COUNTY OF SUFFOLK

STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION
SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey
Chairwoman

Date: October 4, 2017
Time: 3:00 p.m.
Location: Rose Caracappa Legislative Auditorium
William H. Rogers Legislature Building
North County Complex
Hauppauge, New York 11788

Members Present (11)

Michael Kelly – Town of Brookhaven
Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
John Condzella – Town of Riverhead
Nicholas Morehead – Town of Shelter Island
John Finn – Town of Smithtown
Adrienne Esposito – Villages Over 5,000 (left early)
Michael Kaufman – Villages Under 5,000
Rodney Anderson – At Large
Errol Kitt – At Large

Members Not Present (2)

Samuel Chu – Town of Babylon
Kevin Gershowitz – At Large

Staff Present (6)

Dorian Dale – Acting Director of Planning
Andrew Freleng – Chief Planner
Ted Klein – Principal Planner
John Corral – Senior Planner
Christine DeSalvo – Senior Clerk Typist
Valerie Smith – Assistant County Attorney (Counsel to the Commission)
Call to Order

- The Suffolk County Planning Commission meeting of October 4, 2017 was called to order by Chairwoman Jennifer Casey at 3:00 p.m.

The Pledge of Allegiance

Public Portion (taken out of order) – Edward Romaine, Supervisor for the Town of Brookhaven, and two members of the public addressed the Commission regarding the Gyrodyne LLC application from a prior meeting; And three members of the public spoke to the Commission about the Top Golf application on the agenda.

Adoption of Minutes

The adoption of the August 2017 Meeting Minutes; A motion to adopt the minutes as written was made by Commission member Anderson, seconded by Commission member Chartrand. Vote Approved: 9 ayes, 0 nays, 2 abstentions (Finn and Kramer).

Chair’s Report – None.

Director’s Report – None.

Guest Speaker – None.

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

TopGolf at Holtsville – The application is referred by the Town of Brookhaven, received on September 5, 2017 - the Commission’s jurisdiction for review is that the application is adjacent to the Long Island Expressway (SR 495). The application is petitioning the Brookhaven Town Board for a change of zone from the existing L-1 Light Industrial to Commercial Recreation (CR) to permit the construction of a commercial-recreational golf and entertainment facility consisting of a three-story 59,138 SF building to include 102 driving range hitting bays, a driving range outfield, an event facility, bar and restaurant space. Implementation of the proposal would also require two (2) Town Board Special Permits for golf driving range and major restaurant. The outdoor driving range would be surrounded to the north, east and south by a polyester barrier netting system. The netting system would consist of black mesh netting that would be supported by 27 poles. The heights of the poles are intended to range between 90 feet above proposed finished grade and 162.66 feet above grade (or between 89.55 feet and 164 feet above existing grade). An area variance request for lot area, height, side yard setback requirements and lighting would also be components of the proposal. The subject property is approximately 26.6 acres of land in the hamlet of Holtsville.

The staff report recommended approval of the Change of Zone application and offered eight (8) comments for their consideration and use by the Town of Brookhaven. After deliberation the Commission resolved to generally agree and approve the Change of Zone application with eight (8) comments.
Meeting Summary (continued)  

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

**TopGolf at Holtsville** - (continued)

The motion to approve the Change of Zone application with eight (8) comments for their consideration and use by the Town of Brookhaven was made by Commission member Kelly and seconded by Commission member Finn, vote to Approve; 11 ayes, 0 nays, 0 abstentions.

**Other Commission Business**

- Chairwoman Casey thanked all the Commission members for supporting that morning’s Planning Federation meeting, and announced that the next Commission meeting is to be held on November 1st, at the Legislative Auditorium in Riverhead at 2 p.m.

**Meeting Adjournment** (4:20 p.m.)

- The motion to adjourn the meeting was made by Commission member Kelly and seconded by Commission member Finn; Vote Approved: unanimously.