

# 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: April 5, 2017  
Time: 2:00 p.m.  
Location: Rose Caracappa Legislative Auditorium  
William H. Rogers Legislature 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 corner 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.

**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.