

# SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Department of Economic Development & Planning  
100 Veterans Memorial Highway, PO Box 6100, Hauppauge, NY 11788-0099

T: (631) 853-5192 F: (631) 853-4044

Joanne Minieri, Deputy County Executive and Commissioner, Department of Economic  
Development and Planning  
Sarah Lansdale, Director of Planning

## **Notice of Meeting**

September 4, 2013 at 10:30 a.m.

Village of Sag Harbor

Village Meeting Room 2<sup>nd</sup> Floor

55 Main Street

Sag Harbor, New York 11963

1. Meeting Summary for August 2013
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guest Speakers
  - Dr. Matthew Sclafani, Senior Extension Resource Educator, Cornell Cooperative Extension –Peconic Estuary Advisory Committee and Aquaculture Research
  - Chris Pickerell, Marine Program Director, Cornell Cooperative Extension
  - Village of Mastic Beach (Representative)
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
  - Adoption of Zoning Code for the Village of Mastic Beach (Village over 5,000)
  - The Hills @ Southampton 0900 31400 0200 020 001 (Southampton)
7. Section A-14-24 of the Suffolk County Administrative Code  
None
8. Discussion:
9. Other Business:

**NOTE:** The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on October 2, 2013 Brookhaven Town Hall (time to be determined)

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None
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Steven Bellone  
SUFFOLK COUNTY EXECUTIVE  
Department of  
Economic Development and Planning

Joanne Minieri  
Deputy County Executive and Commissioner

Division of Planning  
and Environment

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

**Applicant:** Adoption of Zoning Code for Village of Mastic Beach  
**Municipality:** Village of Mastic Beach  
**Location:** Suffolk County

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**Received:** 8/16/2013  
**File Number:** Mb-13-02

**Jurisdiction:** Adoption of Zoning

**PROPOSAL DETAILS**

**OVERVIEW** – Subject referral to the Suffolk, County Planning Commission is the adoption; on the Village Board of Trustee own motion, of Chapter 530 Zoning. The Village of Mastic Beach incorporated In November of 2010. It is put forth in material referred to the Suffolk County Planning Commission that the reason the village's residents south to establish their government was related to the desire to enact and implement their own land use decisions, to remedy the disconnect between the villages zoning districts and the actual pattern of land uses in the village, to protect and preserve their community identity and to obtain the authority to guide their future development.

The proposed zoning code for the village was drafted by the Village Zoning Commission and has been subject to multiple public sessions open for public input. The Village Zoning Commission issued the final proposed code in January 2013, and it is now being considered by the Village Board of Trustees for adoption.

The proposed ordinance has been the subject of a full SEQRA review including a Final Generic Environmental Impact Statement.

Referral material indicates that the existing village zoning consists of the nine Town zoning districts that were represented within the village when it was established in 2010. Under the current code, the majority of the lots in the village do not conform to their respective zoning districts requirements. The proposed zoning code was developed to better reflect the existing land use, density and

dimensional characteristics of parcels within the village, as well as to encourage orderly development consistent with the vision of the village.

The referral indicates that a comparison of the uses allowed currently and proposed indicates that the new village zoning is intended to eliminate a number of uses that do not apply to the conditions of the village (e.g. farming), and to provide opportunities to locate other uses within areas of the village that appear to be suited to site specific conditions (i.e. creating a Waterfront District in which to locate water-dependent uses, like marina and boat/yacht clubs).

## STAFF ANALYSIS

Under the proposed zoning code, nine districts are proposed; four residential, three business, an industrial zone, and waterfront district. The zoning ordinance includes storm damage recovery provisions with respect to reconstruction and repair relative to dimensional constraints and has mechanisms for rapid relief of area variances.

It should be noted that Chapter 230 of the Code of the Village of Mastic Beach, Flood Damage Prevention, addresses the potential and/or actual damages from flooding and erosion. This proposed zoning chapter by reference, incorporates Chapter 230 where applicable.

In 1997 Suffolk County issued the Narrow Bay Floodplain Protection and Hazard Mitigation Plan. The State Emergency Management Office (SEM0) provided a Hurricane Hazard Mitigation Grant to the Suffolk County Department of Planning to fund the preparation of a local pre-and post- hurricane property acquisition plan for both vacant and developed parcels in an area that is vulnerable to coastal flooding. The Narrow Bay area was selected for study because the Narrow Bay floodplain and adjacent upland have a high vulnerability to flooding caused by hurricanes and northeast storms due to low elevation and proximity to the Fire Island Barrier beach. Of the approximately 7,600 tax parcels that comprise the Village of Mastic Beach; 2,700 are in the "V" Zone (35.2%) and 2,400 are in the Narrow Bay Conservation Area Boundary (31.7%). A Key recommendation in the plan includes an opportunity to use parcels owned by Suffolk County in a land exchange program, purchase or transfer of development rights program designed to prevent further development within flood-prone areas.

As part of the New York State Governors New York Rising initiative the Village of Mastic Beach is a select community for the Community Reconstruction Zone (CRZ) program. Analysis of the referred Zoning Code from the Village of Mastic Beach indicates that the Village is cognizant of FEMA best practices by incorporation of section 230 of the village code and by reference to FEMA post Sandy internet posted literature (i.e. *Protecting Building Utilities from Flood Damage* and *Home Builder's Builders to Coastal Construction, etc.*). Initiatives to reduce reoccurring storm damage and prevention of development in the coastal zone have resulted (Within the approximately 625 acre County-delineated "Mastic Shirley Conservation Area") The County owns approx. 59.54 acres (combo of fee acquisitions and tax liens) totaling 322 parcels. The Town of Brookhaven owns approx. 18.88 ac., and NYS owns approx. 90.4 ac. Opportunities do present themselves for further land use recommendations for storm damage resiliency. That is to be the further subject of the CRZ planning grant program.

The proposed Chapter 530 (Zoning) addresses permitted uses by zone. In addition, the ordinance provides dimensional requirements (lot area, setbacks, height, etc.) for proposed development parcels and structures. The ordinance provides for relief for structures requiring a variance as a result of renovation or reconstruction in a flood hazard zone. This relief is responsive to best management practices as outlined by FEMA, post Sandy.

It is the belief of staff that the proposed zoning ordinance enhances the compatibility of land uses, strives to improve community character and public convenience and is an attempt to improve upon a satisfactory community environment.

## **STAFF RECOMMENDATION**

**Approval** of the Zoning Code, Chapter 530, for the Village of Mastic Beach



Z-1: Adoption of Zoning Code for the Village of Mastic Beach  
 SCPD: Mb-13-02

# COUNTY OF SUFFOLK

**Z-2**



**Steven Bellone**  
SUFFOLK COUNTY EXECUTIVE  
Department of  
Economic Development and Planning

**Joanne Minieri**  
Deputy County Executive and Commissioner

**Division of Planning  
and Environment**

## **STAFF REPORT** **SECTIONS A14-14 THRU A14-25 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE**

**Applicant:** The Hills at Southampton  
**Municipality:** Southampton  
**Location:** E/S/O Lewis Road ~ 300' W/O Old Country Road

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**Received:** 7/29/2013  
**File Number:** SH-13-02  
**T.P.I.N.:** 0900 31400 0200 020001  
**Jurisdiction:** Suffolk County Pine Barrens Zone-Central Pine Barrens & NYS Rte. 27

### **ZONING DATA**

- Zoning Classification: CR 200
- Minimum Lot Area: 200,000. Sq. Ft.
- Section 278: No
- 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: Yes
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: No
  - File:
  - Date:
  - Map of:
- SEQRA Information:
- SEQRA Type: Pending
- Minority or Economic Distressed: No

## **SITE DESCRIPTION**

- Present Land Use: vacant
- Existing Structures: none
- General Character of Site: rolling
- Range of Elevation within Site: 20'-220' amsl
- Cover: wooded
- Soil Types: Carver, Haven, Plymouth Riverhead, Sudbury association and Gp (grapvel pits)
- Range of Slopes (Soils Map): 0-15%
- Waterbodies or Wetlands: none

## **NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST**

- Type: PDD
- Layout: cluster
- Area of Tract: 406 Acres
- Yield Map:
  - No. of Lots: 82
- Open Space: 296 Acres

## **ACCESS**

- Roads: access from Lewis Road (Town road)
- Driveways: internal circulation - private

## **ENVIRONMENTAL INFORMATION**

- Stormwater Drainage
  - Design of System: CB - LP
  - Recharge Basins: proposed pond
- Groundwater Management Zone: III
- Water Supply: public
- Sanitary Sewers: private

## **PROPOSAL DETAILS**

**OVERVIEW** – Applicants petition the Southampton Town Board for a change of zone from Country Residence (CR200) to Mixed Use Planned Development District (MUPDD) pursuant to Section 330-246B of the Southampton Zoning Law. Subject property is an assemblage of tax map parcels consisting of a 436 acre property in the Hamlet of East Quogue. The requested zone change to the MUPDD would allow for residential development and a golf course use.

The subject project site is divided unevenly into two parts; the majority of the site (~346 ac) referred to as the “South Parcel” is located south of NYS Rte. 27 (Sunrise Highway) and stretches southward to Lewis Road, north of the LIRR ROW. A smaller portion referred to as the “North Parcel” is approximately 89 acres in size and is located north of Sunrise Highway (NYS Rte. 27).

The proposed Hills at Southampton PDD is intended to consist of 82 residential units, and a golf course. The residential units considered for the site consist of 65 second-home residences, and 17 are associated with temporary use by golf course enthusiasts who seek to own a golf-related unit (as 10 Club Cottages and 7 Club Units). All 82 units are intended to be sold for use by their owners (owner occupied); no rental units are proposed. The residential units are intended to be clustered in the center portion of the South Parcel.

The 86 acre golf course component is also located on the South Parcel. The course is distributed in

the northern, southern and eastern portions of the southern parcel. The golf course is proposed to be an 18-hole, Par-71, Championship-grade facility on 82 acres, a half-acre maintenance area and an approximate four (4) acre irrigation pond/pond house area affecting play on two holes is also proposed. The Clubhouse area will occupy a separate 2.8 acres.

As noted above a four acre irrigation pond is intended to complement the storm water detention system on site. Referral materials to the SCPC indicate that the storm water runoff generated on the site will be fully accommodated internally in subsurface leaching structures. It is contemplated that innovative handling methods will be utilized where practicable. Rain gardens for bio-filtration in initial surface collection areas of the roadways and parking lots and surface detention may be used prior to overflow to subsurface leaching structures. Submission materials to the Commission indicate that NYS DEC SWPPP and SPDES requirements will be met.

The application material indicates that the development has been designed to conform to the requirements of the Suffolk County Sanitary Code, Article 6, promulgated by the Suffolk County Department of Health Services. No onsite sewage treatment is proposed nor is connection to an existing treatment plant contemplated. The closest municipal plant is to the west at Gabreski Airport approximately three (3) miles as the crow flies.

A Suffolk County Water Authority public water supply filed is located adjacent to the subject property approximately midway of the South Parcel.

The subject site has frontage on Lewis Road and at the end of the paved portion of Spinney Road. Access to the development is proposed via a single uncontrolled intersection to Lewis Road. The layout of the internal roadway is aligned in a north-south direction and connects the site access point on Lewis Road to the Clubhouse area. A second "L" shaped roadway is included whose two ends terminate in loops. These two roads meet in front of the Clubhouse and form a four-way intersection. The north-south access road is placed more toward the west to favor open space in the central portion of the parcel adjoining internal open space on the site.

The proposed project is located almost entirely in the Suffolk County Central Pine Barrens Zone. The Northern Parcel and the area 1,000 feet south of Sunrise Highway on the Southern Parcel are located in the Core Preservation Area (CPA) of the Comprehensive Land Use Plan (CLUP) administered by the Central Pine Barrens Joint Planning and Policy Commission. The remainder of the site is situated in the Compatible Growth Area (CGA) of the CLUP. The overall subject site is presently undeveloped and primarily wooded. The existing natural vegetation of the subject site is characterized as Pitch Pine-Oak forest. Similar woodland exists on public and private lands surrounding the site particularly to the north and east. Three areas of bare, sandy soil lie exposed on the South Parcel: one such area lies in the northerly part, and two in the central portion. Other linear and open cleared areas of lesser size are also present in the South Parcel, along Spinney Road and along an all-terrain vehicle (ATV) trail on the west side of the parcel with other scattered clearings throughout the north-central part of the South Parcel. West of the site is a large sand and gravel mine, as well as farm uses and residential uses occurring toward the southwest and south of the subject site. A SCWA well field is noted adjacent and to the south central of the subject site.

The North Parcel is also vacant and wooded: LIPA owned land traverses this parcel from the northwestern corner to the southern boundary, and then traverses easterly along the southern boundary. This parcel is occupied by several metal towers carrying high-voltage power lines.

As proposed no development will occur within the Core Preservation Area. All disturbance to the site associated with the development will take place in the Compatible Growth Area portion. No part of the proposed project will occur in the CPA. The applicant is proposing to offer to dedicate the 89 acres north of Sunrise Highway and in the CPA to the Town so that this acreage will be permanently

preserved as natural open space. The proposed project will conform to the maximum allowed clearing for the site under the CLUP (109.3) acres, or just over 25% of the overall site.

The subject parcel is located in the Central Suffolk (South) Special Groundwater Protection Area (SGPA), the Southampton Town Aquifer Protection Overlay District and State Critical Environmental Area. The site is situated over Hydro-geologic Management Zone III. No State or Town regulated freshwater wetlands occur on or near the subject property.

It should be noted that the referral is a Pre-Submission to the Town Board as part of the Change of Zone process for Planned Development Districts. Later submissions by the applicant (and subsequent referrals to the SCPC) will include formal change of zone application, SEQRA and detailed site plan application.

## **STAFF ANALYSIS**

**GENERAL MUNICIPAL LAW CONSIDERATIONS:** New York State General Municipal Law, Section 239-I provides for the Suffolk County Planning Commission to consider inter-community issues. Included in such issues are compatibility of land uses, community character, public convenience and maintaining of a satisfactory community environment.

It is the belief of the staff that the proposed The Hills at Southampton has been designed to be consistent with the existing character of the community, and would remain so into the future with the use of Design Guidelines and a recorded Master Declaration of Covenants and Conditions as proposed by the applicant. According to submitted material to the Commission, the proposed plan has been designed specifically to balance the capabilities of the applicant with the goals of the Town and community for the site, as well as with the pattern of land uses in the vicinity, in order to provide high-quality development on a site where the probability of economic and aesthetic success is high.

The project's vehicle access has been located on Lewis Road and not Spinney Road so that the existing character of the residences along Spinney Road would not be adversely impacted by vehicle traffic associated with the proposed project. In addition, the project is developed preferentially on already-cleared areas of the South Parcel, which reduces the amount of natural vegetation that must be removed for the project.

**LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS:** It is the belief of the staff that the proposed action conforms to the recommendations of the East Quogue Land Use Plan and GEIS, as well as the Town's PDD zoning ordinance. Comprehensive Plan goals of the Town are to minimize impact on services, increasing tax revenues, providing recreational use, preserving habitat and ensuring a balance of aesthetic development and land preservation. The purpose of the Planned Development District legislation, as detailed in the Town Zoning Code Section 330-240B is to facilitate increased flexibility to achieve more desirable development through the use of more creative and imaginative design of residential, mixed use, commercial and industrial areas than is presently achievable under conventional land use techniques and zoning regulations and to preserve, adapt and improve existing open space, land uses and communities, consistent with the recommendations of the Town's Comprehensive Plan....the staff is in agreement with the petitioner that the proposal will provide an alternative to a typical residential subdivision development that could be anticipated to increase local school-age population and school enrollments, motor vehicle traffic, etc. beyond what is currently proposed.

## **SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:**

The Suffolk County Planning Commissions has identified six general Critical County Wide Priorities and include:

1. Environmental Protection
2. Energy efficiency
3. Economic Development, Equity and Sustainability
4. Housing Diversity
5. Transportation and
6. Public Safety

These policies are reflected in the Suffolk County Planning Commission Guidebook (unanimously adopted July 11, 2012). Below are items for consideration regarding the above policies:

The proposed action is essentially a cluster development where the yield from northern portions of the site is “slid down” to the mid and southern end of the Southern Parcel. This is in recognition of the regulatory restrictions in the Central Pine Barrens regarding development in the Core Preservation Area (CPA). As proposed, all disturbances associated with the development will take place in the Compatible Growth Area (CGA) portion of the site. No part of the development will occur in the CPA portion. The proposed project is intended to conform to the maximum allowed clearing for the site under the Central Pine Barrens Comprehensive Land Use Plan (promulgated by the Central Pine Barrens Joint Planning and Policy Commission). Clearing is proposed by the project sponsors to be limited to 109.3 acres or approximately 25% of the overall site.

It is the belief of the staff that review by the Central Pine Barrens Joint Planning and Policy Commission is warranted with regard to adherence to natural vegetation clearing and other portions of the Comprehensive Land Use Plan (CLUP). The petitioner should be directed to the Central Pine Barrens Joint Planning and Policy Commission for compliance to the CLUP.

A man made pond as well as some natural retention areas are proposed as part of the storm water treatment system. The petitioners should be encouraged to review the Suffolk County Planning Commission publications on the Study of Man Made Ponds in Suffolk County and Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.

It is estimated by the project sponsor (as indicated in referral material to the Planning Commission) that the proposed development will generate approximately 34,500 GPD of waste water and is expected to be in conformance with SCDHS regulations. No on site STP is proposed. The petitioners note that the nature of the project is such that the 82 residences would not be utilized by their owners as full-time residences, but would be “second home” units that would not be occupied on a year-round basis. It is further anticipated that the 17 golf-related units would be occupied on an even shorter-term basis by their owners only when visiting the golf course. As a result, the petitioners contend, the 82 residential units represent a lower-intensity residential use than a standard residential subdivision. Conversion of sessional second home residences to full time residences is not uncommon. In addition, adding an operating the golf course to the use on the site brings its nutrient load to the groundwater in as a variable in the Suffolk County Department of Health Services review and approval. The location of the Suffolk County Water Authority Well fields adjacent to the subject property is also another factor in the review of the project. Early review by the Department of Health Services is warranted and the petitioner should be directed to contact and begin dialogue with the Suffolk County Department of Health Services as early as possible.

No mention of the consideration of energy efficiency is provided in the referral material to the Suffolk County Planning Commission. The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein applicable for residential and clubhouse components of the proposal.

There is no discussion in the referral materials to the Suffolk County Planning Commission on the

consideration of the provision of affordable housing. While it may be argued that the proposal when taken into account the with the entire housing stock of the Town of Southampton may provide for diversity of housing opportunities within the Town, its contribution to the affordable housing stock, on site or otherwise, is not elaborated upon. It is the belief of the staff that the petition to the Town Board would be made stronger if the projects contribution to the affordable housing goals of the town were outlined.

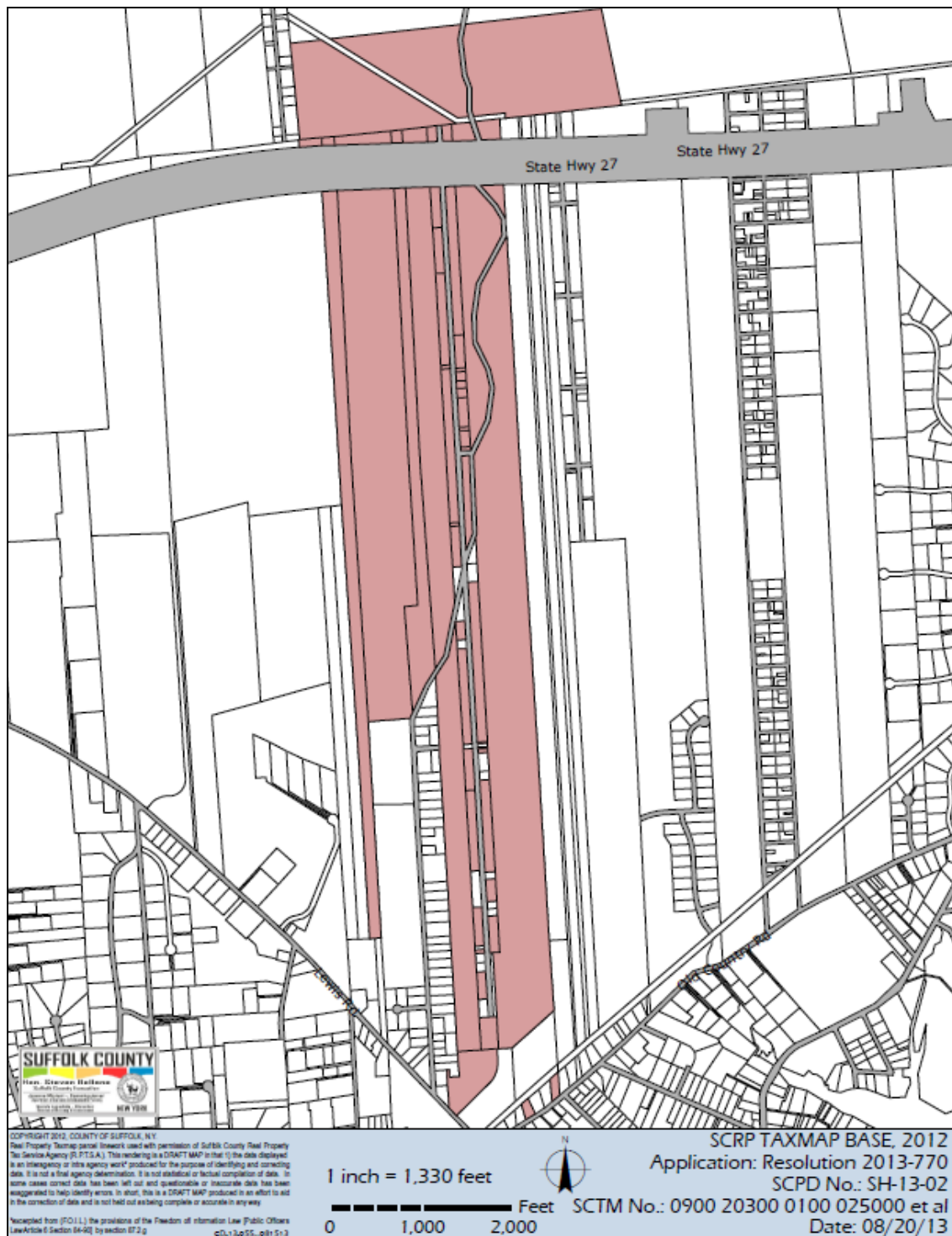
Little discussion is made in the petition to the Town and referred to the Commission on public safety and universal design. The applicant should review the Planning Commission guidelines particularly related to public safety and universal design and incorporate into the proposal, where practical, design elements contained therein.

## **STAFF RECOMMENDATION**

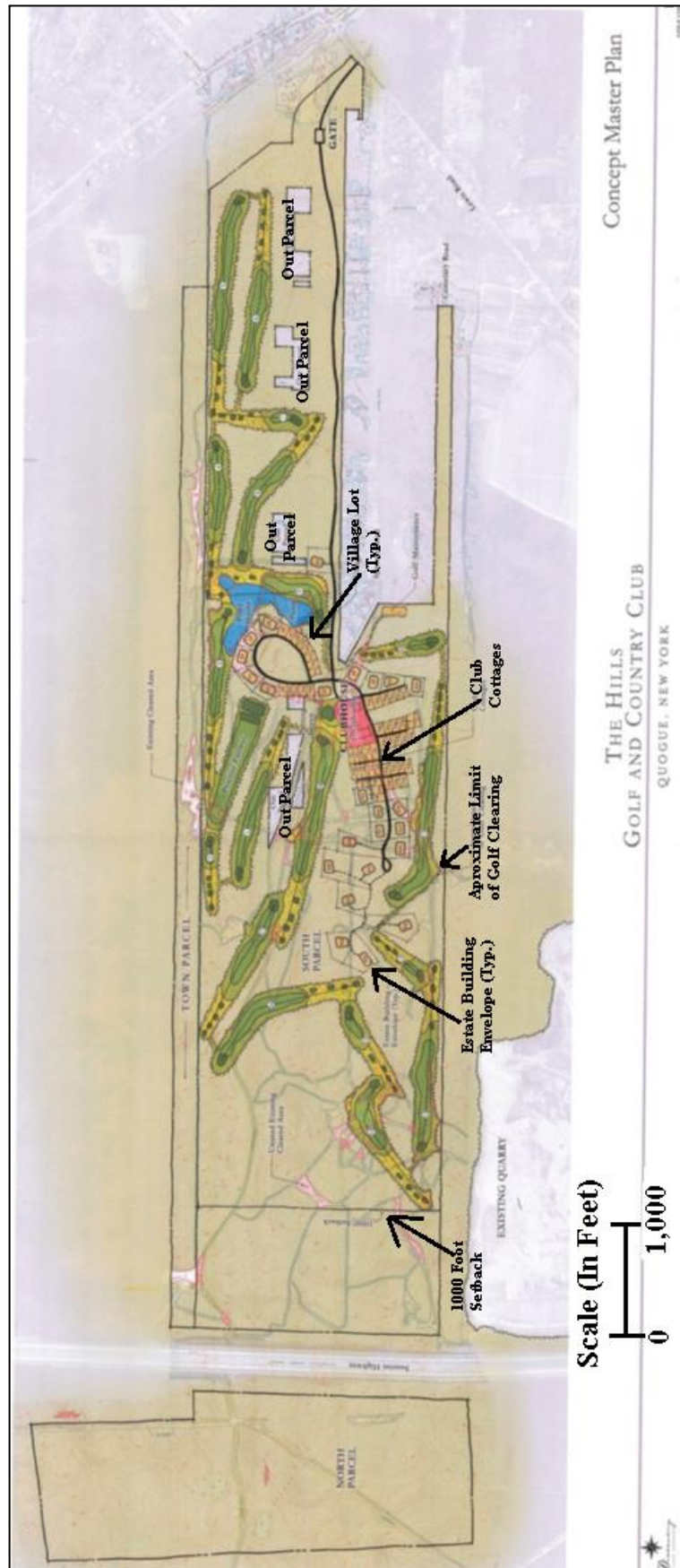
**Approval** of the Change of Zone Pre-Application request from Country Residence (CR200) to Mixed Use Planned Development District (MUPDD) with the following comments:

Comments:

1. The petitioner should be directed to the Central Pine Barrens Joint Planning and Policy Commission for compliance to the CLUP.
2. The petitioner should be directed to contact and begin dialogue with the Suffolk County Department of Health Services as early as possible.
3. The petitioners should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.
4. The petitioners should be encouraged to review the Suffolk County Planning Commission Publication entitled Study of Man Made Ponds in Suffolk County and incorporate into the proposal, where practical, design elements contained therein.
5. The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein applicable for residential and clubhouse components of the proposal.
6. The applicant should review the Planning Commission guidelines particularly related to public safety and universal design and incorporate into the proposal, where practical, design elements contained therein.
7. There is no discussion in the referral materials to the Suffolk County Planning Commission on the consideration of the provision of affordable housing. While it may be argued that the proposal when taken into account the with the entire housing stock of the Town of Southampton may provide for diversity of housing opportunities within the Town, its contribution to the affordable housing stock, on site or otherwise, is not elaborated upon. It is the belief of the Suffolk County Planning Commission that the petition to the Town Board would be made stronger if the projects contribution to the affordable housing goals of the town were outlined.



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 SCPD: SH-13-02  
 SCTM No: 0900-314.00-02.00-020.001 et al.



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# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

## SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

David L. Calone  
Chairman

Sarah Lansdale, AICP  
Director of Planning

Date: September 4, 2013  
Time: 10:00 a.m.  
Location: Village of Sag Harbor  
Village Meeting Room, 2<sup>nd</sup> Floor  
Sag Harbor, New York 11963

### **Members Present (11)**

John P. Whelan – Town of East Hampton  
Carl Gabrielsen – Town of Riverhead  
J. Edward Shillingburg – Town of Shelter Island  
Barbara Roberts – Town of Southampton  
Thomas McAdam – Town of Southold  
Adrienne Esposito – Villages Over 5,000  
Michael Kaufman – Villages Under 5,000  
Glynis Margaret Berry – At Large  
David Calone – At Large

### **Staff Present (5)**

Thomas Young – Assistant County Attorney (Counsel to the Commission)  
Andrew Freleng – Chief Planner  
Theodore Klein – Senior Planner  
John Corral – Planner  
Christine DeSalvo – Senior Clerk Typist

### **Call to Order**

- The meeting of September 4, 2013 was called to order by David Calone, Chairman, at 10:45 a.m.

### **The Pledge of Allegiance**

**Adoption of Minutes**

- The adoption of the August 2013 Meeting Minutes. Motion to adopt as amended made by Commission member Kaufman, seconded by Commission member Whelan. Vote Approved: 9 ayes, 0 nays, 0 abstentions.

**Public Portion** – No one from the public asked to address the Commission.

**Chairman's Report** – First thanked Commission member Barbara Roberts for coordinating today's commission meeting and tour; and for serving lunch. Also thanked the Village of Sag Harbor for their hospitality;

Chairman Calone updated the Commission as follows:

- The Commission can expect to be busy this fall with a number of our priorities including Professional Certification, the Public Safety model code, the Economic Development conference with the IDA, the Comprehensive Plan, the Geothermal model code, Post Sandy resiliency work, and Sewer Financing.
- On Agriculture; Commission members Carl Gabrielsen and Barbara Roberts have been working on the Farm Census, and the 'Farm to Institution' idea; coordinating with Legislator Jay Schneiderman. Chair noted that the Legislature's Economic Development Committee recently had a hearing on local foods. We are working together to support Suffolk's agricultural economy and sustain it into the future, including preserving farmland and supporting young farmers. Chairman Calone stated that the Peconic Land Trust has been instrumental in leading on this.
- On the 'Professional Certification' pilot program, Commissioner Casey has drafted a memo in order to get necessary State Legislature sponsorship for the program to get going. The Town of Brookhaven wants to pass a "sense resolution" supporting adoption of the legislation.
- On the Commission's 'Public Safety' initiative, Commission member Tom McAdam led the effort to put together the public safety design code principles that are now in the Commission Guidebook. Both of Brookhaven and Babylon, as well as Huntington, are interested in taking our public safety design code and providing guidelines for their own planning board to keep public safety principles in mind when evaluating site plans. The Chairman indicated that he had very positive meetings over the summer with D.A. Spota and the County Executive's office. The Chairman also stated he met last week with Governor Cuomo's new head of public safety for the state, and he is very interested in working with us on refining the principles and possibly getting behind an effort to get these out, not just in Suffolk, but across New York State.
- On the 'economic development conference', Barbara Roberts will be the Commission member working on that. We are aiming for a November, possibly December date. We are working on this in conjunction with the Suffolk County IDA CEO Anthony Manetta and the County Executive's office.
- On the 'East End Wind Code', which was adopted by the Town of Brookhaven, the Chairman indicated that he is still waiting to hear what the Towns of East Hampton and Riverhead are doing to adopt some form of the wind code.
- As for 'resiliency' post Sandy effort – we are still looking at a possible effort to coordinate Town interest in changing building codes to require building to FEMA code in 'flood zones' where houses are not more than 50% damaged. The

**Chairman's Report** (Continued)

Chairman reminded the Commission that last spring the "Suffolk After Sandy Roundtable" focused on the 'built environment', and mentioned also that there is the possibility to do another event to inform the municipalities when the Army Corps of Engineers comes out with their south shore Fire Island to Montauk plan.

- The Annual Planning Federation Conference update – with sponsors including LI Index/Rauch Foundation, and keynote Speaker Kevin Law. Chairman asked Commission member Mike Kaufman who is coordinating the classes and speakers for the conference if there was anything else;
  - Commission member Mike Kaufman indicated that the conference agenda was pretty much completed and urged individual Commission members to sign up to participate in the panels and to introduce courses and speakers.
- On the County's Comprehensive Plan, the consultant firm AKRF, chosen to complete the Comp Plan, will have Stephen Holley update the Commission at next meeting in October. The Chair indicated that pursuant to the County Charter the Commission is in charge of overseeing the Comp Plan's completion, expected to be early next year in January or February.
- The next scheduled Commission meeting for October 2<sup>nd</sup> will be at 2:00 p.m. in Brookhaven Town Hall.

**Director's Report** – Planning Director Sarah Lansdale did not attend the meeting and Andrew Freleng informed the Commission on her behalf about recent activities within the Division including the following items:

- The County is wrapping-up its Comp Plan.
- As well as finishing up the County's Transfer of Development Rights report.
- The Sagtikos Redevelopment Study Area report is also in the process of being completed.
- Continuing work on the Chapter 8 Farmland revisions, still working on aquaculture, various water-quality projects, and open-space initiatives

**Guest Speakers**

- **Hon. Jay H. Schneiderman**, 2<sup>nd</sup> District Representative to the Suffolk County Legislature, welcomed the Commission to the East End, and gave a general overview of its planning concerns, including the revitalization of the Riverside area.
- **Hon. Jeffrey E. Sander**, Mayor of Village of North Haven, described to the Commission the Village as a 2.2 square mile peninsular very concerned with water quality and the proliferation of tick-borne illnesses, amongst other things.
- **Chris Pickerell**, Marine Program Director, Cornell Cooperative Extension; presented an overview of their Marine Program in the Peconic Estuary. He was accompanied by **Dr. Matthew Scafani**, Senior Extension Resource Educator, Cornell Cooperative Extension; who presented an outline of the Extension's Shellfish Aquaculture Program. Both answered questions and addressed comments of the Commission.
- **Christopher Bianco Esq. & Charles Voorhees**, Representatives for the Village of Mastic Beach; presented the rationale for the Village's newly created zoning code.
- **Hon. Robbie Stein**, Deputy Mayor and Trustee for the Village of Sag Harbor, explained to the Commission that part of the Village lies below sea level, and wastewater and stormwater run-off is a continual problem for the Village, and that it has recently hired

**Guest Speakers - Hon. Robbie Stein (Continued)**

an engineering consultant for help with a solution.

**Section A14-14 thru A14-25 of the Suffolk County Administrative Code**

- **Adoption of Zoning Code for the Village of Mastic Beach;** referred by the Village of Mastic Beach, received on August 16, 2013 – the Commission's jurisdiction for review is that the application is the proposed adoption of a municipal zoning ordinance. The Village Board of Trustees is considering the adoption of Chapter 530 Zoning to the Village Code. The proposed zoning code for the village was drafted by the Village Zoning Commission and has been the subject of a full SEQR review.

The staff report recommended approval of proposed Zoning Code. The Commission resolved to generally agree and approved the proposed Zoning Code adoption offering three (3) comments to the Village of Mastic Beach for their consideration and use.

The motion to approve the application with three (3) comments was made by 1<sup>st</sup> Vice Chair Esposito and seconded by Commission member Berry, vote Approved; 9 ayes, 0 nays, 0 abstentions.

- **The Hills at Southampton;** referred by the Town of Southampton, received on July 29, 2013 – the Commission's jurisdiction for review is that the application is within the Suffolk County Pine Barrens Zone and adjacent to NYS Route 27 (Sunrise Highway). The request is a pre-submission for a change of zone from Country Residence (CR 200) to Mixed Use Planned Development District (MUPDD) pursuant to Section 330-246B of the Southampton Zoning Law. The subject property is an assemblage of tax map parcels consisting of a 436 acre property in the hamlet of East Quogue. The requested zone change to MUPDD would allow for residential development and a golf course use.

The staff report recommended approval with seven (7) comments for the consideration and use of the Town of Southampton. The Commission had a relatively lengthy discussion and after deliberation the Commission resolved to disapprove the change of zone pre-submission request, giving three (3) reasons for disapproval, and offering eight (8) comments to the Town of Southampton for their consideration and use.

The motion to disapprove with the three (3) reasons, and eight (8) comments was made by Commission member Roberts and seconded by Commission member Berry, vote Approved; 8 ayes, 0 nays, 1 abstention.

**Meeting Adjourned (1:45 p.m.)**

- The motion to adjourn the meeting was made by Commission member Roberts and unanimously Approved.