

# 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: February 1, 2017  
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 (12)

Samuel Chu – Town of Babylon  
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 (beginning at 4:30 via  
videoconferencing connection from the Shelter Island Town Hall)  
John Finn – Town of Smithtown  
Nicholas Planamento – Town of Southold (arrived at 6:35 p.m.)  
Adrienne Esposito – Villages Over 5,000  
Michael Kaufman – Villages Under 5,000  
Kevin Gershowitz – At Large  
Errol Kitt – At Large  
Rodney Anderson – At Large

### Staff Present (5)

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 February 1, 2017 was called to order by Chairwoman Jennifer Casey at 2:20 p.m.

## The Pledge of Allegiance

**Honoring Carl Gabrielsen with a Certificate of Appreciation;** who served on the Suffolk County Planning Commission from May 2011 to September 2016. Chairwoman Casey and the Commission expressed their appreciation for his contributions into the deliberations and activities of the Suffolk County Planning Commission, acknowledging and thanking him for his positive and thoughtful contributions particularly regarding agriculture in Suffolk County.

### Section A14-14 thru A14-25 of the Suffolk County Administrative Code (continued from the January 4, 2017 Commission meeting).

- **Pilgrim State Property – Heartland Town Square;** the application is referred by the Town of Islip, the Commission's plan to continue the deliberation of the Pilgrim State Property – Heartland Town Square as adjourned from the January 2017 Planning Commission meeting is reconvened.

A motion to reopen the public comment portion of the prior meeting regarding the Pilgrim State-Heartland application was initially not approved by a vote of the Commission; Chairwoman Casey noted that there were elected officials present and that she would give those public officials the opportunity to address the Commission. Three public officials spoke to the Commission about the Pilgrim State Property - Heartland Town Center application.

A second motion to reopen the public comment portion of the prior meeting regarding the Pilgrim State-Heartland application was then approved by a vote of the Commission. Nine members of the public spoke to the Commission, and then Chairwoman Casey closed the Public Portion for comments on the Pilgrim State Property - Heartland Town Center application

The staff restated that the application is referred by the Town of Islip, deemed complete on December 29, 2016 – the Commission's jurisdiction for review is that the application is adjacent to NY State Route 495 (Long Island Expressway), Sagtikos State Parkway, County Roads (CR 13 Crooked Hill Road, CR 4 Commack Road and CR 106 Campus Road); And is adjacent to the Town of Huntington, Town of Smithtown, and NY State land. The applicant is seeking three actions from the Islip Town Board; 1) Amendment to the Zoning Law of the Town of Islip to create a "Pilgrim State Planned Redevelopment District" (PSPRD); 2) Change of zone approval from Residence AAA District to the newly created Pilgrim State Planned Redevelopment District on approximately 454.92 acres; and 3) Conceptual Master Plan approval for the proposed "Heartland Town Square" development project; which is proposed to be constructed in three distinct phases that include a total of 9,000 residential units, 1,000,000 SF of retail space, 3,239,500 SF of class "A" office space, and 215,500 SF of civic space. The petitioner is putting forth that the design is modeled on a number of existing, successful 'smart growth' developments throughout the U.S., though the development is a unique interpretation based on local conditions and has its own specific features and characteristics.

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

**Pilgrim State Property – Heartland Town Square (continued);** The staff report recommended approval of the amendment the Zoning Code to establish a Pilgrim State Planned Redevelopment District (PSPRD) and to change the zoning classification of the subject property to said PSPRD and for the adoption of the Conceptual Master Plan for the proposed Heartland Square with three (3) modifications as conditions for approval and offered ten (10) comments for consideration and use by the Islip Town Board.

Upon an extended deliberation the Suffolk County Planning Commission resolved to generally agree with the staff report and approve the application with the eight (8) modifications as conditions for approval and offered thirteen (13) comments for consideration and use by the Islip Town Board.

The motion to approve of the amendment the Zoning Code to establish a Pilgrim State Planned Redevelopment District (PSPRD) and to change the zoning classification of the subject property to said PSPRD and for the adoption of the Conceptual Master Plan for the proposed Heartland Square application with the eight (8) modifications as conditions for approval and offered thirteen (13) comments was made by Commission member Chartrand and seconded by Commission member Chu, vote to approve; 14 ayes, 0 nay, and 0 abstentions.

- **Georgica Green Ventures, LLC (a.k.a. Riverview Lofts);** the application is referred by the Town of Riverhead, received on December 27, 2016 - the Commission's jurisdiction for review is that the application is adjacent to NY State Route 25 (East Main Street), within 500' of the banks of the Peconic River, and the boundary line of the Town of Southampton. The applicant seeks Site Plan approval from the Riverhead Town Planning Board for the construction of a five story mixed-use building consisting of first floor commercial space (at grade with East Main Street) and four floors of apartments (118 units), and lower level parking area beneath the structure accessed via McDermott Avenue. The proposed apartments include studios, one bedroom and two bedroom units.

The staff report recommended approval of the site plan application subject to one (1) modification and offered eight (8) comments for their consideration and use by the Town of Riverhead Planning Board. After deliberation the Commission resolved to adopt the staff report and approve the site plan application subject to two (2) modifications with the eight (8) comments.

The motion to approve the site plan application subject to two (2) modifications and with eight (8) comments for their consideration and use by the Town of Riverhead Planning Board was made by Commission member Condzella and seconded by 1<sup>st</sup> Vice Chair Esposito, Approved; 14 ayes, 0 nays, 0 abstention.

**Adoption of Minutes (taken out of order)**

- The adoption of the January 2017 Meeting Minutes. Motion to adopt the minutes as amended was made by Commission member Anderson, seconded by Commission member Planamento. Vote Approved: 14 ayes, 0 nays, 0 abstentions.

**Other Commission Business****Election of Officers for 2016**

- Chairwoman Casey deferred to the 2017 Nominating Committee Chair, Commission member Kaufman, who announces that there are two nominees, Jennifer Casey and Michael Kelly, for the position of Chair of the Planning Commission, and one each for the positions of 1<sup>st</sup> and 2<sup>nd</sup> Vice Chair positions, and that the Chair election will take place first.
- The election of the office Chair of the Planning Commission took place, and Jennifer Casey was re-elected by a vote of 8 to 6.
- The election of Adrienne Esposito for the office of 1<sup>st</sup> Vice Chair of Planning Commission; and the election of Samuel Chu for the office of 2<sup>nd</sup> Vice Chair of Planning Commission were voted for simultaneously and unanimously.

**Adoption of Commission Meeting Schedule for 2017 (taken out of order)**

- The Chair asked the Commission if there were any issues with the Commission's 2017 Meeting Schedule. Hearing none a motion to adopt the Commission schedule as presented was made by Commission member Kaufman, seconded by Commission member Esposito; Vote Approved: 14 ayes, 0 nays, 0 abstentions.

**Adoption of Rules of Proceedings for 2017**

- After a short discussion and deliberation of the existing Rules of Proceedings a motion to adopt the amended existing Rules of Proceedings as the 2017 Rules of Proceedings was made by Commission member Kaufman, seconded by Commission member Anderson; Vote Approved: 11 ayes, 3 nays (Finn, Kelly, Chu), 0 abstention.

**Adoption of Planning Commission Posting Locations**

- The staff asked the Commission to adopt a resolution which would designate the following two (2) locations as official posting of the Suffolk County Planning Commission Notice of Meeting and Agenda in accordance with Section A 14-2 of the Suffolk County Administrative ;
  1. Main Lobby, H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge, NY.
  2. Suffolk County Department of Economic Development and Planning, Division of Planning and Environment, 11<sup>th</sup> Floor, 100 Veterans Memorial Highway, Hauppauge, NY.

The motion to adopt the resolution was made by Chairwoman Casey, seconded by Commission member Kramer; Vote Approved: 14 ayes, 0 nays, 0 abstentions.

**Meeting Adjournment (7:20 p.m.)**

- The motion to adjourn the meeting was made by Commission member Kaufman, seconded by Commission member Kramer; and approved unanimously.