Jennifer Casey
Chairwoman

Date: April 5, 2017
Time: 2:00 p.m.
Location: Rose Caracappa Legislative Auditorium
William H. Rogers Legislation Building
North County Complex
Hauppauge, New York 11788

Members Present (11)

Samuel Chu – Town of Babylon
Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
John Condzella – Town of Riverhead
Nicholas Morehead – Town of Shelter Island
John Finn – Town of Smithtown
Nicholas Planamento – Town of Southold (arrived late)
Adrienne Esposito – Villages Over 5,000 (left early)
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – At Large
Rodney Anderson – At Large

Staff Present (6)

Sarah Lansdale – 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 April 5, 2017 was called to order by Chairwoman Jennifer Casey at 2:05 p.m.

The Pledge of Allegiance
Adoption of Minutes

- The adoption of the February and March 2017 Meeting Minutes. Motion to adopt the both minutes simultaneously, as written, was made by Commission member Kaufman, seconded by Commission member Esposito. Vote Approved: 11 ayes, 0 nays, 0 abstentions.

Public Portion - One member of the public, who acted as the applicant’s representative, spoke to the Commission about the Country Pointe at Hauppauge application on the agenda.

Chair’s Report - Chairwoman Casey announced that the next Planning Federation Conference is coming in the Fall, and that Commission members will meet after today’s meeting to begin working on that.

Director’s Report - Director Lansdale reported that last week the County Executive announced a new septic incentive program, and if any Commissioners would like she would forward them that information.

Guest Speaker - None.

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

- Country Pointe at Hauppauge - The application is referred by the Town of Smithtown, received on March 8, 2017 - the Commission’s jurisdiction for review is that the application is adjacent to State Routes 111 and 347. Applicants seek a condominium subdivision and site plan approval from the Smithtown Town Planning Board for the development of a 69 unit townhouse complex of which 38 units are age-restricted and 20% of the units are set aside for affordable purposes. The development is to include a 1,500 SF recreation center and pool. The proposed residential townhouse units are to be distributed into thirteen (13) two story (35’ high) buildings. The proposed buildings average approximately 4 units per buildings but vary from as few as 2 units per building. The total gross floor area is proposed to be 163,913 SF. Green space, particularly in the interior areas between the proposed housing buildings, is included in the development. In addition, a drainage recharge area is proposed at the western boarder of the development buffering a freshwater wetland. A new on-site BESST wastewater treatment plant is proposed at the southwest comer of the subject property.

The subject property is comprised of seven Suffolk County tax map parcels totaling approximately 11.63 acres and is located behind the northwest corner of the intersection of Smithtown Bypass (NYS Rte. 347) and Hauppauge Road (NYS Rte. 111) in the hamlet of Hauppauge. The proposed condominium complex site is the location of the former Smithtown General Hospital, followed by Community Hospital of Western Suffolk (CHOWS)

The staff report recommended approval of the subdivision/site plan application of the condominium development subject to one (1) condition and offered eleven (11) comments for their consideration and use by the Town of Smithtown Planning Board. After deliberation the Commission resolved to generally agree with the staff report and approve the subdivision/site plan application subject to the one (1) condition and with the twelve (12) comments.
Meeting Summary (continued)  
April 5, 2017

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

- **Country Pointe at Hauppauge** (continued)- The motion to approve the subdivision/site plan application subject to one (1) condition and offered twelve (12) comments for their consideration and use by the Town of Smithtown Planning Board was made by Commission member Kaufman and seconded by Commission member Kramer, vote to Approve; 8 ayes, 0 nays, 3 abstentions (Finn, Gershowitz, Chu).

Other Commission Business

- None

Meeting Adjournment (3:20 p.m.)

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