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SUFFOLK COUNTY PLANNING COMMISSION

Arthur Kunz Memorial Library  
H. Lee Dennison Building  
100 Veterans Memorial Highway, 4th Floor  
Hauppauge, New York

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November 7, 2007  
12:00 p.m.

BEFORE:

JOHN CARACCILO, Chairman

ACCURATE COURT REPORTING, INC.  
6 FRANCES LANE  
PORT JEFFERSON, NEW YORK 11777  
631-331-3753

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

3

4 LINDA HOLMES, Vice Chairwoman,  
Town of Shelter Island

5

6 THOMAS ISLES, Director of Planning

7

8 CHARLA BOLTON, Secretary, Commission Member  
At Large

9

10 DAVID CALONE, Commission Member  
Town of Babylon

11

12 EDWARD J. PRUITT, Commission Member  
Town of Brookhaven

13

14 DONALD J. FIORE, Commission Member  
Town of Islip

15

16 ADRIENNE ESPOSITO, Commission Member  
Villages Once 5,000 Population

17

18 BARBARA ROBERTS, Commission Member  
Town of Southampton

19

20 SARAH LANSDALE, Commission Member  
At Large

21

22 JESSE R. GOODALE, Commission Member  
Town of Riverhead

23

24 JENNIFER B. KOHN, Assistant County Attorney

25

26 DANIEL GULIZIO, Deputy Director of  
Suffolk County Planning Department

27

28 ANDREW P. FRELENG, Chief Planner,  
Suffolk County Planning Department

29

30 TED KLEIN, Senior Planner,  
Suffolk County Planning Department

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32 PETER LAMBERT, Principal Planner  
Suffolk County Planning Department

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A P P E A R A N C E S (Continued):

CLAIRE CHORNY, Staff

JESSICA KALMBACHER, Staff

ABSENT MEMBERS:

CONSTANTINE KONTOKOSTA, Commission Member  
Villages Under 5,000 Population

ROBERT BRAUN, Commission Member  
Town of Smithtown

TOM MC ADAM, Commission Member  
Town of Southold

2 (WHEREUPON, this hearing convened  
3 at 12:00 p.m. Off-the-record  
4 discussions ensued, after which the  
5 following transpired:)

6 (Time noted 12:11 p.m.)

7 CHAIRMAN CARACCIOLO: Okay. We're  
8 going to start, because of the -- let's  
9 do the Pledge, Linda.

10 (WHEREUPON, the Pledge of  
11 Allegiance was recited.)

12 CHAIRMAN CARACCIOLO: Okay. Since  
13 we have a light agenda, I'm just going  
14 to move a couple of things around. I've  
15 talked to the Director, we're going to  
16 save the Director's report until after.

17 Is anyone here from the -- I'm  
18 going to also table the review of the  
19 minutes of August 1.

20 VICE CHAIRWOMAN HOLMES: Oh, you're  
21 going to table that?

22 CHAIRMAN CARACCIOLO: Yes, I'm  
23 going to table that.

24 VICE CHAIRWOMAN HOLMES: Yes.

25 CHAIRMAN CARACCIOLO: Is there

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2 anyone from the public portion?

3 (WHEREUPON, there was no response.)

4 CHAIRMAN CARACCIOLO: Anyone from  
5 the public? No. Okay, I'm going to  
6 open and close the public portion.

7 Tom say's we're ready to begin --

8 DIRECTOR ISLES: Yes.

9 CHAIRMAN CARACCIOLO: -- so let's  
10 move right into Business.

11 Andy, will you start us off?

12 (WHEREUPON, there was an  
13 interruption in the proceeding, after  
14 which the following transpired:)

15 CHAIRMAN CARACCIOLO: I just want  
16 to be clear, I'm not tabling those  
17 items, I'm just moving the agenda around  
18 a little.

19 Okay. So we're going to start off  
20 with our Business, and Dan is going to  
21 start us off, or is it Andy?

22 DIRECTOR ISLES: Andy.

23 VICE CHAIRWOMAN HOLMES: With  
24 Mr. Sausage.

25 CHAIRMAN CARACCIOLO: Yes,

2 Mr. Sausage.

3 MR. FRELENG: Okay, Mr. Chairman,  
4 thank you.

5 The first regulatory matter for the  
6 Suffolk County Planning Commission today  
7 comes to us from the Town of Huntington.  
8 This is the application of Mr. Sausage,  
9 LLC.

10 Jurisdiction for the Commission is  
11 that it is adjacent to State Route 110,  
12 otherwise known as New York Avenue.

13 The applicant is seeking parking  
14 variances in connection with the  
15 expansion of an existing two-story mixed  
16 use retail/residential building for a  
17 restaurant use, and the elimination of  
18 on-site parking.

19 Town Code requires 27 cars be  
20 located on site, relating to the  
21 expansion. The existing building is  
22 exempt from Town parking requirements  
23 because it was constructed prior to the  
24 enactment of the parking ordinance.

25 It's important to note that reduced

2 on-site parking on a parcel can be  
3 supplemented in a municipal -- by a  
4 municipal parking lot, through a special  
5 permit, if the municipal parking lot or  
6 the project are within 300 feet of one  
7 another. So that's important to keep in  
8 mind.

9 The subject property is located  
10 along the northwest corner of New York  
11 Avenue and Union Place, approximately  
12 400 feet north of the nearest municipal  
13 parking lot. That's 400 feet north, of  
14 the nearest municipal parking lot.

15 Access into the subject property  
16 currently exists via two curb cuts, one  
17 from New York Avenue and the other from  
18 Union Place. Both accesses are proposed  
19 to be eliminated and the parking area to  
20 be replaced with the building addition.  
21 Residents, patron, employee, and  
22 delivery parking would then have to be  
23 off-site and/or on-street.

24 The Town of Huntington 1993  
25 Comprehensive Plan, 2006 update,

2 recommends Village/Neighborhood Business  
3 for this area of the Town. The  
4 restaurant proposal would be in  
5 conformance with the intent of the plan.  
6 Expanding the availability of shared or  
7 public parking in this area is also  
8 recommended in the plan.

9 There are no significant  
10 environmental constraints on the subject  
11 property.

12 It's the belief of the staff that  
13 the proposed addition for the restaurant  
14 use, without providing for off-street  
15 parking, is an unwarranted  
16 over-intensification of the use of the  
17 premises. And without an alternate  
18 off-street parking location in close  
19 proximity, the use is considered  
20 incompatible with its location on a  
21 heavily traveled roadway.

22 The applicant proposes providing no  
23 parking on site for the restaurant  
24 addition, where as the Town Code  
25 requires parking for 27 cars, as



2 mentioned.

3 Furthermore, the proposal results  
4 in the elimination of the existing  
5 parking lot, which provides on-site  
6 parking for the residents of the  
7 existing two 2nd floor apartments. The  
8 applicant has provided no analysis or  
9 alternative off-site or off-street  
10 parking plan to the Planning Commission,  
11 to demonstrate there would be adequate  
12 parking for these residents, or the  
13 patrons, or the employees, or delivery  
14 persons of the proposed restaurant and  
15 the existing deli.

16 The staff feels that given the  
17 proposed use, it is reasonable and  
18 appropriate to provide adequate on-site  
19 and/or convenient off-street parking to  
20 the residents, the patrons and the  
21 employees of the existing proposed use.  
22 The nearest municipal parking lot is  
23 approximately 400 feet south -- as  
24 indicated, south of the subject  
25 property, 100 feet too far to qualify

2 for a special use permit for municipal  
3 parking.

4 Notwithstanding the above, it's the  
5 belief of the staff that the proposed  
6 use is consistent with the Town's  
7 Comprehensive Plan, and is a reasonably  
8 appropriate use for the downtown, with  
9 appropriate parking considerations.

10 Therefore, staff is recommending  
11 approval, subject to the following  
12 conditions:

13 That the applicant shall mitigate  
14 the off-street deficiency -- off-street  
15 parking/on-site parking deficiency --  
16 I'm sorry -- by submitting a viable  
17 parking plan to the Zoning Board of  
18 Appeals prior to the approval. This  
19 plan shall not include on-street parking  
20 or the use of valet parking within a  
21 public right-of-way, but may include, in  
22 whole or in part, any one of the  
23 following four items, which would --  
24 which would include on-street -- I'm  
25 sorry -- on-site parking, which is

2 necessitating a scale down of the  
3 proposed building; the acquisition of  
4 property within walking distance of the  
5 subject site, that could be designated  
6 to serve as parking for the proposed  
7 additional development; another way to  
8 mitigate the parking could be a parking  
9 agreement with the adjacent landowners,  
10 which is approved by the Town; or an  
11 agreement with the Town of Huntington to  
12 allocate public land, a convenient  
13 distance from the subject parcel to  
14 satisfy the parking requirement for the  
15 proposed addition to the restaurant use.

16 So -- go back to the aerial,  
17 please.

18 This is the existing restaurant  
19 (indicating). This is a Burger King  
20 across the street (indicating). All  
21 this parking is allocated to the Burger  
22 King use (indicating). The proposed use  
23 is looking to expand onto this existing  
24 parking area here (indicating),  
25 providing no parking. As you can see

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2 there is some on-street parking -- there  
3 is some on-street parking, and this is  
4 New York Route 110 -- New York State  
5 Route 110 (indicating).

6 Okay. So the proposal then is to  
7 eliminate the existing parking, expand  
8 the building over the parking, and  
9 requesting a variance for all the  
10 required parking.

11 SECRETARY BOLTON: You were  
12 calculating the distance to public  
13 parking or to Town of Huntington  
14 parking -- you were calculating the lot  
15 that's on -- there's an access from 25A,  
16 but then it goes back, you know, like  
17 onto Stewart -- almost onto Stewart  
18 Avenue?

19 MR. FRELENG: The closest municipal  
20 lot?

21 SECRETARY BOLTON: Is that  
22 400 feet?

23 MR. FRELENG: The closest municipal  
24 lot, Ted, is --

25 SECRETARY BOLTON: It looks more

2 like about 300.

3 MR. KLEIN: They demolished the  
4 building to accommodate the -- it's  
5 pretty new, it's within a year.

6 MR. FRELENG: Do you know what it  
7 is now, Ted?

8 MR. GULIZIO: Solid Rock Ministry  
9 was the building that was demolished --

10 SECRETARY BOLTON: Right. And  
11 that's --

12 MR. GULIZIO: -- and that's  
13 municipal parking now.

14 SECRETARY BOLTON: -- right. Of  
15 course.

16 MR. GULIZIO: It's on the same side  
17 of the street. I think that's a little  
18 over 400 foot south of the subject  
19 parcel, though.

20 SECRETARY BOLTON: Well, I'm  
21 thinking about this one, I -- oh, well.

22 The other point that probably  
23 should be mentioned, is that there --  
24 there is potential, I mean, it would  
25 have to be legally arranged, for

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2 parking with -- shared parking with  
3 Waldbaums. Because the north end of  
4 that lot is usually not used.

5 CHAIRMAN CARACCIOLO: I think  
6 that's what you're saying in here, Andy,  
7 that they should go back and they should  
8 look for a --

9 MR. FRELENG: The third bullet --

10 CHAIRMAN CARACCIOLO: -- parking  
11 agreement --

12 MR. FRELENG: -- is a --

13 SECRETARY BOLTON: An agreement.

14 CHAIRMAN CARACCIOLO: -- with the  
15 landowner --

16 MR. FRELENG: -- parking agreement.

17 CHAIRMAN CARACCIOLO: -- right?

18 MR. FRELENG: Yes.

19 SECRETARY BOLTON: Yes.

20 MR. FRELENG: It's the third one.

21 CHAIRMAN CARACCIOLO: I think  
22 that --

23 SECRETARY BOLTON: Yes.

24 CHAIRMAN CARACCIOLO: -- that  
25 should cover it, Andy.

2 COMMISSIONER GOODALE: And are  
3 you -- are you telling me that in their  
4 whole -- their proposal, there's no  
5 discussion of parking, outside of asking  
6 for the variance?

7 CHAIRMAN CARACCIOLO: Well, because  
8 they were exempt from it.

9 MR. FRELENG: No, the existing  
10 building is grandfathered as far as no  
11 additional parking. The proposal  
12 requires 27 spaces, which they've gone  
13 to the Zoning Board of Appeals for a  
14 variance for.

15 They do not provide us --

16 COMMISSIONER GOODALE: Do they --

17 MR. FRELENG: -- an analysis on --

18 COMMISSIONER GOODALE: And the  
19 alternative, they don't -- they don't  
20 offer any alternatives?

21 MR. FRELENG: Not in the referral  
22 materials to the Commission, no.

23 COMMISSIONER GOODALE: That's got  
24 to be an oversight.

25 SECRETARY BOLTON: Yes.

2 CHAIRMAN CARACCIOLO: Are you  
3 through with your report, sir?

4 MR. FRELENG: Yes, that is the  
5 staff report. Staff is recommending  
6 approval with the conditions noted.

7 CHAIRMAN CARACCIOLO: Okay. Any  
8 comments or questions?

9 (WHEREUPON, there was no response.)

10 CHAIRMAN CARACCIOLO: Are motions  
11 in order?

12 COMMISSIONER FIORE: I have a  
13 question, before we go any further.

14 They want to have a building here  
15 with no parking at all --

16 MR. FRELENG: That's correct.

17 COMMISSIONER FIORE: -- is that  
18 what I'm hearing?

19 COMMISSIONER ESPOSITO: That's  
20 another way to phrase it.

21 MR. FRELENG: That's correct.

22 COMMISSIONER FIORE: And we're  
23 recommending approval, providing they do  
24 this -- these four bullet points you  
25 have here?



2 MR. FRELENG: Yes, that's correct.

3 Staff is on the line on this one,  
4 because while it is zoned for downtown,  
5 when we did do -- did do the field site  
6 inspection -- this is on the edge, what  
7 might be considered downtown, if you're  
8 familiar with the area --

9 COMMISSIONER FIORE: No, not  
10 exactly.

11 MR. FRELENG: -- the -- the -- the  
12 downtown center. So they have it zoned  
13 for a commercial village downtown-type  
14 use, but it is on the outskirts. So we  
15 believe that -- if this was in the heart  
16 of downtown, we might have recommended  
17 approval without a condition, but we  
18 believe that they need to address  
19 parking, particularly for the residents  
20 that live in the building. Residents  
21 should always have convenient and  
22 accessible parking, even if you're in a  
23 downtown. So we believe that there is a  
24 condition that should be attached to the  
25 approval of this by the Zoning Board of

2 Appeals.

3 COMMISSIONER FIORE: I don't know,  
4 it -- it just doesn't sit right with me.  
5 Even the approval, because of no  
6 parking, period.

7 We had something like that similar  
8 to -- that -- what was it Greenport?

9 COMMISSIONER ESPOSITO: It was  
10 Greenport.

11 COMMISSIONER ROBERTS: Yeah --

12 COMMISSIONER FIORE: It was  
13 Greenport?

14 COMMISSIONER ROBERTS: --  
15 Greenport, with the affordable housing.

16 COMMISSIONER FIORE: And I voiced  
17 my, you know, displeasure with that  
18 also, but people were saying, well,  
19 that's the way it is in that area, you  
20 can walk -- a lot of it's --

21 COMMISSIONER ESPOSITO: Right --

22 COMMISSIONER FIORE: -- walking.

23 COMMISSIONER ESPOSITO: -- and they  
24 had some parking.

25 COMMISSIONER FIORE: And I bought

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2 into that and I said -- but this --

3 COMMISSIONER ROBERTS: This is --  
4 yeah.

5 COMMISSIONER FIORE: -- this is  
6 tough.

7 COMMISSIONER CALONE: There was  
8 some parking.

9 COMMISSIONER ESPOSITO: There was  
10 some parking.

11 COMMISSIONER FIORE: There was --  
12 yeah.

13 COMMISSIONER ROBERTS: Why --

14 COMMISSIONER FIORE: But there's no  
15 parking at all at this point --

16 COMMISSIONER ROBERTS: Why -- why  
17 did the staff not rule to disapprove?  
18 Because this seems like a pretty big  
19 ground for disapproval.

20 MR. FRELENG: The subject property  
21 is zoned for that type of downtown use.  
22 So the Town Zoning is encouraging a  
23 downtown-type of use. They also are  
24 encouraging, in their plan, shared  
25 parking. So there is an opportunity for

2 everybody to have what they want, if the  
3 applicant can come up with an adequate  
4 parking arrangement, at least for the  
5 residents that live in the building.

6 COMMISSIONER ROBERTS: Thank you.

7 CHAIRMAN CARACCIOLO: Don?

8 COMMISSIONER FIORE: Can we table  
9 this until a plan comes for some sort of  
10 parking, that they can come before us?

11 MR. FRELENG: Well, then --

12 CHAIRMAN CARACCIOLO: Could we  
13 submit --

14 COMMISSIONER ROBERTS: No.

15 CHAIRMAN CARACCIOLO: -- this plan  
16 as -- back as incomplete because they  
17 didn't submit a parking plan to us?

18 MR. FRELENG: The Commission has  
19 that option to deem it incomplete, based  
20 on inadequate --

21 COMMISSIONER ESPOSITO: Parking --

22 MR. FRELENG: -- parking  
23 information.

24 CHAIRMAN CARACCIOLO: I think it's  
25 good for the community -- I know the

2 area, it's probably going to be great  
3 for this area, but they should have a  
4 parking plan. So could we --

5 COMMISSIONER FIORE: I'd like to  
6 make that motion.

7 CHAIRMAN CARACCIOLO: Could I have  
8 somebody second that?

9 VICE CHAIRWOMAN HOLMES: I would  
10 second that.

11 CHAIRMAN CARACCIOLO: Thank you,  
12 Linda.

13 All those in favor of sending this  
14 application back as incomplete because  
15 they did not submit a parking plan,  
16 please signify by saying "aye."

17 (WHEREUPON, the members voted.)

18 CHAIRMAN CARACCIOLO: Opposed?

19 (WHEREUPON, the members voted.)

20 CHAIRMAN CARACCIOLO: Abstentions?

21 (WHEREUPON, the members votes.)

22 CHAIRMAN CARACCIOLO: Thanks.

23 Thank you for that, Don, that was  
24 very good.

25 Next -- Jessica, you're going to

2 take us through the next one?

3 MS. KALMBACHER: Okay. The first  
4 and only application we have for  
5 subdivisions today, is Jerome Estates.

6 Now, this is located in Fort  
7 Salonga. It's east of the Suffolk  
8 County Makamah Nature Preserve.

9 VICE CHAIRWOMAN HOLMES: Can you  
10 speak a little louder?

11 MS. KALMBACHER: Sure.

12 Right here is the Suffolk County  
13 Makamah Nature Preserve (indicating).  
14 This is the subject parcel (indicating).  
15 That's where we get our jurisdiction  
16 from. It's located north of 25A, which  
17 is right here (indicating). And this is  
18 Makamah Road.

19 Okay. Now, this might look  
20 familiar to you, because you've seen it  
21 before. It came to the Commission in  
22 January, went to the February meeting.  
23 It was deemed incomplete for the last  
24 slope analysis. Then we received an  
25 additional referral, in -- in July, and

2 that had a change of application. It  
3 was no longer four lots, it was a five  
4 lot subdivision, and they had changed  
5 the layout. But they still could not  
6 provide a slope analysis. So in  
7 October, they finally gave us a slope  
8 analysis, so that's why we brought it  
9 today.

10 COMMISSIONER ESPOSITO: It is still  
11 five lots?

12 MS. KALMBACHER: It's five lots.  
13 The first time you saw it, it was four  
14 lots, though.

15 The four lots had two that were  
16 taking -- two lots were taking access  
17 off of this road (indicating), and two  
18 were landlocked in the back. Now, we  
19 have five lots, standard subdivision.

20 Okay. The property is zoned R-40,  
21 so the minimum lot required is one acre,  
22 and then you can see that there is low  
23 density residential all around the  
24 property. So it's consistent with the  
25 character of the neighborhood, and it

2 conforms with the plan of the Town of  
3 Huntington.

4 The property is primarily wooded  
5 and it has steep slopes --

6 COMMISSIONER CALONE: It's a five  
7 acre parcel?

8 MS. KALMBACHER: It's 5.67 acres,  
9 uh-huh. You can see right here is  
10 single-family residential dwellings  
11 (indicating), and then we have a stable  
12 in the back, and a shed.

13 Now, this is the proposed layout  
14 for the five-lot subdivision  
15 (indicating). We have five new  
16 single-family homes, and they're all  
17 going to gain access from -- from the  
18 proposed cul-de-sac.

19 So this is the slope analysis,  
20 which is the part that you had asked  
21 for.

22 Okay. We got it back from the Town  
23 of Huntington, and for the entire slope,  
24 the average slope is 19.8 percent.

25 Okay. Now, they have a Steep Slope



2 ordinance in the Town of Huntington, and  
3 that will -- it addresses all slopes  
4 above ten percent, and they classify  
5 that as "hillside." Now, that amount  
6 of -- the property in the hillside area  
7 is 80.4 percent. So the majority of the  
8 property is what they consider  
9 "hillside."

10 Now, the Subdivision Guidelines for  
11 the Commission looks at 15 percent or  
12 greater. So for that amount, we have  
13 67.1 percent of the property is  
14 infiltrated at 15 percent.

15 And now you can see the darker  
16 areas, here (indicating) and all in here  
17 (indicating), these are the greatest  
18 slopes. The lighter areas are the  
19 smaller slopes. So these are right now  
20 where the residents exist (indicating),  
21 and these are where they're going to put  
22 some various lots (indicating).

23 COMMISSIONER CALONE: Well, these  
24 are all on a hill.

25 MS. KALMBACHER: Yes. At least in

2 the layout that they've proposed,  
3 there's going to be significant  
4 regrading and changing -- alterations to  
5 the layout of the land, in order to  
6 address the (inaudible).

7 The staff recommends disapproval  
8 for the reason that the subdivision  
9 constitutes an unwarranted  
10 over-intensification use of the  
11 property. And although the Town of  
12 Huntington does not require oversized  
13 lots for this property, 67.1 percent of  
14 the property contains slopes in excess  
15 of 15 percent, like I said, which is the  
16 development threshold developed by this  
17 Commission. The disturbance of and  
18 construction on steep slopes can require  
19 considerable removal of native  
20 vegetation, resulting in excessive  
21 surface water runoff and severe soil  
22 erosion. Since the proposed subdivision  
23 is within 50 feet of the Suffolk County  
24 Makamah Nature Preserve, disturbance of  
25 the steep slopes should be minimized to

2 the greatest extent possible. The  
3 proposed layout does not minimize the  
4 disturbance.

5 So, you can see, that if they would  
6 instead cluster the properties here  
7 (indicating), they would be disturbing  
8 less of the slope.

9 Can I submit a comment to the  
10 Commission?

11 CHAIRMAN CARACCIOLO: Okay.

12 MS. KALMBACHER: The applicant  
13 should consider a cluster subdivision,  
14 as defined by 278 of New York Town Law,  
15 or attached units. Clearing and  
16 building envelopes should be located in  
17 areas of the parcel where the slopes are  
18 less than 15 percent. The remainder of  
19 the property could be dedicated as open  
20 space, to preserve the steep slopes, and  
21 prevent any adverse environmental  
22 impacts on surrounding properties. In  
23 addition, the plan proposes residential  
24 dwelling units, with building footprints  
25 of approximately 3,750 square feet.

2 These large residences add the  
3 impervious surfaces in an area  
4 susceptible to erosion and storm water  
5 runoff. The residential dwelling  
6 building footprints could be reduced to  
7 mitigate the impacts to the environment.

8 CHAIRMAN CARACCIOLO: Thank you,  
9 Jess.

10 MS. KALMBACHER: You're welcome.

11 CHAIRMAN CARACCIOLO: Any comments?

12 SECRETARY BOLTON: (Indicating)

13 CHAIRMAN CARACCIOLO: Charla?

14 SECRETARY BOLTON: And instead of  
15 using the cul-de-sac way out to --  
16 because the cul-de-sac itself is such a  
17 great consumer, and provides so much  
18 impervious surface, it seems to me that  
19 that's an additional sort of insult to  
20 the property, that's probably not needed  
21 if you do cluster. You know, you could  
22 do like a loop thing, or something that  
23 would be better designed. So I don't  
24 know if everybody would want to add  
25 that --

2 CHAIRMAN CARACCIOLO: Well, she has  
3 that --

4 SECRETARY BOLTON: -- to the  
5 comment --

6 CHAIRMAN CARACCIOLO: Well, you  
7 have that in there, you should consider  
8 a cluster subdivision.

9 SECRETARY BOLTON: Right.

10 MS. KALMBACHER: Right, but I  
11 didn't comment on whether or not --

12 SECRETARY BOLTON: You didn't  
13 say --

14 MS. KALMBACHER: -- there should be  
15 a cul-de-sac.

16 SECRETARY BOLTON: Yeah.

17 CHAIRMAN CARACCIOLO: Okay. Could  
18 you --

19 MS. KALMBACHER: We can add that  
20 in.

21 COMMISSIONER GOODALE: Is it --

22 SECRETARY BOLTON: Other than that,  
23 I -- I can -- a motion to --

24 CHAIRMAN CARACCIOLO: Well, we have  
25 other comments.

2 SECRETARY BOLTON: Oh, okay.

3 CHAIRMAN CARACCIOLO: Jesse?

4 COMMISSIONER GOODALE: Is it --

5 SECRETARY BOLTON: Sorry.

6 COMMISSIONER GOODALE: That's quite  
7 all right.

8 In the Town of Huntington, there's  
9 no -- in their zoning, they don't deal  
10 with these slope questions at all?

11 MS. KALMBACHER: They do deal with  
12 the slope questions in their Steep Slope  
13 ordinance, they look at the adverse  
14 slope of the hillside, and then from  
15 that, they calculate the lot yield. The  
16 lot yield for this slope, for 23.4  
17 percent, would be a minimum one acre  
18 lot. However, in the zoning district,  
19 the minimum is one acre. So even though  
20 they have an ordinance for it, it's  
21 really not addressing the property.

22 COMMISSIONER GOODALE: And so --

23 MS. KALMBACHER: It doesn't --

24 COMMISSIONER GOODALE: -- as far as  
25 the Huntington zoning ordinance goes,

2 this would be allowed?

3 MS. KALMBACHER: Yes.

4 VICE CHAIRWOMAN HOLMES: I think  
5 I'm confused because they --

6 COMMISSIONER ESPOSITO: I know I  
7 am.

8 VICE CHAIRWOMAN HOLMES: -- they  
9 average the slope on this property as  
10 19 percent. And the Town of Huntington  
11 does not like to see development on  
12 slopes of more than 15 percent?

13 COMMISSIONER ESPOSITO: Ten.

14 MS. KALMBACHER: More than ten.

15 COMMISSIONER CALONE: Ours is 15.

16 VICE CHAIRWOMAN HOLMES: Well, I  
17 certainly would very much agree with the  
18 staff recommendation primarily because  
19 we have had, on Shelter Island, a very  
20 bad planning board approval, a number of  
21 years ago, of a steep slope, and we are  
22 still dealing with the problems of  
23 building on that slope. It's been going  
24 on for 30 years now, so I -- I would  
25 hate to see any --

2 CHAIRMAN CARACCIOLO: So if we're  
3 all in agreement --

4 SECRETARY BOLTON: Yes.

5 VICE CHAIRWOMAN HOLMES: Well --

6 CHAIRMAN CARACCIOLO: -- that  
7 we're -- we're disapproving this  
8 application, so we can really just stop  
9 all of this.

10 COMMISSIONER ESPOSITO: I make a  
11 motion to approve with -- to disapprove,  
12 based on staff comments.

13 CHAIRMAN CARACCIOLO: We're making  
14 a motion to accept staff --

15 VICE CHAIRWOMAN HOLMES: I'll --

16 SECRETARY BOLTON: I'll second.

17 CHAIRMAN CARACCIOLO: We're  
18 making -- let's make that a little  
19 clearer.

20 COMMISSIONER ESPOSITO: I know, I  
21 know, sorry.

22 CHAIRMAN CARACCIOLO: Make that  
23 motion a little clearer.

24 COMMISSIONER ESPOSITO: Yes.

25 CHAIRMAN CARACCIOLO: Go ahead.



2 COMMISSIONER ESPOSITO: Motion

3 to --

4 CHAIRMAN CARACCIOLO: Accept the  
5 staff report.

6 COMMISSIONER ESPOSITO: -- accept  
7 the staff recommendations.

8 COMMISSIONER GOODALE: With the  
9 additional --

10 COMMISSIONER ESPOSITO: With  
11 Charla's comments.

12 VICE CHAIRWOMAN HOLMES: With the  
13 additional comments.

14 CHAIRMAN CARACCIOLO: Second, Dave?

15 COMMISSIONER CALONE: Second.

16 CHAIRMAN CARACCIOLO: All those in  
17 favor?

18 (WHEREUPON, the members voted.)

19 CHAIRMAN CARACCIOLO: Opposed?

20 (WHEREUPON, the members voted.)

21 CHAIRMAN CARACCIOLO: Okay, motion  
22 carries.

23 All right. Yes, I'm going to make  
24 a motion at this time that we go into  
25 Executive Session to discuss the pending

2 litigation.

3 Can I have somebody second that  
4 motion?

5 COMMISSIONER FIORE: (Indicating)

6 COMMISSIONER ROBERTS: Second.

7 CHAIRMAN CARACCIOLO: Don.

8 DIRECTOR ISLES: Mr. Chairman,  
9 please designate --

10 CHAIRMAN CARACCIOLO: Sorry.

11 DIRECTOR ISLES: -- which staff  
12 members may be included in Executive  
13 Session.

14 CHAIRMAN CARACCIOLO: Planning  
15 Department staff planners may remain.  
16 And the meeting is still going to remain  
17 open --

18 MR. FRELENG: And do we need to  
19 specify the particular matter that we're  
20 going into Executive Session on?

21 CHAIRMAN CARACCIOLO: No, it's to  
22 discuss the pending litigation.

23 VICE CHAIRWOMAN HOLMES: We are not  
24 going to deal with the --

25 CHAIRMAN CARACCIOLO: We're going

2 to --

3 COMMISSIONER ESPOSITO: Well, let's  
4 make the motion.

5 CHAIRMAN CARACCIOLO: The motion  
6 was made, it was seconded by Don; all  
7 those in favor?

8 (WHEREUPON, the members voted.)

9 CHAIRMAN CARACCIOLO: Okay. We're  
10 in Executive Session.

11 (WHEREUPON, the Planning Commission  
12 engaged in Executive Session, after  
13 which the following transpired:)

14 (Time noted 1:28 p.m.)

15 CHAIRMAN CARACCIOLO: Okay. A  
16 motion was made to come out of Executive  
17 Session by Don, seconded by Barbara,  
18 all -- it was unanimous. We had no vote  
19 in Executive Session, and we're going to  
20 resume the regular meeting.

21 Okay, back to the agenda. We'll go  
22 back to the top, the minutes of the  
23 August 1st and October 3rd meeting. Did  
24 everyone have the opportunity to review  
25 them? They were e-mailed and they were

2 sent. Are there any --

3 VICE CHAIRWOMAN HOLMES:

4 (Indicating)

5 COMMISSIONER GOODALE: Linda.

6 CHAIRMAN CARACCIOLO: -- I will go  
7 to our resident staff editor, and can  
8 you tell us the changes, please, Linda.

9 VICE CHAIRWOMAN HOLMES: Yeah. I  
10 just want to point out what would be  
11 substantial, that would -- that would  
12 change the meaning of a sentence or  
13 something.

14 Tom, I don't know if you have your  
15 copy handy, but --

16 DIRECTOR ISLES: I do not, no.

17 VICE CHAIRWOMAN HOLMES: -- on  
18 page 54 of the August meeting, the word  
19 was a multi-use P-A-S-E-O, and I think  
20 that's a typo. I don't know --

21 DIRECTOR ISLES: No, it's not.

22 VICE CHAIRWOMAN HOLMES: -- what --

23 COMMISSIONER ROBERTS: No, it's a  
24 paseo.

25 VICE CHAIRWOMAN HOLMES: Paseo?

2 DIRECTOR ISLES: Right.

3 CHAIRMAN CARACCILO: It's an  
4 Italian sandwich, isn't it?

5 VICE CHAIRWOMAN HOLMES: That's  
6 a -- what's a multi-use paseo?

7 DIRECTOR ISLES: It's correct. It  
8 refers to a public space area --

9 VICE CHAIRWOMAN HOLMES: A public  
10 space --

11 COMMISSIONER CALONE: A square.

12 VICE CHAIRWOMAN HOLMES: I see.  
13 Okay.

14 COMMISSIONER ESPOSITO: A square?

15 COMMISSIONER CALONE: A public  
16 area.

17 VICE CHAIRWOMAN HOLMES: The next  
18 page, 55, the word is "planned," not  
19 "plan."

20 And page 110, the word is  
21 "obligation," that was not correctly  
22 written.

23 Page 131, "overrode" is -- was the  
24 word used. Overrode as in overriding a  
25 motion. And it was typed as two words

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2 "over" "road," R-O-A-D. So we probably  
3 need to correct that.

4 Page 173, line 11, the phrase  
5 should be "were acquired."

6 And page 181, line 5, the word  
7 "lawsuit," not "law."

8 Those were the major changes from  
9 August 1st.

10 CHAIRMAN CARACCIOLO: So let's do  
11 the August 1st --

12 COMMISSIONER ROBERTS: I move to  
13 accept those minutes.

14 CHAIRMAN CARACCIOLO: Thank you,  
15 Barbara.

16 COMMISSIONER GOODALE: As amended.

17 CHAIRMAN CARACCIOLO: Seconded by  
18 Don, with the changes.

19 All those in favor?

20 (WHEREUPON, the member voted.)

21 CHAIRMAN CARACCIOLO: Now, the  
22 October one?

23 VICE CHAIRWOMAN HOLMES: Okay.

24 Now, October, I did try to read some  
25 pages, starting with page 103, very

2 carefully. But earlier than that, one  
3 just major thing that -- that might  
4 be -- to make this record very correct,  
5 is that Attorney Chris Kelley's name is  
6 misspelled throughout the minutes. It's  
7 K-E-L-L-E-Y, not K-E-L-L-Y. So  
8 throughout.

9 And on page 21, line 22, the word  
10 is "denied," not "do need." "Do" and  
11 "need" were written as two -- two  
12 separate words, but the word is  
13 "denied."

14 And page 107, line 17, that one,  
15 you know, makes a difference because  
16 it's part of our discussion of that site  
17 plan. Tom Isles said, "It's back  
18 because there has been a new referral  
19 from the Town of Southampton Planning  
20 Board." It's written -- as it's  
21 written, it's -- it's "fact," F-A-C-T,  
22 that's not -- he said it's "back"  
23 because of that reason. And I think  
24 that's important.

25 And then -- oh, a very important

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2 thing is, Adrienne Esposito --

3 COMMISSIONER ESPOSITO: I couldn't  
4 agree more.

5 VICE CHAIRWOMAN HOLMES: -- is  
6 referred to as "Ms. Epstein" on page  
7 120, and we need to correct that.

8 Those are the --

9 COMMISSIONER ROBERTS: I think you  
10 better move this time, Adrienne.

11 CHAIRMAN CARACCIOLO: Make a motion  
12 to accept --

13 COMMISSIONER FIORE: (Indicating)

14 CHAIRMAN CARACCIOLO: Don.

15 COMMISSIONER GOODALE:

16 (Indicating).

17 CHAIRMAN CARACCIOLO: Jesse,  
18 second.

19 All those in favor of accepting --

20 (WHEREUPON, the member voted.)

21 CHAIRMAN CARACCIOLO: Thank you,  
22 Linda. The Long Island Press would love  
23 to hire you.

24 COMMISSIONER GOODALE: Thank you,  
25 Linda.



2 CHAIRMAN CARACCIOLO: All right.

3 Onto the Director's Report.

4 DIRECTOR ISLES: Okay. Thank you  
5 very much. I --

6 COMMISSIONER ROBERTS: Thank you,  
7 Linda, for doing this for us too.

8 VICE CHAIRWOMAN HOLMES: Okay.

9 DIRECTOR ISLES: The one piece of  
10 correspondence to note is a letter that  
11 all of you should have received from the  
12 County Attorney. A question had been  
13 risen at the last meeting, directed to  
14 Counsel, Jenny Kohn, on the question of  
15 indemnification of members, to the  
16 County Attorney as replied, and that was  
17 sent directly to all of you. If you  
18 have any questions, we can raise those  
19 back to the Counsel, but it was pretty  
20 complete and explanatory.

21 The second item just to report is,  
22 prior to today's meeting, there was a  
23 meeting of the Long Island Regional  
24 Planning Board, held in this same  
25 building, an hour before this meeting

2 started. A number of the Planning  
3 Commission members did appear at that  
4 meeting, that had the opportunity to get  
5 in early. The County -- the Regional  
6 Planning Board is undergoing a number of  
7 changes, they've taken on an ambitious  
8 agenda. They face many of the same  
9 problems that we do, including resources  
10 or a lack thereof. And so we are  
11 working closely with Michael White to  
12 help as much as we can. But the budget  
13 process is continuing as we speak today.  
14 The Legislature is having their budget  
15 hearings. There are some staff  
16 reductions in the Planning Department of  
17 vacant positions that we've been trying  
18 to fill that are proposed, and we are  
19 working with the County Executive's  
20 Office to try to restore those  
21 positions. So it's very hot and heavy  
22 at the moment.

23 COMMISSIONER ROBERTS: Can you just  
24 clarify, the Long Island Planning  
25 Commission (sic), is that a state body

2 then? And --

3 DIRECTOR ISLES: That is a  
4 bi-county --

5 COMMISSIONER ROBERTS: -- what --

6 DIRECTOR ISLES: -- a bi-county  
7 body, created by the two counties --

8 COMMISSIONER ROBERTS: And it's  
9 jointly funded then? Is that --

10 COMMISSIONER ESPOSITO: Yes.

11 COMMISSIONER ROBERTS: -- yeah,  
12 okay. Go ahead.

13 DIRECTOR ISLES: -- and they're  
14 funded by the two counties.

15 MS. KOHN: And it is, I think, set  
16 up pursuant to state law.

17 DIRECTOR ISLES: It is set up  
18 pursuant to state law.

19 COMMISSIONER CALONE: And their  
20 authority is?

21 COMMISSIONER ESPOSITO: That's a  
22 very good question.

23 DIRECTOR ISLES: Their authority  
24 is to --

25 COMMISSIONER ROBERTS: Yeah.

2 DIRECTOR ISLES: -- they have no  
3 statutory authority in terms of review  
4 of applications or referral authority,  
5 they have an advisory role is what they  
6 do.

7 COMMISSIONER ROBERTS: Okay.

8 DIRECTOR ISLES: So they have the  
9 ability to do plans, to review  
10 information, to assist --

11 COMMISSIONER CALONE: So they have  
12 bully pulpit.

13 DIRECTOR ISLES: They have a bully  
14 pulpit, exactly.

15 COMMISSIONER ROBERTS: Do they have  
16 staff under themselves?

17 DIRECTOR ISLES: They have staff --  
18 actually, it comes out of the County  
19 Planning Department. So the staff  
20 members are on the County Planning  
21 Department budget. So it's part of the  
22 contribution of Suffolk County to the  
23 operations of the Long Island Regional  
24 Planning Board.

25 One issue, quite frankly, that's

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2 going on right now, is the equality  
3 between the two counties. There  
4 certainly is an interest by Nassau, but  
5 in terms of balancing the ledger, it  
6 hasn't been quite even.

7 COMMISSIONER ROBERTS: So we're --  
8 we contribute more? Is that what you're  
9 implying?

10 DIRECTOR ISLES: We contribute  
11 substantially more.

12 COMMISSIONER ROBERTS: Okay.

13 COMMISSIONER ESPOSITO: That was  
14 his diplomatic way of saying, Suffolk  
15 pays more.

16 COMMISSIONER ROBERTS: In addition  
17 to --

18 COMMISSIONER CALONE: Well, that's  
19 a -- that's a real issue, though, for  
20 our county. I mean --

21 COMMISSIONER ROBERTS: Yeah.

22 COMMISSIONER CALONE: -- you guys  
23 have limited staff, and --

24 COMMISSIONER ROBERTS: Yeah.

25 COMMISSIONER CALONE: -- I mean,

2 not that --

3 COMMISSIONER ROBERTS: That's  
4 where --

5 COMMISSIONER CALONE: -- Regional  
6 Planning isn't critical now, no doubt,  
7 but just -- there's a lot of things that  
8 could -- and you are doing, and could be  
9 doing.

10 DIRECTOR ISLES: Right. Exactly.

11 COMMISSIONER ESPOSITO: I think we  
12 need more regional planning, myself, and  
13 wish that they had some more -- I don't  
14 know if I want to use the word  
15 "authority," but some -- something more  
16 substantive that they could do. I think  
17 we have suffered from a lack of regional  
18 planning for resources on Long Island.

19 DIRECTOR ISLES: Well, that's  
20 exactly it. I think there's a lot of  
21 intent and interest. It's been  
22 speaking --

23 COMMISSIONER ESPOSITO: Yeah.

24 DIRECTOR ISLES: -- it's been  
25 spoken of on a high level, and so forth,

2 and now has to be followed with the  
3 commitment of resources to really make  
4 things happen.

5 VICE CHAIRWOMAN HOLMES: Don't I  
6 remember John mentioning, almost a  
7 couple of years ago, that one of our  
8 State Assemblymen wanted to introduce  
9 legislation to give this Commission a  
10 little more clout?

11 CHAIRMAN CARACCILO: That was Andy  
12 Raia.

13 VICE CHAIRWOMAN HOLMES: That --  
14 yeah. Yeah.

15 DIRECTOR ISLES: Okay. So beyond  
16 that, the Department did run a planning  
17 federation event in October. We had a  
18 number of, here again, members of the  
19 Planning Commission present. We had  
20 representation by over 140 planning and  
21 zoning board members from throughout the  
22 county. As I said, we had somebody from  
23 Fishers Island that came onboard too, so  
24 that was great. And we had very good  
25 comments and feedback. We're

2 continually refining that, we'll be  
3 doing a spring program as well. We  
4 appreciate the participation of the  
5 Planning Commission members who were  
6 there.

7 We are also holding, as I mentioned  
8 at the last meeting, a Departmental  
9 Hearing, which we're required to do by  
10 local law, on November 29th, in  
11 Riverhead Town Hall. We're required to  
12 have two hearings a year, so this is  
13 just to give an opportunity, according  
14 to the legislation of the County  
15 Legislature, for the Department to  
16 explain to the public what it is we do,  
17 and what projects we have, and give an  
18 opportunity for the public to comment on  
19 those. So notices are going out this  
20 week for that hearing, so you may hear  
21 about it.

22 I have some updates on projects --  
23 I know we're running a little bit late  
24 here.

25 We have a technical group that's



2 under -- underway now for the Sagtikos  
3 Study that we're doing. Dan Gulizio is  
4 the project manager on that. We are  
5 doing an RFP for consulting services,  
6 that is due back in December.

7 The whole idea on this is, a number  
8 of municipalities and government  
9 agencies, State DOT, MTA, and so forth,  
10 all have their fingers in what's going  
11 on in that area, but there's really no  
12 collective orchestration of the planning  
13 of land use and transportation. With  
14 this study, the intent is to do that  
15 kind of analysis, to tie all the pieces  
16 together with the different towns and  
17 respective jurisdictions.

18 So it's really a major initiative  
19 of the county at this point, and the  
20 County Planning Commission, in fact --  
21 with the gross area report that you came  
22 out with last year -- is that, how do we  
23 make county planning more effective? We  
24 have the review of applications, which  
25 is certainly one role, but it's really,

2 perhaps, not enough to knit and  
3 coordinate land-use decision making.

4 And so an initiative of the County  
5 Executive -- which is to encourage more  
6 cooperation to get the interested  
7 parties at the table -- the support now  
8 at the backup study that can actually  
9 put in tangible solutions of what sort  
10 of physical improvements can be done,  
11 what sort of political/structural  
12 changes can be done, in terms of process  
13 and so forth. How do we cause a better  
14 outcome in terms of planning and  
15 development in Suffolk County, that's  
16 less fragmented and fractured and so  
17 forth.

18 So that's really the lead study.

19 We also have a back-up one now that  
20 we're doing, or a secondary one we're  
21 doing, on Sunrise Highway. Peter  
22 Lambert, who's with us today, is the  
23 project manager on that one. Here  
24 again, a first-time effort of -- in  
25 coordinating with the towns and DOT.

2 And the last thing I just wanted to  
3 mention is, we are working on a project  
4 involving the Ronkonkoma Train Station.  
5 It's twofold at this point. One is  
6 working with the Town of Brookhaven,  
7 which has taken the initiative on  
8 doing -- hiring a consultant, doing a  
9 study of the opportunities for  
10 development and redevelopment at the  
11 Ronkonkoma Train Station, that would  
12 promote more of a transit-oriented  
13 development.

14 Ronkonkoma has suffered in terms of  
15 its design, its sense of place. It's a  
16 bit of a wasteland in no man's land.  
17 And I mean that in a --

18 COMMISSIONER GOODALE: Friendly  
19 sort of way.

20 DIRECTOR ISLES: -- non-critical  
21 way, as far as the train station and the  
22 parking lot areas.

23 So looking at what are the  
24 opportunities for redevelopment that  
25 could create opportunities for housing,

2 for economic development, for better  
3 proximity of transportation and land  
4 use.

5 Second to that would be, the MTA is  
6 planning on doing a mid-center or  
7 mid-Suffolk yard for train storage. And  
8 that, in itself, sounds pretty minor.  
9 It's actually tied into the Second  
10 Avenue -- pardon me -- the East Side  
11 Access Project, of connecting through  
12 Jamaica Station to Grand Central  
13 Station. That tunnel is underway as we  
14 speak right now. There's going to be  
15 increased demand for service and train  
16 cars as a result of that. So the MTA is  
17 now proceeding pretty diligently at this  
18 point to either expand the rail yard in  
19 Ronkonkoma or to build another rail yard  
20 further to the east, possibly as far as  
21 Yaphank. It's something that will have  
22 regional or, certainly, county-wide  
23 implications. There's a lot of positive  
24 to it, but, here again, as part of that  
25 Ronkonkoma redevelopment, that's also

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2 something that's on the table. I wanted  
3 to mention it, because if you hear  
4 something about it and have thoughts on  
5 it, certainly we'd like to hear that.

6 So that's a quick summary of  
7 projects.

8 CHAIRMAN CARACCIOLO: Thank you,  
9 sir. Appreciate it.

10 The next item on the agenda is the  
11 Nominating Committee. I'm just going to  
12 wait for Don to come back on that. So  
13 we'll start the Commissioners  
14 Roundtable, and go back to that.

15 Barbara, do you want to start us?

16 COMMISSIONER ROBERTS: I'm okay  
17 today.

18 CHAIRMAN CARACCIOLO: Okay.

19 COMMISSIONER ROBERTS: I think  
20 we've talked enough.

21 COMMISSIONER GOODALE: No, nothing  
22 for today.

23 CHAIRMAN CARACCIOLO: Charla?

24 SECRETARY BOLTON: Nothing.

25 CHAIRMAN CARACCIOLO: Shelter

2 Island?

3 COMMISSIONER GOODALE: There's  
4 always something on Shelter Island.

5 VICE CHAIRWOMAN HOLMES: Well,  
6 we're just so excited because we had a  
7 key change in our leadership. We have  
8 just elected somebody who is an  
9 attorney --

10 CHAIRMAN CARACCIOLO: Great.

11 VICE CHAIRWOMAN HOLMES: -- an  
12 environmentalist --

13 COMMISSIONER GOODALE: Lucky you.

14 VICE CHAIRWOMAN HOLMES: --  
15 Chairman of our Two Percent Committee,  
16 and served --

17 COMMISSIONER ESPOSITO: Oh, that  
18 guy won?

19 VICE CHAIRWOMAN HOLMES: -- with  
20 the South Fork Shelter Island Nature  
21 Conservancy for several years, and is a  
22 consensus builder. So we're very  
23 pleased.

24 CHAIRMAN CARACCIOLO: That's what  
25 we need, more attorneys.

2 VICE CHAIRWOMAN HOLMES: Some of us  
3 are very pleased.

4 COMMISSIONER ROBERTS: Could I just  
5 come back on political conversation?  
6 Because we started the democratic party  
7 in the Town of Southampton --

8 VICE CHAIRWOMAN HOLMES: There  
9 wasn't a --

10 COMMISSIONER ROBERTS: There  
11 wasn't. We were a one-party town. And,  
12 basically, as of this morning, Linda  
13 Cabot (phonetic), who is the republican,  
14 is ahead by 70 votes. So --

15 COMMISSIONER ESPOSITO: Oh, really?

16 COMMISSIONER ROBERTS: -- totally,  
17 Jim Henry is 70 votes behind. So it's  
18 all absentee ballots that's going to  
19 decide --

20 VICE CHAIRWOMAN HOLMES: Oh, my  
21 goodness.

22 COMMISSIONER ROBERTS: -- the town.  
23 And the new democratic party was pretty  
24 good at sending out absentee ballot  
25 application, so it could be --

2 CHAIRMAN CARACCIOLO: Remember,  
3 you're on the record, Barbara.

4 VICE CHAIRWOMAN HOLMES: Yeah.

5 CHAIRMAN CARACCIOLO: Okay. We're  
6 on the record here still.

7 Don, on the roundtable, anything?

8 COMMISSIONER FIORE: Not at this  
9 time.

10 CHAIRMAN CARACCIOLO: Ed?

11 COMMISSIONER PRUITT: Nothing to  
12 report.

13 CHAIRMAN CARACCIOLO: Sarah?

14 COMMISSIONER LANSDALE: Yes. I was  
15 actually just appointed to the MTA  
16 Sustainability Commission by the  
17 Governor.

18 CHAIRMAN CARACCIOLO:

19 Congratulations.

20 COMMISSIONER ROBERTS: Oh,  
21 fabulous.

22 COMMISSIONER LANSDALE: So if  
23 anyone has any recommendations, we're  
24 working for the next nine months to come  
25 up with a sustainability plan for the



2 MTA. I'd be more than --

3 COMMISSIONER ESPOSITO: Oh, is that  
4 all?

5 COMMISSIONER LANSDALE: -- willing  
6 to take your recommendations and bring  
7 it back to that commission.

8 CHAIRMAN CARACCIOLO: Thank you,  
9 Sarah.

10 COMMISSIONER ESPOSITO: That's  
11 great.

12 CHAIRMAN CARACCIOLO: Dave?

13 COMMISSIONER ESPOSITO: No more  
14 comments.

15 COMMISSIONER CALONE: Would you  
16 like to say anything else?

17 COMMISSIONER LANSDALE: (Nodding)

18 COMMISSIONER CALONE: Just real  
19 quick. I thought -- I was on an  
20 airplane, a couple of weeks ago, and it  
21 was circling around our area. It was a  
22 nice, clear day, and I had a window  
23 seat, and I had to look down quite a bit  
24 at -- at Long Island, and one thing that  
25 struck me was, how interesting it is how

2 the planning decisions of the past are  
3 kind of written in the earth.

4 COMMISSIONER ESPOSITO: Yeah.

5 COMMISSIONER CALONE: And you could  
6 see, it was a perceptible difference  
7 between Nassau County and house, house,  
8 house, house. And then right about --  
9 it's like, at Route 110, you know, God  
10 took a finger and just drew a line, and  
11 there's this green expanse, literally,  
12 you know, that goes out. And the thing  
13 that struck me was just that the people  
14 who came before us, made some good  
15 decisions for us. And it's important to  
16 remember that, and remember that we're  
17 in that process, too, in our decisions.

18 In some ways it's humbling to think  
19 that some of the decisions about that  
20 green expanse, you know, we get to play  
21 a role in. And -- but I thought it was  
22 neat to see that -- that people before  
23 us made a difference.

24 CHAIRMAN CARACCILO: Was the plane  
25 having engine trouble, and were you

2 having a revelation?

3 COMMISSIONER CALONE: (No response)

4 COMMISSIONER GOODALE: Sounds like  
5 an epiphany to me.

6 CHAIRMAN CARACCILOLO: Onto the  
7 Nominating Committee.

8 Prior to the meeting, Linda, Charla  
9 and I spoke, and the three of us would  
10 like to step down in February and give  
11 three addition -- three new members --  
12 three members the opportunity to lead  
13 this Board.

14 One of the things that the three of  
15 us feel, is that the diversity that's on  
16 this Board -- between business, between  
17 environmentalists, between charitable  
18 organizations -- really makes up a great  
19 Commission that can take an issue and  
20 have all sides see that issue.

21 So we want to try to keep that  
22 diversity running, and I think -- and  
23 the three of us feel that three new  
24 people leading you, for the next couple  
25 of years, will be a benefit to the

2 Commission.

3 So with that said, I would like  
4 your approval, because I would like to  
5 put a motion on the floor, that the  
6 three of us would like to serve as --  
7 we're not going to run again, we'd like  
8 to serve as the Nominating Committee to  
9 help choose three new people for your  
10 pleasure.

11 COMMISSIONER ESPOSITO: I think  
12 that makes -- that makes sense.

13 COMMISSIONER ROBERTS: Yeah.

14 COMMISSIONER FIORE: I make a  
15 motion.

16 COMMISSIONER GOODALE: Second.

17 CHAIRMAN CARACCILOLO: Thank you.

18 All those in favor?

19 COMMISSIONER GOODALE: Before they  
20 change their mind, second.

21 COMMISSIONER ROBERTS: Okay, repeat  
22 that, all in favor?

23 (WHEREUPON, the members vote.)

24 CHAIRMAN CARACCILOLO: Thank you.

25 Appreciate that. It was our pleasure to

2 serve you.

3 COMMISSIONER CALONE: Thank you.

4 COMMISSIONER GOODALE: Thank you,

5 John.

6 CHAIRMAN CARACCIOLO: Any other

7 business or comments?

8 (WHEREUPON, there was no response)

9 CHAIRMAN CARACCIOLO: Then a motion

10 to adjourn?

11 COMMISSIONER FIORE: (Indicating)

12 CHAIRMAN CARACCIOLO: Don.

13 COMMISSIONER ROBERTS: (Indicating)

14 CHAIRMAN CARACCIOLO: Second,

15 Barbara.

16 All those in favor?

17 (WHEREUPON, the members voted.)

18 (WHEREUPON, this hearing of the  
19 Suffolk County Planning Commission was  
20 adjourned at 1:46 p.m.)

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C E R T I F I C A T E

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6 I, THERESA PAPE, a Shorthand Reporter and  
7 Notary Public of the State of New York, do hereby  
8 certify:

9 That the foregoing is a true and accurate  
10 transcription of the stenographic notes taken  
11 herein.

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

16 IN WITNESS WHEREOF, I have hereunto set my  
17 hand this 7th day of November, 2007.

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THERESA PAPE

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