

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: November 6, 2019
Time: 2:00 p.m.
Location: Shelter Island Historic Society
16 South Ferry Road, Shelter Island, New York 11964

Simultaneous Video Conferencing in Hauppauge at:
H. Lee Dennison Building Media Room 182
100 Memorial Highway, Hauppauge, New York 11788

Members Present (10)

Samuel Chu – Town of Babylon
Michael Kelly – Town of Brookhaven (Hauppauge)
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip (Hauppauge)
John Condzella – Town of Riverhead
Nicholas Morehead – Town of Shelter Island
Kevin Gershowitz – At Large
Adrienne Esposito – Villages Over 5,000 (Hauppauge)
Michael Kaufman – Villages Under 5,000
Rodney Anderson – At Large

Members Not Present (3)

Errol Kitt – At Large
John Finn – Town of Smithtown
Thomas McCarthy – Town of Southold

Staff Present (6)

Sarah Lansdale – Director of Planning
Andrew Freleng – Chief Planner
Theodore Klein – Principal Planner (Hauppauge)
John Corral – Senior Planner
Christine DeSalvo – Principal Office Assistant (Hauppauge)
Brittany Toledano – Assist. County Attorney (Commission Counsel) (Hauppauge)

Call to Order - The Suffolk County Planning Commission meeting of November 6, 2019 was called to order by Chairwoman Jennifer Casey at 2:00 p.m.

The Pledge of Allegiance

Adoption of Minutes - Motion to adopt both the September and October 2019 Meeting Minutes simultaneously as written was made by Commission member Chu, seconded by Commission member Kaufman. Vote Approved: 10 ayes, 0 nays, 0 abstentions.

Public Portion – There was three members of the public that spoke to the Commission at the Hauppauge location about the ‘Preserve at Indian Hills’ application on the agenda.

Chair’s Report – Chairwoman Casey thanked Commission member Nicholas Morehead for his work to have the Commission meeting on Shelter Island, as well as appreciation for the tour of Sylvester Manor and delicious lunch provide to the Commission. The Chairwoman also reminded the Commission of the Planning and Land Use Conference to be held tomorrow November 5, 2019 at the Touro Law Center.

Guest Speaker – Ian McDonnell, Chairman of the Shelter Island Planning Board.

Other Commission Business – taken out of order

- **The Preserve at Indian Hills (Proposed Subdivision)** – Located in Town of Huntington, the Commission’s jurisdiction for review is that the property is adjacent to Long Island Sound, County Parklands, and within 500’ of the Town of Smithtown municipal boundary line. The staff only presented an Administrative Update intended to inform the Commission and the public on the status of the application in the review process: Chief Planner Andrew Freleng affirmed that the application was still an ‘incomplete’ referral on the date that the Commission staff would have required a ‘Full Statement of Facts’ to be deemed complete and therefore ready for review and consideration by the Commission. Mr. Freleng furthermore stated that as of the past Monday, staff received and date stamp addition material which deemed the application complete, and that that application will be considered at the next regularly scheduled Commission meeting.

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

- **Gleneagle Green at Bellport** – The application is referred by the Town of Brookhaven, received on October 24, 2019 - the Commission’s jurisdiction for review is that the application is within 500 feet of NYS Route 27A (Montauk Highway). Applicants seek site plan approval from the Brookhaven Planning Board for the construction of 70 one and two bedroom apartment units. The proposed development site is an assemblage of approximately 24 single and separate lots. The site also includes the partial abandonment of two unopened Town of Brookhaven “paper streets” and incorporates the land area into the development site. The proposed Bellport Residence project is to be 100% affordable residential units. The proposed development will include nine (7) buildings with varying amounts of one and two bedroom units in each, a one story 7,400 SF clubhouse, and an on-site sewage treatment plant with a 400 SF sanitary Sewage Disposal System Control Building. The buildings are arranged in a southerly facing “horseshoe” around a common green.

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

Gleneagle Green at Bellport – (continued) The staff report recommended approval of the site plan application for the construction of a 70 unit 100% affordable housing development with eight (8) comments for their consideration and use by the Brookhaven Planning Board. After deliberation the Commission resolved to generally agree with the staff report and approve the change of zone application with nine (9) comments.

The motion to approve the site plan application and to offer the nine (9) comments for their consideration and use by the Brookhaven Planning Board was made by Commission member Kelly and seconded by Commission member Chu, vote to Approve; 9 ayes, 1 nays (Esposito), 0 abstentions.

Other Commission Business – (resumed)

Parking Stall Demand Reduction – PSDR Working Group chair, Samuel Chu, updated the Commission on its activities. Chief Planner Andrew Freleng outlined the rationale behind the conceptual model code being worked on, and some reached techniques for implementation of a Parking Stall Demand Reduction model code which the Commission can adopt and then offer to the interested municipalities for their consideration and adoption into their land use and zoning codes.

Meeting Adjournment (3:20 p.m.)

The motion to adjourn the meeting was made by Chairwoman Casey; and approved unanimously.