *

THE CHAIRMAN: Sandy?

MALE SPEAKER: This is the application of Susan Hauser and Patrick Astre.

This has also been referred to us from the Town of Brookhaven. Jurisdiction of the commission because the subject property is adjacent to New York State 25A, Sound Avenue, and the subject property is within the Pine Barrens.

The applicant seeks town board change of zone approval from A-1 residence to J-4 business for the conversion of an

existing dwelling and detached garage to professional offices totaling 3,051 square feet on 0.847 acres of land. Sixteen parking spaces are proposed where 20 are required. That's a 20 percent deficiency.

The subject property is located on the south side of New York State Route 25A approximately 350 feet west of George Avenue in the Hamlet of Shoreham.

A review of the character of the land use and zoning pattern in the vicinity indicates that the subject premises is situated in an area of A-1 residential zoning along New York State Route 25A. Across the state road and a little to the east is some J-2 commercial zoning, over two parcels improved with a single occupant, Cornell Design Corp., and a strip shopping center. The adjacent property to the east, south and west is

residentially zoned and developed with single-family dwellings. The subject property abuts Sound Avenue, New York State Route 25 to the north. The area is sporadically developed along the New York State Route 25A corridor east and west of the proposed action.

This is a strip shopping center, this is a post office and this is fire department property (indicating). These are all single-family homes (indicating).

Access to the proposed use will be from an existing ingress/egress curb cut to New York State Route 25A.

The subject property is situated in Hydrogeologic Ground Water Management Zone III pursuant to Article VI of the Suffolk County Sanitary Code. The property is located in the Central Suffolk special ground water protection area. The

SGPA plan recommends low density residential for this area. The proposed action would not be consistent with the recommendations of the SGPA plan. The property is located in the Central Pine Barrens Compatible Growth Area region of the county. The property is located in the Central Suffolk Pine Barrens Critical Environmental Area.

The Town of Brookhaven's 1996 comprehensive plan recommends one acre or less residential for this site. The proposed use is not consistent with the plan recommendations.

It is the belief of the staff that the proposed chain of zone is inconsistent with the predominant pattern of zoning in the surrounding area and therefore must be considered as spot zoning. Adjacent and immediate area properties are zoned

residential and improved with occupied dwellings. The Town of Brookhaven comprehensive plan shows this area as future residential area and thus the proposal is inconsistent with the 1996 town plan. No other area in the immediate corridor is zoned with the J-4 designation.

Staff further believes that approval of the requested zone change would substantially undermine the effectiveness of the zoning ordinance and constitute the unwarranted inappropriate non-comprehensive alteration of zoning patterns in the locale. Other as of right uses in the J-4 zoning designation that would be allowed if the proposed use is discontinued and the zoning change is allowed include banks, day care facilities, exhibit halls and undertaking

establishments. These uses are presumed to be incompatible with the surrounding residential uses and associated parking and site improvements would tend one to determine that these uses may constitute an unwarranted over-intensification of the use of the premises. Approval of the requested change of zone would tend to establish a precedent for such down zonings along the 25A corridor in this locale.

Staff recommendation is disapproval for the following reasons:

The first is spot zoning.

The second bullet is it would substantially undermine the effectiveness of the zoning ordinance and constitute the unwarranted inappropriate non-comprehensive alteration of zoning patterns in the locale.

.....

The third bullet is that it would tend to establish a precedent for such down zonings along the 25A corridor in this locale.

THE CHAIRMAN: Thank you.

Questions or comments?

(WHEREUPON, there was no response)

THE CHAIRMAN: Then a motion is in order.

MS. HOLMES: I move to adopt the staff report.

MS. BOLTON: Second.

THE CHAIRMAN: All those in favor of accepting the staff report?

(WHEREUPON, a vote was taken)

THE CHAIRMAN: Opposed?

(WHEREUPON, there was no response)

THE CHAIRMAN: The motion carries, 9-0-0.

.....

SPEAKER: I have one subdivision for your review. This is the Town of Babylon. The applicant's name is BMW Quality Home Builders. The location of the subject property is in the Hamlet of North Amityville which is classified as a minority and economically distressed community.

The property is within 500 feet of State Route 110 and it also is within 500 feet of the boundary line of the Town of Babylon, Nassau County line.

The present land use is residential. It has six separate residences on three parcels. The total area track is 1.1 acres. Which is comprised of those three parcels. The proposed development has seven residential lots and the lot area range is 5,000

square feet to 9,510 square feet. No open space is proposed.

The existing roads are Lindy Avenue and County Line Road which runs north and south and an unopened street called Hoover Street which would be opened up if the subdivision were to be approved. That's the layout proposed.

The applicant's propose to subdivide three tax map parcels into seven lots, construct five homes, and retain two existing homes.

The subject property is bounded on the north, south and west by single-family residences and on the east by commercial property.

The 1998 Town of Babylon comprehensive land use plan designated

this area for single-family residence purposes.

The subject property is zoned B residence, which allows residences on lots with a minimum lot size of 10,000 square feet. The seven proposed lots in this subdivision range in size from 5,000 square feet to 9,500 square feet which are all substandard.

The proposed action will need variances for lot area, street frontage, side yards, rear yard, and front yard.

Staff is recommending disapproval for the following reasons:

Construction of a subdivision with substandard lots constitutes an over-intensification of the use of the property in an already densely developed area. Such action could establish a precedent for future subdivisions of this kind which

would place a burden on public water and sewer systems and other community facilities, which would increase on-street parking and reduce the carrying capacity of the road system.

THE CHAIRMAN: Thank you, Peter.

Any questions or comments?

(No response)

THE CHAIRMAN: Why don't we let our newest Babylon member propose the motion?

MR. CALONE: I approve the staff report.

MR. FIORE: Second.

THE CHAIRMAN: All in favor?

(WHEREUPON, there was a unanimous affirmative vote)

THE CHAIRMAN: Opposed?

(WHEREUPON, there was no response)

.....

THE CHAIRMAN: Motion carries, 9-0-0.

That concludes our business. The next is a presentation on the Yaphank county project.

MR. ISLES: Just one point in your presentation. One of the points he did make in the beginning is that this is a - what is defined as an already distressed community.

As you recall, this is the first case that came before us. When the legislature changed the appointment of members to the commission, one of the things that it also required the commission to take into consideration was distressed communities, economically distressed with minorities. Obviously, the recommendation here was to deny it for

the over-intensification of use and so forth - just to call attention to the new part of the process that does require that. To take that into consideration.

THE CHAIRMAN: Where would you draw the line on over-intensification of use on a minority community?

MR. ISLES: I think the concern may be more towards rezoning. So, for example, is there a concern for a zoning that might put an obnoxious use in a community that is distressed anyway economically and having the commission be extra protective, you know, in those cases.

I don't think this really has that kind of issue. We are recommending disapproval anyway.

.....

THE CHAIRMAN: Is it mentioned in the application any affordable housing or anything like that? That would be a consideration. Would you look at that?

MR. ISLES: We would look at it, whether it would change our recommendation -- so if you saw an asphalt plan going into a distressed community and the legislature is saying they may not have the wherewithal, the resources, the political clout and so forth to actually see the big picture, what's happening, please pay attention to that.

MR. CALONE: They had left it open to --

MR. ISLES: That's tradition and we had previously -- the planners had put together for the commission a presentation of how we designed that, that you adopted certain standards here. Again, the first

one to be aware of that. Obviously we will see some more in the future.

MR. CARACHIOLA: You're going to give us that -- as Peter did, you're going to give us that statement on the report prior to this business, this is based on a minority economically distressed community?

MALE SPEAKER: That is the standard part of our report.

MS. HOLMES: Actually is it the one that we just discussed isn't the first; is it? Because the notation on Mastic Beach also was that it was an economically distressed -- and that was part of my concern.

MR. ISLES: I just want to make sure that you are aware of it. Legislature now requires that you do it. On the staff report, Peter had called it

out and it caught my ear. Especially since we have some new members, why are we doing this and what are we supposed to be doing.

SPEAKER: Could we get a little write- up of what the standards are?

MR. CARACHIOLA: Did you get that in the package or you didn't get it back?

(WHEREUPON, there was inaudible cross talk after which the following transpired)

MR. ISLES: What we would like to do is relatively quick - this has been a brief meeting - is to update the board on what we call the Yaphank project and we are reaching a milestone in that there will be events happening next week with the release of request proposals. So I

just want to give you a heads up before you read it in the papers next week.

As you may recall, and I have been trying to keep you up on key events on this, two years ago, the County Executive in his state county message called for the beginning of a process to look at some of the surplus land county owned out in Yaphank.

The county has a number of county facilities. We have three major centers. The county seat is in Riverhead which is the Town of Southampton actually. We also have a center in Hauppauge and we also have a center in Yaphank. And the county owns almost 900 acres in Yaphank. We are currently using a little over 200 acres for county facilities including the county jail, a skilled nursing facility, the

probation department, public works, police headquarters.

We have another 230 acres that's used as a county farm and then we have about 400 some odd acres that is vacant. The County Executive said at that point is -- let's look at taking one third of the vacant land and setting it aside for future county uses and let's take that other two-thirds and see what is possible there.

So that began a process whereby the county planning is the lead agency in cooperation with the cooperation of economic development work force housing began a process to develop a request for expressions of interest, RFPI. So we did that during the course of 2005. There was a committee put together of citizens and other stakeholders. There were public

meetings held. There was about 2,000 people at the public meetings. Very well attended at different high schools out there. And at the end of last year our committee completed its report and the county issued a request, an RFPI, on January 1st of 2006. So that was a solicitation to the world saying bring us your ideas for this surplus land in Yaphank and at that point, about 250 acres.

We received 11 proposals as a result of that on May 1st of last year and they were what I considered to be good proposals since there were real companies that had development experience and wherewithal and it was a much stronger response than I expected. I was expecting maybe half a dozen or so.

.....

From that, another committee was assembled by legislature -- putting into place another committee of residents in the Town of Brookhaven and other stakeholders, business and labor interests, the RFPI's were then reviewed and that process also included a public open house at Longwood High School and ultimately that committee issued its recommendations during the fall of this year.

From that, the County Executive has directed that a request for proposals, more specifically -- a more specific level now -- be issued for the surplus lands in Yaphank and the county planning and county economic development departments have been working on that and there again, that would be released next week.

.....

What I would like to do is just give -- show you a few boards - to give you an idea of two things.

MR. CARACHIOLA: Are those 11 proposals on the website?

MR. ISLES: Yes, they are on the website.

From the county planning department site there is a link to the RFPI. And we do have on the website -- what I passed around here are just some of the samples of the RPI's.

On the website we have a summary of each of the 11 proposals located on there.

So just to give you some ideas, this is the Yaphank property (indicating) there are a number of county facilities spread out on almost 900 acres. What's interesting about this site is the county

farm, for example. The farm is sacred. The farm is not being disserved at all. At our public meetings, it was "don't touch the farm." Certainly that is a high value to the citizens, to the county as a whole. That was off of the RFPI.

What's interesting about the Yaphank property is that 12 miles is here (indicating) there's an exit off of Expressway 67 right where the county property is. There's a train station on site. So we have a lot of county facilities, communities, and colleges that have no access to rails including this location and this site has a train station right on the site which is rather interesting. There's not a lot of service at the train station but there is a train station there and you can take a train a couple of times a day. It's actually one

stop past Medford and the next stop is Riverhead.

So it has access, highway access to the Expressway, Sunrise Highway to the south, County Road 21 runs north and south. I have another map that I will show you in a moment.

It has rail access, it has bus access, it has sewers which is a big deal on Long Island. So it does have infrastructure.

So from that, that was the basis for the start of looking into these ideas.

Here's the property in the center there (indicating).

Just very quickly to show you some of the ideas. There are some parameters, goals and objectives - repeatedly give us your ideas. Here is the expressway here.

This is north and that's south down there
(indicating).

This is Yaphank Avenue and there
is a grade crossing over the railroad
tracks (indicating). So this proposal
said let's do some retail here and some
residential here (indicating) and then
going down to the county uses to the
south.

MR. CALONE: Where the two-thirds
is located are the parts of the property -
- just to give us a sense --

MR. ISLES: We are going to get to
that.

MS. ESPOSITO: Would they be
hooked up to the existing STP?

MR. ISLES: There is an existing
STP, yes.

.....

MS. ESPOSITO: With that much capacity?

MR. ISLES: No, not that much capacity. It had to be expanded.

This is just here to just give you a representation of the type of work that came in, some of the ideas. A lot of them were smart growth principles and access to rail and more traditional town planning techniques. Here again, just to give you a sense of that.

The two biggest things that the County Executive wanted to emphasize on this property were some sort of sports based destinations. He talked about some sort of arrangement - not a stadium, not the Nassau Coliseum but something on a smaller scale, something that would bring in family type entertainment perhaps some sort of a sports venue. Here's one that

proposed a rather interesting idea. This is the north end of the site. What is proposed in this particular firm was rather extensive non-commercial, non-professional, more public recreation complex that consisted of a number of athletic facilities and also two substantially indoor facilities with indoor soccer and things like that. Their proposal was if we do the project we'll build all of this and dedicate it to a not-for-profit organization and then run it. So that's a very interesting idea that was brought to the table. Pretty sophisticated work on the renderings and so forth and just another example of the last brief example that I will show you in a moment here - this particular one proposed a horse track, a horse racing track on the site. It wasn't heavily well

received by the members of the community. Here again, some creative ideas trying to make a destination, walkability and so forth. So a lot of ideas were brought forward and sifted through by our advisory committee and ultimately recommendations were made to the County Executive and then with his input then we'll go for the RFP.

To give an orientation on some of the planning considerations that came out of the committee processing -- I realize you are viewing this from a distance so it may be a little bit difficult to see.

You see here in the colored areas, the orange and light yellowish shading is the -- is the expressway -- here is Yaphank Avenue. What's indicated in the orange color are the lands that are off limits for the RFP and therefore they are retained by county ownership. This

exceeds 600 acres of land. Here's the county farm up here (indicating). And also reserving land for the future in this location. And then shown in the light shading is what can be made for development purposes which then leads to the second map and this indicates the areas which is areas A through D. I will briefly explain what the RFP will indicate in terms of suggested land uses. The area right off the expressway and this is suggested then for where this stadium would be located. It really cannot exceed 8,000 seats -- the Nassau Coliseum is about 18,000 seats -- the Ducks Stadium is about 6,000 seats -- so right up here would be the proposed location for an arena up to 8,000.

MALE SPEAKER: What type of arena?

.....

MR. ISLES: That's to be determined by the County Executive. The county received a couple of ideas for arenas when it did the RFPI including the idea of a minor league profession sports team type arena whether it be hockey or basketball. We had a couple of those proposals.

We've also received interest from area colleges. They would like to partner up on the venture. So, honestly, we don't know. What we do know is that the intent is to have something predominately spectator based - have that spectator activity to it.

Also talked about here was a multi- purpose -- you know, potentially that it would be an ice rink -- that was a big issue with the community. Contained

within that would be public access to that.

There was also discussion of --

FEMALE SPEAKER: No bull fighting?

MR. ISLES: No bull fighting. I haven't heard that one.

We then have on the south part of the site fairly extensive facilities including the board of directors and public works. The idea that the RFP will talk about relocating a number of those facilities down to another part of the site and use this as a redevelopment area linked to the train station - walkable environment up to the arena. The idea being that there will be restaurants - not a shopping center - not a large scale big box development but some walkability of more entertainment, leisure -- other than commercial uses -- residential above that

- two or three floors - and leading up to the arena located there.

Here, again, within walking distance of the train station.

MS. ESPOSITO: How many acres is just that one section that you are pointing to?

MR. ISLES: What you are seeing on that map is about 56 acres. We are telling proposers, however, is that the main building of public works - it's 90,000 square feet - we are telling them to leave that there. So you chop out eight acres for that. It's then 48 acres. So we are going to ask them to do their plans around that and the way we think -- it's very expensive to recreate that building -- it gives an immediate daytime population -- a market -- that hopefully can be blended into this and worked with

that. So part of the program. That's 48 acres in terms of what we are offering.

Quickly going through the rest of the site -- this is the primary residential -- this we proposed a number of plans for -- here again, more traditional town planning techniques -- parking behind the units -- walkable streets with trees --

MR. CALONE: Where is that from the train station?

MR. ISLES: The train station is right here (indicating).

MR. CALONE: How far is that?

MR. ISLES: We -- on one of our other plans we have that. Half mile. Walking distance.

So the edge of this property does fall within that. It's a little longer than we would like to see but we looked

extensively -- relocating the train station over here and then it puts it further away from the arena and it actually takes up quite a bit of space.

So we are looking at ways of -- and that's going to be one of the requirements of the RFP -- to encourage -- to make that path as friendly as possible, as safe as possible, as well lit as possible, possibly considering a tram or some sort of shuttle back and forth to encourage that activity. This will all be certainly within walking distance. These people hopefully will make it still work.

Within this area it is primarily residential with some sort of activity center. As you come into the site -- one of the things that the County Executive talked about -- part of the county farm here (indicating) -- that's within this

portion sticking down like that - the idea of community gardens, a farmers market and we looked at this as the county fairground, this open space here and special events and so forth- not intensely large - have available for large open space.

Further down on the site two things happening with that area -- by the way, we are also putting in a buffer. As you go further south we have suggested certain separation of residential uses from those uses.

Area C is from this point. There are two things happening in area C, one is a second designation use that was intended to be more participatory and not spectator and the discussion with this is something in the order of indoor commercial recreation. One of the proposals that

came in was heavily -- was very popular, was NASCAR like motor sports, a drag strip -- the community did not recommend that. There certainly is a demand for that but it was not very well received because it is in proximity to the residential area. But the committee was interested in motor sports so what may happen here is more of an indoor facility.

Over here you have public uses, athletic fields for park purposes, things of that nature. By the way, just to get a sense of scale here, more than a mile from Horseblock Road. The scale of this site is rather large. Just to appreciate that sense of scale.

The south part of the site proposed currently is zoning L-1 in the Town of Brookhaven. The suggestion there

is for industrial development geared to or marketed to alternative energy.

So opportunities exist there.

So, in a nutshell, it is the intent -- as you saw -- is what I would expect within the weaker sites -- the RFP -- the county has made a decision to kind of reserve this as an option -- the RFP would be limited to the firms that respond to the RFPI -- that's part of the two-step process. Given the quality of the responses in the RFPI, the RFP will be limited. The county will allow and will encourage those firms to bring in other firms to join them if they feel they have to complete a fill in gap of their team. So just about all of the firms that responded consisted of entertainment, sports entities. So most of the firms had three or four entities were responding.

If they wanted to shuffle the deck a little bit and capacity they would be happy to do that.

The issues of the RFP - the response would be sometime in the mid-spring and that would then begin the process of evaluation and ultimately a selection of a developer. From that we will bring the developers in to get the ball rolling and then proceed with step - with two steps -- one would be applying to the Town of Brookhaven for zoning approvals and the SEQRA process. That's something that takes some time but the county would help the developers in that process.

So we are still in the early stages of this. The RFPI is going -- (inaudible).

.....

So we're still in the early stages of this -- the motor sports -- we have to make that initial call whether we're going to do that or not. So where we see applications at the county planning commission already filed -- we're probably a year away and reviewing the process on a local level.

I did want to get your attention to it since it is going out in the near future, in case you have any questions on it.

MR. CARACHIOLA: Is the County Executive going to put together a similar review for the RFP or is that basically on the planning?

MR. ISLES: I don't think we put together the -- what we typically do with RFP's is an internal county structure.

RFP's we probably use a county financial analysis and so forth in order to help us with that and then it's going to start a formal review -- everything we are doing right now is going to be a formal review and a formal process and certainly throughout this, one of the key things we tried to do with that is involve the public from the beginning. If they want us to give a presentation then we will do that - some of the civic groups, some of the school boards -- so we are going to keep that option open. We find it somewhat tough giving 900 people a chance to speak so we are also extending ourselves into smaller organizations and so forth, but that will continue as well.

When we do get the RFP, the response will be posted on the county

website. We have found that to be very helpful.

MR. CARACHIOLA: Do you feel that this is the most open -- the most input you have gotten for a project of this scale?

MR. ISLES: For a project of this scale? I was very involved in the Central Islip Development - that was in 1987, 1988. We did a master plan. The community was very involved with that but we actually had a developer that presented ideas to us. We did two years of work getting into this before getting that development -- in that sense it was more involved. Even this is the Town of Brookhaven, there are some theory's the county can exclude itself from municipal zoning for county purposes. We are taking the position we would like to work with

the Town of Brookhaven. My point has always been that this could stand on its own two legs as being whether it is going to fly or not fly so Brookhaven has been on the table from day one on this. We are also continuing to meet with their staff people on a frequent basis.

So anywhere along the way if you have any questions and you want to call me, feel free to do so as well.

MR. CARACHIOLA: Any other questions or comments from the members?

(WHEREUPON, there was no response)

MR. CARACHIOLA: Then a motion is in order to adjourn the meeting.

MR. FIORE: I make a motion.

MS. HOLMES: I second.

MR. CARACHIOLA: All in favor?

(WHEREUPON, there was a unanimous affirmative decision)

.....

MR. CARACHIOLA: Thank you very
much.

(WHEREUPON, this hearing was
concluded at 1:15 p.m.)

.....

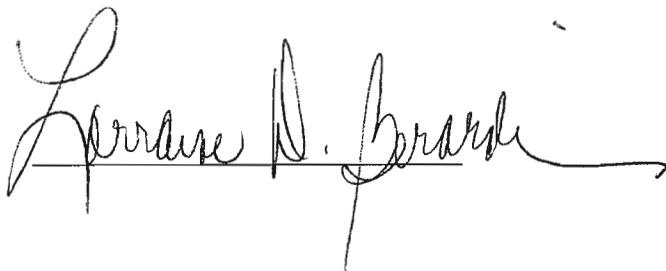
C E R T I F I C A T I O N

LORRAINE D. BERARDI, Court Reporter and
Notary Public of the State of New York do
hereby certify:

That the within transcript was prepared
under my direction and is a true and accurate
record of this hearing, to the best of my
ability.

I further certify that I am not related to
any of the parties to this action by blood or
by marriage and that I am in no way interested
in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my
hand this 10TH day of January, 2007.

A handwritten signature in cursive script, reading "Lorraine D. Berardi", written over a horizontal line. The signature is fluid and extends to the right with a long, sweeping tail.

.....