

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) 853-5191 F: (631) 853-4767

Theresa Ward, Acting Commissioner, Department of Economic Development and Planning
Sarah Lansdale, Director of Planning

Notice of Meeting

August 3, 2016 at 2:00 p.m.

**Maxine S. Postal Auditorium, Evans K. Griffing Building
Riverhead County Center
300 Center Drive Riverhead, NY**

Tentative Agenda Includes:

1. Meeting Summary for July 2016
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guests
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - 515 Broadhollow Catering & Sports Center, Town of Huntington
0400 26800 0100 019000
 - Delaware North Properties, LLC – Islandia Marriott, Village of Islandia
0504 00800 0200 058002
7. Section A-14-24 of the Suffolk County Administrative Code
 - None
8. Other Business:
 - 2016 Rules of Proceedings
 - Suffolk County Planning Commission Guidebook
 - PSDR – Parking Stall Demand Reduction

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on September 7, 2016 2 p.m. 11 Rose Caracappa Auditorium, W.H. Rogers Legislature Bldg., 725 Veterans Memorial Highway, Smithtown, NY

COUNTY OF SUFFOLK

Z-1



Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Theresa Ward
Acting Commissioner

Division of Planning
and Environment

STAFF REPORT

SECTIONS A14-14 THRU A14-25 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: 515 Broadhollow Catering & Sports Center
Municipality: Huntington
Location: Southeast corner of Broadhollow Rd. (NYS Route 110) and Baylis Rd.

Received: 7/15/16
File Number: HU-16-02
T.P.I.N.: 0400 26800 0100 01900

Jurisdiction: Within 500 feet of Broadhollow Road (NYS Route 110)

ZONING DATA

- Zoning Classification: I-1 (Light Industrial District)
- Minimum Lot Area: 10 Acres
- Section 278: N/A
- Obtained Variance: Yes for signage, parking, conversion of space for restaurant and outdoor dining

SUPPLEMENTARY INFORMATION

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

SITE DESCRIPTION

- Present Land Use: Office/warehouse/restaurant
- Existing Structures: Industrial

- General Character of Site: Industrial
- Range of Elevation within Site: 113 ft amsl to 120 ft amsl
- Cover: Existing Building Parking Lot & Landscaped Areas
- Soil Types: Riverhead and Haven Soils (RhB) / Haven Loam (HaA)
- Range of Slopes (Soils Map): 0% - 8%
- Waterbodies or Wetlands: none

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: commercial site plan
- Layout: standard
- Area of Tract: 13.8 Acres
- Yield Map: N/A
- Open Space: N/A

ACCESS

- Roads: access off Broadhollow Road (SR 110) and Baylis Road
- Driveways: interior connecting roadways

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: Connected dry-wells
 - Recharge Basins: no
- Groundwater Management Zone: I
- Water Supply: public
- Sanitary Sewers: public

PROPOSAL DETAILS

OVERVIEW – Applicants seek Site Plan approval from the Town of Huntington Planning Board for the conversion of an existing industrial building, currently office/warehouse and restaurant, to a Mixed-use office-entertainment (catering and sports center) establishment.

The subject parcel is located on the south-east corner of Broad Hollow Road (NYS Rte. 110) and Baylis Road in the hamlet of Melville. The subject property is 13.8 acres and includes an existing 195,067 SF building.

Referral material to the Suffolk County Planning Commission from the Town of Huntington Planning Board indicates that the building is to undergo renovations of total gross floor area of 195,067 SF in the following manner:

- 4,075 SF outdoor assembly (dining)
- 12,411 SF Fitness & training
- 10,00 SF swim exercise and training
- 20,000 SF gym
- 500 SF management office
- 3,697 SF misc. tenant storage #1
- 4,822 SF Misc. tenant storage #2
- 500 SF retail food dispensing facility
- 1,158 courtyard #1
- 11,446 SF courtyard #2
- 40,000 SF new 1 story courtyard offices

- 50,367 SF 1st floor office area
- 14,591 SF 2nd floor office area

The Town Code requirement for off street parking for this proposal is 781 required stalls. The applicant is providing 636 stalls under an existing variance (per ZBA decision #21425 dated April 28, 2016).

Access to the subject site is from existing ingress/egress to Broad Hollow Road at the south-west corner of the site and at Baylis Road at the north-west corner of the site.

Pedestrian access is provided via an existing sidewalk from Baylis Road. A sidewalk also exists along the frontage of the site adjacent to NYS Rte. 110 (Broad Hollow Road).

Sanitary waste water is to be conveyed to the Southwest Sewer District (SC SD #1) via the existing main in in the NYS Rte. R-O-W.

Potable water is to be provided by the South Huntington Municipal water district.

The subject site is presently totally developed with building, paving and landscaping. The immediate area is office park type development on either side of Broad Hollow and Baylis Roads. Residential development is found far to the west off of Walt Whitman Road. Zoning for the subject property and surrounding area is Industrial-1.

The proposed project site is not located in a Suffolk County Central Pine Barrens Zone. The subject parcel is not located in a Special Groundwater Protection Area (SGPA). The site is situated over Hydro-geologic Management Zone I. There are no State regulated freshwater wetlands on or near the subject site.

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 515 Broadhollow Catering and Sports Center has been designed to be consistent with the existing character of the adjacent community. The proposal is for an adaptive reuse of a building situated in an office/industrial park with adequate distance and buffer from residential development to the west.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: It is the belief of the staff that the proposed action conforms to the spirit and intent of the recommendations of the Town of Huntington Comprehensive Plan Update – Horizons 2020 (2008).

The Plan identifies the Melville Employment Center as “a suburban, automobile-oriented commercial district that is poorly designed for pedestrians...Future development in the Melville Employment Center should seek to retrofit the existing pattern in order to promote pedestrian accessibility and limit the need for employees to drive during the workday. There are several ways to achieve this goal, including encouraging a mix of land uses, establishing stronger design guidelines for buildings and walking paths, improving transit service, and allowing for existing office cafeterias to market to customers from other buildings...”

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:

Submission materials to the Commission indicate that on site drainage requirements will continue to be met by the proposed Catering and Sports Center. No green methodologies are proposed. The applicant 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.

Potable water and waste water treatment are to be connected to existing municipal services. Application should be made to the Suffolk County Department of Health Services and the Suffolk County Department of Public works 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 applicants 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.

Suffolk County Transit bus route S1 runs along NYS Rte. 110. The applicants should be advised to reach out to Suffolk County Transit and discuss accommodations for transit riders to the office-catering-sports center.

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 incorporate into the proposal, where practical, design elements contained therein.

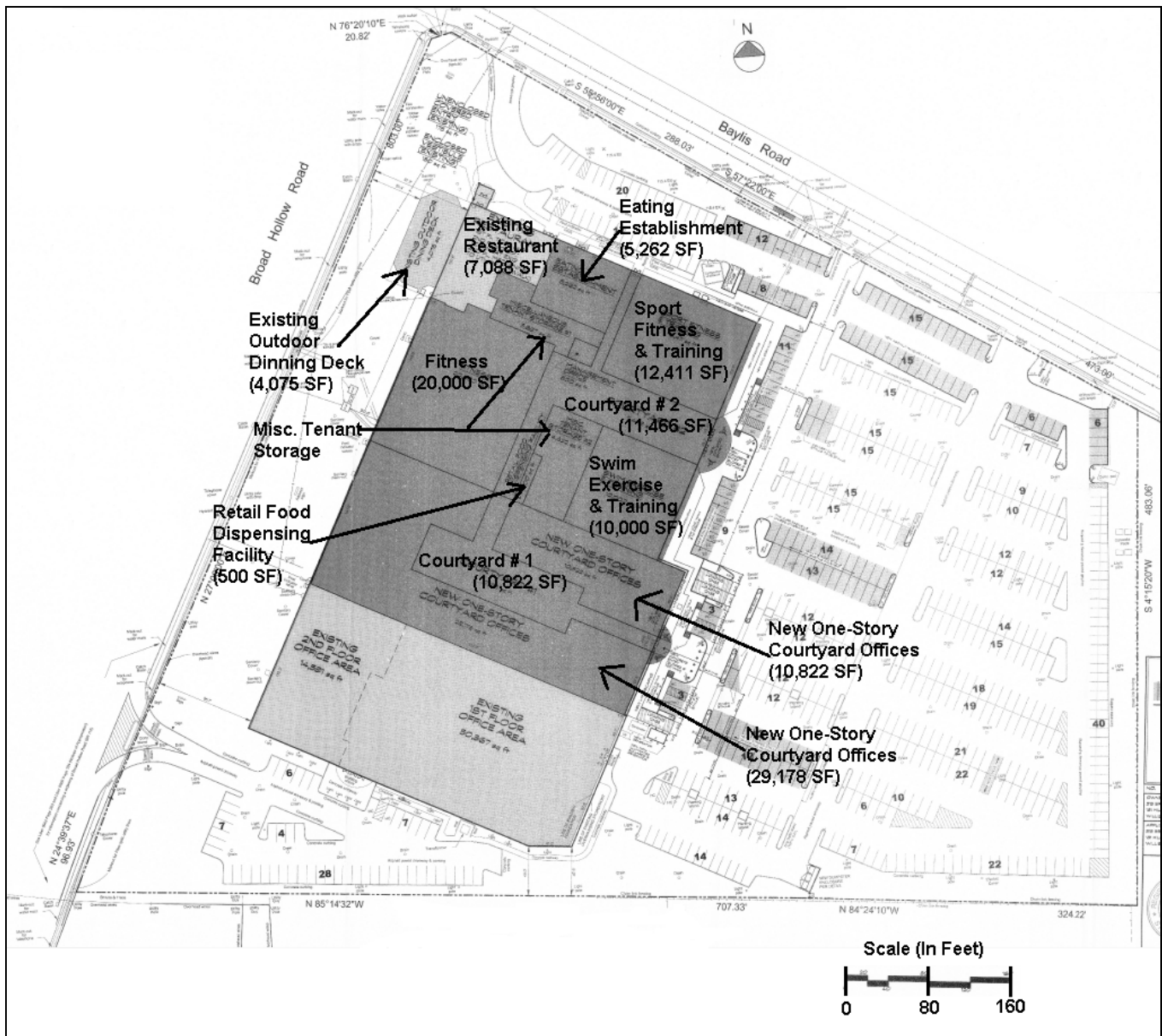
STAFF RECOMMENDATION

Approval of the site plan for 515 Broadhollow Catering and Sports Center with the following comments.

Comments:

1. The applicant should be directed to contact and begin dialogue with the Suffolk County Department of Health Services and Department of Public Works as early as possible for connections to municipal sewer and water.

2. The applicant 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.
3. The applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, applicable elements contained therein.
4. The applicant should be advised to reach out to Suffolk County Transit and discuss accommodations for transit riders to the office-catering-sports center.
5. The applicant should review the Planning Commission guidelines particularly related to public safety and universal design incorporate into the proposal, where practical, design elements contained therein.



Z-1: 515 Broadhollow Catering & Sports Center
 SCPD: HU-16-01
 SCTM No: 0400-268.00-01.00-019.000



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: Delaware North Islandia Properties LLC
Municipality: Village of Islandia
Location: n/e/c of Express Drive North (L.I.E. Service Road) and Bedford Avenue

Received: 7/21/2016
File Number: Is-16-01
T.P.I.N.: 0504 00800 0200 058002
Jurisdiction: adjacent to NYS Route 495 (Long Island Expressway).

ZONING DATA

- Zoning Classification: OI / Office Industrial
- Minimum Lot Area: 5 acres
- Section 278: N/A
- Obtained Variance: Existing 10 story hotel where maximum building height is 4 stories.

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
- SEQRA Information: Yes
- SEQRA Type: EAF and Expanded Environmental Assessment Report – Revised July 2016
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: Hotel
- Existing Structures: 216,650 SF, 278-room hotel (including 13 suites), with meeting rooms, a pool, bar and restaurant, and fitness room.
- General Character of Site: Gradually sloping up then level
- Range of Elevation within Site: 85-115' amsl
- Cover: 10 story hotel and associated asphalt parking lot
- Soil Types: Riverhead sandy loam & Haven associations.
- Range of Slopes (Soils Map): 0-15%
- Waterbodies or Wetlands: None

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

- Type: Special Permit for an Accessory Use
- Layout: Standard – As built
- Area of Tract: 7.88 Acres
- Yield Map: Not applicable
- Open Space: None indicated

ACCESS

- Roads: Existing: 1) Express Drive North (LIE service Road); 2) Bedford Avenue; and 3) Raymond Drive. All providing vehicular access.
- Driveways: Private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: Existing Catch basins - leaching pools
 - Recharge Basins: No
- Groundwater Management Zone: VII
- Water Supply: S.C.W.A.
- Sanitary Sewers: S.C. Sewer District #13 - Windwatch

PROPOSAL DETAILS

OVERVIEW – Applicants request Special Permit approval from the Islandia Village Board of Trustees for an accessory video lottery gaming facility at an existing Islandia Marriott Long Island Hotel. The proposed accessory use would consist of Video Lottery Terminals (VLTs) facility, Suffolk Off-Track Betting (OTB) simulcast location, food and beverage locations, and back-of-house support areas. Proposed modifications to the existing hotel would primarily be interior reallocations of spaces. Specifically, 2 suites and 31 guest rooms, existing meeting rooms, banquet rooms and the pool would be replaced with approximately 30,255 SF of gaming area (13.9% of the overall 216,650 SF hotel).

The subject parcel is 7.88 acres in size, within the OI (Office Industry) zoning district. Access to the property is found on the north side of Express Drive North, east side of Bedford Avenue and south side of Raymond Drive. The subject property is currently developed with a 10 story- 278-room hotel (including 13 suites), with meeting rooms, a pool, bar and restaurant, and fitness room. 649 parking spaces are currently provided on-site.

Proposed modifications to the existing hotel would be primarily interior, one modification is to the northeast corner of the building to ally for a 'sally port', or security entry to the building, that would eliminate 6 parking space, resulting in a total of 643 on-site parking spaces.

Storm water runoff generated from the existing site improvements is collected in catch basins leaching pools and drywell structures located throughout the parking areas.

Sewage disposal for the existing hotel is handled via connection to the existing sewer main, located on Bedford Avenue, which then connects to the Suffolk County Municipal Sewer District #13 – Windwatch Facility.

The surrounding zoning and land use pattern in the vicinity of the subject property are predominately a mix of light industrial (consisting of office and distribution/warehouse) uses, and vacant Office Industry zoned lands to the north and west; to the east is developed and undeveloped low density residential, light industrial, commercial, and a Town of Islip owned 'park & ride' lot. To the south is the Long Island Expressway, and then medium to high density residential development.

The Islandia Marriott Hotel operates under a special permitted granted by the Village Board of Trustees, the proposed accessory video lottery gaming and OTB simulcast facility (as an indoor amusement use) must also receive special permit approval from the Village of Islandia Board of Trustees.

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.

The subject property is not within 500 feet of another municipality and does not trigger the requirements of section A14-15 of the Suffolk County Administrative Code.

The proposed special permit request is for the reallocation of floor space within an existing building that in the past has been compatible with adjacent land uses. The request is atypical since there have been no other video gaming facilities established within Suffolk County before the current proposal. The subject property is surrounded by office-industry zoning on three sides and residential zoning on one property line to the east.

In terms of the compatibility of land uses, the principal use (hotel) has not changed and the physical properties of the site remain constant, the physical character of the community remains unchanged by the proposal as there are no major modifications to the exterior of the principal building. With respect to public convenience and maintaining of a satisfactory community environment, there is some input from the public with respect to alleged adverse effects to the public convenience and community environment (see below discussions on Transportation and Public Safety).

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Inc. Village of Islandia Comprehensive Plan Update, August 2003 has no specific recommendations for the subject property. The existing hotel, as well as, the proposed accessory use is permitted, by special permit from the Village Board of Trustees, pursuant to the Village of Islandia Zoning Law. As such, the proposed action is not anticipated to contravene local comprehensive plan recommendations.

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.

Storm water runoff from impervious surfaces of the existing hotel-accessory video gaming facility and parking area is intended to be captured and discharged to dry wells. The applicants are required to continue to comply with NYS SWPP and Village of Islandia storm water regulations. There is no indication that the applicant has reviewed the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies.

The application referral materials to the Suffolk County Planning Commission indicate that waste water from the existing hotel and VLT, OTB facility, will continue to be collected and conveyed to the existing Windwatch sewage treatment plant.

No mention of the consideration of energy efficiency is provided in the referral material to the Suffolk County Planning Commission. There is no indication that the applicant has reviewed the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency.

The applicants put forth that “the proposed action would benefit the surrounding community by providing approximately 150 full-time-equivalent (FTE) jobs, as well as an alternative indoor amusement venue (i.e., VLTs) that does not currently exist in Suffolk county. This would be accomplished by modifying interior spaces of an existing hotel, which has been established in the community for over 30 years, without requiring any upgrades or modifications to existing infrastructure, such as water supply connections or wastewater disposal.” Application material goes on to indicate that “the attraction of the only VLT facility in Suffolk county would draw people to this location as a destination that would have positive economic impacts on surrounding businesses in the area (e.g., shopping and restaurants), and not just the hotel itself.”

An expanded Environmental Assessment was included in referral materials from the Inc. Village of Islandia to the Suffolk County Planning Commission. Within the EA was included a traffic Impact study (TIS) that was prepared by the applicants engineer (VHB) to review the existing roadway and traffic conditions in the area. The applicant notes that an earlier version of the TIS prepared in June 2016, “analyzed the traffic associated not only with the project site, but also traffic formerly to be redistributed to an off-site satellite parking lot that would be used during peak parking demand periods – primarily on Friday and Saturday evenings. The satellite parking has since been removed from the scope of the project due to a proposed on-site valet parking plan prepared by the applicant’s architect.” Referral material continues to read “the removal of the satellite parking lot from the project substantially reduces the amount of traffic generated by the project, simply because patrons would no longer be directed to a satellite parking lot when on-site parking is at capacity. As a result, there is substantially less traffic exiting the site during the peak hours studied. There is also no longer the need for shuttle buses to take patrons to and from the satellite parking lot. All of which substantially reduce the amount of traffic generated by this site. Since the results of the prior analysis indicated that all intersections would operate at acceptable levels of service and that there would be no mitigation required, the original analyses were not updated.” The TIS concludes that “the proposed renovations to the hotel would result in increased traffic generation that can be accommodated by the surrounding street network...” and “...all study intersections would operate well in the Build condition with acceptable levels of service (LOS)”

The subject property fronts on the Long Island Expressway (NYS 495 ROW) and immediate traffic issues are the jurisdiction of the NYS Department of Transportation (North and South service roads to NYS 454 and Old Nichols Rd (Town Road). Secondary intersections within the jurisdiction of Suffolk County, including Bedford Avenue/ Motor Parkway (CR 67) and Old Nichols Road /CR 67 were also determined to operate well in the Build condition analysis. Suffolk County Planning Commission staff is of the understanding that DPW has not received any referral material from the Village or applicant to officially review regarding any impacts to CR 67, Motor Parkway at Bedford Ave and Old Nichols Road.

Suffolk County Planning Commission staff notes that it can be found in the literature that modern Indoor Recreation Facilities of this kind including VTL's attract a majority of low-income workers and retirees that generally come from nearby (approximately 10 miles). A review of Suffolk County Transit Bus Routes indicates that there is no bus route servicing the project site. The closest route is located on Old Nichol's Road to the east or NYS Rte. 454 to the west. Pedestrians would need to walk several miles to connect with either bus route.

The subject property is located several miles to the north from the Central Islip LIRR train station. No mass transit route connects the LIRR station to the project site.

The applicant has stated that:

It is often perceived that the introduction of gaming facilities causes an increase in crime, although analysis prepared by The National Gambling Impact Study Commission (NGISC), created by Congress in 1996 to assess the relationship between gambling and levels of crime, as well as The Public Sector Gaming Study Commission (PSGSC), formed in 1999 by the National Council of Legislators from Gaming States (NCLGS) to provide public sector advice about gaming, indicates that there is no direct or quantifiable correlation between legalized or casino-style gambling and crime. Moreover, the NCLGS stated, "the security on the premises of gambling facilities, the multiple layers of regulatory control, and the economic and social benefits that gaming seems to offer to communities are effective deterrents of criminal activity."

Nevertheless, little more discussion is made in the application to the Inc. Village of Islandia and referred to the Commission on public safety. There is no indication that the applicant has reviewed the Planning Commission guidelines particularly related to public safety to address typical concerns related to gambling establishments such as the increases in assault, motor vehicle theft, prostitution and sex offenses, drug violations, DUI, public drunkenness and disorderly conduct, etc.. Lighting, while ideally being "Dark Sky" compliant should provide a sense of security to patrons and neighboring properties.

Little discussion is made in the petition to the Incorporated Village of Islandia and referred to the Commission on universal design. It is not apparent from the referral material that the applicants have reviewed the Commissions guidelines on universal design.

It should be noted that a Special Permit application referral from the Inc. Village of Ialandia was received on April 13, 2016 and was returned to the Village as a Local Determination (LD) on April 26, 2016. The subject change of use referral did not trigger any of the Suffolk County Planning Commission Regionally Significant criteria:

- the facility remains connected to an established municipal sewer district,
- does not physically alter twenty acres or more,
- parking is unchanged at 649 off street parking stalls (1,000 stall criteria) and
- interior renovations of the existing hotel total approximately 30,000 SF (less than 100,000

SF criteria).

The current referral to the Suffolk County Planning Commission does not trigger any of the Commission's established "Regionally Significant Criteria" as described in the Suffolk County Planning Commission Guidebook (Chapter 1.3, pg. 8).

STAFF RECOMMENDATION

Local Determination of the Special Permit for Delaware North Islandia Properties LLC with the following comments:

1. The applicants 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.
2. Waste water treatment and disposal issues should be reviewed with the Suffolk County Department of Health Services and the Department of Public Works as early as possible.
3. The applicant 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 to non-residential uses.
4. The applicant should be encouraged to contact the Suffolk County Department of Public works to review potential impacts to CR 67, Motor Parkway and other county roadways in the vicinity.
5. The applicant should contact Suffolk County Transit and explore bus service to the indoor recreation facility.
6. The applicant should contact the NYS DOT with respect to traffic studies and access to the subject site from the State ROW.
7. The applicant should be encouraged to establish shuttle service to LIRR stations and Suffolk County Transit locations.
8. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
9. The petitioners should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.



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) 853-5191 F: (631) 853-4767

Theresa Ward, Acting Commissioner, Department of Economic Development and Planning
Sarah Lansdale, Director of Planning

AGENDA

August 3, 2016 at 2:00 p.m.

**Maxine S. Postal Auditorium, Evans K. Griffing Building
Riverhead County Center
300 Center Drive Riverhead, NY**

1. Meeting Summary for July 2016
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guests
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - 515 Broadhollow Catering & Sports Center, Town of Huntington
0400 26800 0100 019000
 - Delaware North Properties, LLC – Islandia Marriott, Village of Islandia
0504 00800 0200 058002
7. Section A-14-24 of the Suffolk County Administrative Code
 - None
8. Other Business:
 - 2016 Rules of Proceedings
 - Suffolk County Planning Commission Guidebook
 - PSDR – Parking Stall Demand Reduction

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on September 7, 2016 2 p.m. 11 Rose Caracappa Auditorium, W.H. Rogers Legislature Bldg., 725 Veterans Memorial Highway, Smithtown, NY

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey
Chairwoman

Sarah Lansdale, AICP
Director of Planning

Date: August 3, 2016
Time: 2:00 p.m.
Location: Maxine S. Postal Auditorium
Evans K. Griffing Building, Riverhead County Center
300 Center Drive, Riverhead, New York 11901

Members Present (9)

Michael Kelly – Town of Brookhaven
Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
Carl Gabrielsen – Town of Riverhead
Nicholas Morehead – Town of Shelter Island
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Errol Kitt – At Large

Staff Present (5)

Andrew Freleng – Chief Planner
Ted Klein – Senior Planner
John Corral – Senior Planner
Christine DeSalvo – Senior Clerk Typist
Robert Braun – Deputy County Attorney (Counsel to the Commission)

Call to Order

- The Suffolk County Planning Commission meeting of August 3, 2016 was called to order by Chairwoman Jennifer Casey at 2:05 p.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the July 2016 Meeting Minutes was tabled.

Chair's Report (taken out of order) – Chairwoman Casey updated the Commission of following:

- Chairwoman Casey indicated that there was a very successful East End Transportation Summit a couple of weeks ago, and following the meeting some of the Commissioners met with the President of the Long Island Rail Road. The Chair indicated that she sent an e-mail around that announced that year-round service would resume out to the North Fork; and that the Commission will be assembling working groups for both the North Fork and South Fork sometime after Labor Day to work in conjunction with both the local as well as the railroad officials in coming up with strategies to improve transportation issues out on the East End.
- The Chairwoman stated that the Commission will next hear the staff report for one of the projects before the Commission today, and then go back to the Public Portion of the meeting before hearing the presentation for the Islandia project on the agenda.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code (taken out of order)

515 Broad Hollow Catering & Sports Center; the application is referred by the Town of Huntington, received on July 15, 2016 - the Commission's jurisdiction for review is that the application is adjacent to Broad Hollow Road (S.R. 110). The applicant seeks site plan approval from the Town of Huntington Planning Board for the conversion of an existing industrial building, currently office/warehouse and restaurant, to be a mixed-use office/entertainment (catering and sports center) establishment. The subject property is located on the southeast corner of Broad Hollow Road (NYS Rte. 110) and Baylis Road in the hamlet of Melville. The subject property is 13.8 acres and includes an existing 195,067 SF building.

The staff report recommended approval of the site plan application and offered five (5) comments for their consideration and use by the Town of Huntington Planning Board. After deliberation the Commission resolved to adopt the staff report and approve the site plan application with five (5) comments.

The motion to approve the site plan application with five (5) comments for their consideration and use by the Town of Huntington Planning Board was made by Commission member Kelly and seconded by Commission member Chartrand to Approve; 9 ayes, 0 nays, 0 abstention.

Public Portion – Twenty One (21) members of the public addressed the Commission about the Delaware North Islandia Properties LLC application on the agenda.

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

Delaware North Islandia Properties LLC; the application is referred by the Village of Islandia, received on July 29, 2016 - the Commission's jurisdiction for review is that the application is adjacent to Long Island Expressway (S.R. 495). The applicants request Special Permit approval from the Islandia Village Board of Trustees for an accessory video lottery gaming facility at an existing Islandia Marriott Long Island Hotel. The proposed accessory use would consist of Video Lottery Terminals (VLTs) facility, Suffolk Off-Track Betting (OTB) simulcast location, food and beverage locations, and back-of-house support areas. Proposed modifications to the existing hotel would primarily be interior reallocations of spaces. Specifically, 2 suites and 31 guest rooms, existing meeting rooms, banquet rooms and the pool would be replaced with approximately 30,255 SF of gaming area (13.9% of the overall 216,650 SF hotel).

The staff report recommended Local Determination of the Special Permit application and offered nine (9) comments for their consideration and use by the Village of Islandia Board of Trustees. After deliberation the Commission resolved to generally agree with the staff report recommendations and deem the application a matter for local determination.

The motion to deem the Special Permit application to be a matter for Local Determination and to offer nine (9) comments for their consideration and use by the Village of Islandia Board of Trustees was made by Commission member Chartrand and seconded by Commission member Kaufman to Approve; 8 ayes, 1 nays (Gabrielsen), 0 abstention.

Other Commission Business

- The Commission agreed to table the adoption of the 2016 Rules of Proceedings.
- The Chair announced that the next Planning Federation Conference is coming in the Fall, and that Commission member Chu will be working on that and would update the Commission when they will need more help from them as they get closer to the actual date of the conference.

Meeting Adjournment (3:50 p.m.)

- The motion to adjourn the meeting was made by Chairwoman Casey with no objections; Vote Approved: unanimously.