Jennifer Casey  
Chairwoman  

Sarah Lansdale, AICP  
Director of Planning  

Date: March 15, 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 (9)  

- Michael Kelly – Town of Brookhaven (arrived late)  
- Jennifer Casey – Town of Huntington  
- John Condzella – Town of Riverhead  
- Nicholas Morehead – Town of Shelter Island  
- John Finn – Town of Smithtown  
- Adrienne Esposito – Villages Over 5,000  
- Michael Kaufman – Villages Under 5,000  
- Errol Kitt – At Large  
- Rodney Anderson – At Large  

Members Not Present (3)  

- Samuel Chu – Town of Babylon  
- Matthew Chartrand – Town of Islip  
- Kevin Gershowitz – At Large  

Staff Present (5)  

- Sarah Lansdale – Director of Planning  
- Andrew Freleng – Chief Planner  
- Ted Klein – Principal Planner  
- John Corral – Senior Planner  
- Christine DeSalvo – Principal Clerk Typist  
- Valerie Smith – Assistant County Attorney (Counsel to the Commission)  

Call to Order  

- The Suffolk County Planning Commission meeting of March 15, 2018 was called to order by Chairwoman Jennifer Casey at 2:15 p.m.
Meeting Summary (continued) March 15, 2018

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the February 2018 Meeting Minutes. Motion to adopt the minutes, as written, was made by Commission member Kaufman, seconded by Commission member Esposito. Vote Approved: 8 ayes, 0 nays, 0 abstentions (Commission member Kelly had not arrived yet).

Public Portion – One member of the public, Donald King Esq. spoke to the Commission regarding the application on the agenda, the ‘Watermill Suites’.

Chair’s Report – Chairwoman Casey reported that Presiding Officer Dwayne Gregory is assembling a Super-storm Sandy Review Task Force headed up by former Commission member and Chair David Calone, and Chairwoman Casey said that she and the Commission will be part of that process.

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

- Watermill Suites; the application is referred by the Town of Smithtown, received on January 29, 2018 - the Commission’s jurisdiction for review is that the application is adjacent to the Smithtown-By-Pass (NYS Route347) and Terry Road (County Road 16). Applicants seek approval from the Smithtown Town Board for Special Exception permission to site a four (4) story, 130 room hotel with a gross floor area of 96,788 SF. Construction of the proposed hotel will also require Site Plan approval from the Town of Smithtown Planning Board and area variances from the Zoning Board of Appeals for disturbance of environmentally sensitive land and building height 40% above the maximum height allowance for the zoning district (proposing 49’ where up to 35’ is permitted). The proposed hotel is to include 1.5 acres of landscaped areas, an open-air courtyard with pool, outdoor service bar, service area and outdoor seating. The existing 22,810 SF catering facility on the 7.16 acre subject property is to remain on site. An enclosed “Link Corridor” to the catering facility from the hotel is proposed. In total 119,598 SF of gross floor area is requested on the subject property.

The staff report recommended approval of the Special Exception application; and offered eleven (11) comments for their consideration and use by the Town of Smithtown Town Board. After lengthy deliberation and the amendment with an additional comment to the staff report the Commission could not resolve to adopt the amended staff report with sufficient number of affirmative votes.

The motion to approve the Special Exception application with twelve (12) comments for their consideration and use by the Town of Smithtown Town Board was made by Commission member Finn and seconded by Commission member Kelly, but the motion did not carry enough votes to approve the application; 6 ayes, 3 nays, 0 abstention; Vote Failed.

A motion to deem the application incomplete was made by Commission member Kaufman because some of the Commission members articulated that they wanted certain information regarding the proposed development before they would vote to approve, and the motion was seconded by 1st Vice Chair Esposito but the
Section A14-14 thru A14-25 of the Suffolk County Administrative Code (continued)

*Watermill Suites* (continued) - motion did not carry enough votes to be approved as an incomplete application; 5 ayes, 4 nays, 0 abstention; Vote Failed.

Therefore the application was sent back to the Town of Smithtown as a “No Action” by the Commission.

**Other Commission Business**

- The Commission members discussed the issues of referral completeness and what they are allowed to consider when determining how they will vote on a referred application, with Counsel and Staff to the Commission offering guidance.

**Director’s Report** (taken out of order) – Director Lansdale reported that new court decision reversed a prior ruling that nullified a County Farmland Program policy. The latest decision is in favor of the County but that it is eligible for appeal and that she would hear from the County Attorney’s Office and update the commission on the appeal timeline when she finds out.

**Other Commission Business** (continued)

- The Chair recognized Chief Planner Andy Freleng, who then gave a presentation overview of an ‘in-house’ planning report for parking stall requirement reduction strategies.

**Meeting Adjournment** (4:00 p.m.)

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