

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: May 2, 2018
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 (11)

Samuel Chu – Town of Babylon
Michael Kelly – Town of Brookhaven
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
John Finn – Town of Smithtown (arrived late)
John Condzella – Town of Riverhead
Adrienne Esposito – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – At Large
Errol Kitt – At Large
Rodney Anderson – At Large

Members Not Present (1)

Nicholas Morehead – Town of Shelter Island

Staff Present (4)

Sarah Lansdale – Director of Planning
Andrew Freleng – Chief Planner
John Corral – Senior Planner
Valerie Smith – Assistant County Attorney (Counsel to the Commission)

Call to Order

- The Suffolk County Planning Commission meeting of May 2, 2018 was called to order by Chairwoman Jennifer Casey at 2:00 p.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the March 2018 Meeting Minutes. Motion to adopt the minutes, as written, was made by Commission member Kaufman, seconded by Commission member Kelly. Vote Approved: 11 ayes, 0 nays, 0 abstentions.

Public Portion – Three members of the public spoke to the Commission regarding three separate applications on the agenda.

- **Chair's Report** – Chairwoman Casey reported that the final hearing for Super Storm Sandy Taskforce was meeting that night in Babylon at 6:30; and also that the Commission has been trying to put together a joint meeting with the Nassau County Planning Commission, and as thus far not confirmed any specifics other than a likely date of June 14th for the meeting, which will be more informational and educational (than opened to the public). The Chair indicated that it would count towards continuing education credits and that the topic most likely will be Transit Oriented Development, and representatives from the Long Island Railroad may participate in that meeting.

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

- **Greentek Living, LLC**; the application is referred by the Village of Amityville, received on April 6, 2017 - the Commission's jurisdiction for review is that the application is adjacent to County Line Road (County Road 1) and West Oak Street (County Road 5). Applicants seek to amend Chapter 183 of the Zoning Law of the Inc. Village of Amityville to add "Transit-Oriented (TO) District" as a new "floating" zone. Petitioners also request a change of zone approval from Industrial District to TO District on approximately 2.44 acres of property and request approval for certain incentives and bonuses pursuant to the new TO District. Third request is that the petitioners are seeking site plan approval to construct 115 attached apartment units.

The staff report recommended approval of the amendment to Chapter 183 of the Village's Zoning Law to add the "Transit-Oriented (TO) District as a new 'overlay' zone; and approval of the petitioner's request for a change of zone from Industrial District to TO District on 2.44 acres of property and approval for certain incentives and bonuses pursuant to the TO District; and Approval of the petitioners request for preliminary site plan approval to construct 115 attached apartment units; and offered seven (7) comments for their consideration and use by the Village of Amityville. After deliberation the Commission resolved to adopt the staff report and approve the petitioner's requests with seven (7) comments.

The motion to approve the application with seven (7) comments for their consideration and use by the Village of Amityville was made by Commission member Esposito and seconded by Commission member Kelly, Approved; 11 ayes, 0 nays, 0 abstention.

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

- **The Arboretum at Farmingville;** the application is referred by the Town of Brookhaven, received on April 16, 2018 – the Commission's jurisdiction for review is that the application is adjacent to Horseblock Road (CR 16) and Suffolk County land. The applicants request a four (4) phase site plan approval from the Brookhaven Planning Board for the residential component of 65.24 acres in the hamlet of Farmingville. Similar to the prior change of zone petition and referral to the Suffolk County Planning Commission the applicant requests site plan approval for the construction of 292 residential units; consisting of 164 two-bedroom apartments, 63 two-bedroom townhouses, 14 three-bedroom units, and 51 single family residences. The proposed layout will consist of multiple building types (flats, townhouses, and single family residences). The multi-family buildings will be clustered throughout the center of the property with the single family residences around the perimeter. Ten (10) percent of all residential units (30) shall be maintained in perpetuity as affordable or workforce units. In addition, there will be a 5,500 SF recreational clubhouse located within the center of the property, and a 6,800 SF sewage treatment plant at the southern end of the property. Approximately 7 acres of the site will be used for recreational activities (ponds area, walks, parks, swimming, etc.). Also included in the overall development are a separate land division application and a separate commercial site plan application.

The staff review determined that current site plan and subdivision application is consistent with the prior Suffolk County Planning Commission review and the eight (8) comments regarding the Commission's approval of the change of zone and conceptual site plan referred by the Brookhaven Town Board at its regular meeting of September 2, 2015.

The staff report recommended approval of the site plan and subdivision for the Arboretum at Farmingville and offered similar eight (8) comments for consideration and use by the Town of Brookhaven Planning Board. After deliberation the Commission resolved to generally agree with the staff report and approve with eight (8) comments.

The motion to approve the site plan and subdivision applications with eight (8) comments for their consideration and use by the Brookhaven Town Board was made by Commission member Kaufman and seconded by Commission member Chartrand, vote to Approve; 10 ayes, 0 nays, 1 recusal (Kelly)

- **East Hampton Housing Authority's "AMG 351" Project** – The application is referred by the Town of Hampton, received on April 18, 2018 - the Commission's jurisdiction for review is that the application is adjacent to Montauk Highway (NYS Route 27). Applicants seek site plan/special permit approval from the East Hampton Planning Board to develop the 4.62 acre subject property in Amagansett with a 37-unit affordable housing project in the form of attached apartments with 12 one bedroom units, 12 two bedroom units, 12 three bedroom units, and 1 four bedroom unit above the proposed 'Community House'. The subject property is within the A-Residential Zoning District with an Affordable Housing Overlay and Limited Business Overlay. An affordable housing development is a Special Permit use, and standards of a multiple residence will apply.

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

East Hampton Housing Authority's "AMG 351" Project (continued) – The staff report recommended approval of the site plan/special permit application of the affordable residential apartment development and offers eight (8) comments for their consideration and use by the Town of East Hampton Planning Board. After deliberation the Commission resolved to agree with the staff report and approve the site plan application with the eight (8) comments.

The motion to approve the site plan/special permit application and to offer the eight (8) comments for their consideration and use by the Town of East Hampton Planning Board was made by Commission member Gershowitz and seconded by Commission member Chu, vote to Approve; 11 ayes, 0 nays, 0 abstentions.

Other Commission Business

- Chairwoman Casey announced that the next Commission meeting is to be held on June 6th at the Legislative Auditorium in Hauppauge at 2 p.m.

Meeting Adjournment (3:15 p.m.)

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