

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: 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.

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.