

Long Island Regional Planning Board

Summary Minutes

Meeting of March 13, 2007

H. Lee Dennison Building, 100 Veteran's Memorial Highway, Hauppauge

LIRPB Board Members Present:

James Larocca, Chair
John D. Cameron, Vice-Chair
V. Elaine Gross
James Large
Theresa Sanders
Michael E. White, Executive Director

LIRPB Board Members Absent:

Paul Tonna

Ex-Officio Members Present:

Gilbert Anderson, Suffolk County Department of Public Works Commissioner
Raymond A. Ribeiro, Nassau County Department of Public Works Commissioner
Moira LaBarbera (representing Nassau County Comptroller Howard Weitzman)
Janet Ioli (representing Suffolk County Comptroller Joseph Sawicki)

Ex-Officio Members Absent:

Hon. Howard Weitzman
Hon. Joseph Sawicki

Advisory Members Present:

Patricia Bourne, Nassau County Planning Director
Thomas Isles, Suffolk County Planning Director
Hon. Steve Levy, Suffolk County Executive
Arda Nazarian (representing Hon. Tom Suozzi)
Kevin Law, (representing Hon. Steve Levy)

Advisory Members Absent:

Hon. Thomas Suozzi
Hon. William Lindsay
Hon. Judith Jacobs

Staff and Guests Present:

Seth Forman, Chief Planner, LIRPB
Jackie Gross, Counsel, Nassau County
Phyllis Seidman, Counsel, Suffolk County
May Newberger, Nassau County Planning Federation
Don Skinner, LWV Nassau County
Barbara O'Brien, Pulte Homes of N.Y.
Jim Morgo, Suffolk County EDWH
Peter Lambert, Suffolk County Planning

Jessica Kalmbacher, Suffolk County Planning
Adam Santrapo, Suffolk County Executive's Office
John Rigrad, Hammer Magazine
Graham Long, Nassau County Planning
Todd Seidel, Nassau County Planning
Deborah Herman, Building LI
Val Zurbus, Building LI
Neal Lewis, Neighborhood Network
Leigh Musana, Neighborhood Network
Rick Brand, Newsday
Maria Rigopovlos, JCR
Bob Keeler, Newsday
Lauren Hill, Long Island Association
Michael D'Annunzio, Veteran's Service Agency
Carolyn Fahey, Economic Development
Sean McLean, McLean Development

Meeting Commenced: 10:00 am

Chair Larocca called the meeting to order.

Chair Larocca asked for approval of the minutes of the February 6, 2007 meeting.

Vice-Chair Cameron made corrections to his comments in the minutes.

Minutes were approved unanimously, with corrections, on motion of James Large, seconded by Elaine Gross.

Chair Larocca gave his report, discussing a possible planning summit in the fall, and an off-site workshop for the Board.

Executive Director White gave his report, outlining:

- Recent meetings/communications he has had with regional officials and organization representatives
- The need to join and/or work with the New York State Association of Regional Councils
- Opportunities for further collaboration with other agencies
- Priorities for the LIRPB, including new planning council legislation (passed in 2005 by Suffolk County, failed in Nassau County)

(Executive Director White's presentation was suspended upon the arrival of Suffolk County Executive Steve Levy)

Chair Larocca welcomed Suffolk County Executive Steve Levy.

Presentation by Suffolk County Executive Steve Levy

County Executive Levy introduced a visual presentation, and detailed Suffolk County's development plans for surplus land in Yaphank.

County Executive Levy highlighted some benefits of the site, including:

- The area is sewerred
- It is located near transportation networks (LIE, Sunrise Highway, LIRR)
- It provides an opportunity to create a destination point, provide affordable housing, jobs, expand tax base, recreational opportunities

County Executive Levy outlined four distinct, adjacent areas of the site:

1. "Area A," immediately south of the LIE, 'point of destination' such as a multi-use arena
2. "Area B," residential development to be sold or leased at below fair market value, for affordable housing, with certain set-aside requirements, and limited commercial uses
3. "Area C," commercial development and other public uses
4. "Area D," a business park

The County Executive summarized the goals of development at the site, including the creation of a point of destination, provide a significant amount of affordable housing, provide local community with new facilities, provide entertainment facilities, good high-paying jobs. He noted that the Town of Brookhaven has been a helpful participant in the process to date.

Chair Larocca thanked the County Executive for his presentation, and mentioned that the plan was a step in the right direction and could serve as a model.

Elaine Gross discussed the potential for multi-family housing on the site.

Vice Chair Cameron suggested the county should remain flexible with developers in terms of creating affordable housing and viable economic return.

Resumption of Executive Director's Report

Executive Director White resumed his executive director's report, adding the following plans and activities:

- Continue the Board's discussion on the need for creating affordable housing strategies for Long Island
- Continue to assist the Board in involving itself in major development/growth center plans in both counties
- Continue the Board's earlier consideration of energy issues on Long Island
- Review the LIRPB's work plan
- Conduct an analysis of the 'Old Plainview' project's failure to proceed, and the developer's decision to withdraw the proposal.
- Completion of a budget for next year, targeted for June
- Work with the Regional Plan Association
- Work on the Long Island Third Comprehensive Plan to 2030
- Develop LIRPB tasks related to both Counties' consolidation plans
- Develop an independent website for the LIRPB

After discussion, Vice-Chair Cameron moved to authorize an RFP to procure a vendor to design a new website, seconded by Theresa Sanders, and approved unanimously.

Executive Director White also discussed the need for the board to consider obtaining additional office space to assure a presence and service to both counties.

Vice-Chair Cameron moved that the LIRPB move forward on obtaining space offered by Nassau County at the Muttontown Preserve.

After discussion of obtaining more information about the details of such a move, Vice-Chair Cameron withdrew his motion, and the issue was tabled for the April meeting.

New Business

Chair Larocca suggested the board revisit the issue of energy; noting that he was recusing himself from such discussions, (Vice-Chair Cameron will chair such discussions) and that the discussions might include consideration of:

- The 'Broadwater' proposal
- A look beyond dependence on foreign sources of fossil fuels
- The need for scoping the energy issues

Chair Larocca and Vice-Chair Cameron brought up the question of materials developed by LIRPB staff, for the board to have advanced copies of reports, and to ensure that all parties understand that staff work is being distributed without it not having been vetted, approved, or endorsed by the board.

Kevin Law asked for any updates on consolidation studies.

Arda Nazerian announced that Nassau County Executive Tom Suozzi will issue an RFP for a plan to consolidate special districts. Ideally such a plan would include the entire island, but will take time.

Public Portion

Neal Lewis, representing the Network Neighborhood, commented to the board that any energy plans/discussion should include input from all stakeholders, including opportunity for input on the scope of the discussion, particularly from environmental groups.

James Large made a motion to adjourn, seconded by Elaine Gross, approved unanimously.

Adjournment – 12:10 pm

Next meeting to be held on **Monday, April 2, 2007** at 10:00 a.m. in Nassau County.

**The foregoing summary minutes were prepared, and are respectfully submitted by:
Graham Long, Planner, Nassau County
3/22/2007**

