



**Commission Meeting of March 20, 2013
Riverhead Town Hall**

Present: Mr. Scully (New York State), Ms. Lansdale (Suffolk County),
Mr. Romaine (Brookhaven), Mr. Walter (Riverhead),
Ms. Throne-Holst (Southampton)

**Adopted Resolution
Suffolk County Community College Eastern Campus
Town of Southampton
SCTM #: 900-212-2-7.2**

Peter A. Scully
Chair

Steven Bellone
Member

Edward P. Romaine
Member

Anna E. Throne-Holst
Member

Sean M. Walter
Member

Whereas, on February 13, 2013, the Central Pine Barrens Joint Planning and Policy Commission (the “Commission”) received a letter from the Suffolk County Community College Office of Legal Affairs (the “Applicant”) requesting a Determination of Non-Jurisdiction regarding a proposal by Suffolk County Community College (“SCCC”) to construct a Health and Wellness Facility (the “Facility”) on SCCC’s Eastern Campus (located in the Town of Southampton); and

Whereas, at the regular meeting of the Commission on December 19, 2012, the Applicant made an informational presentation on the proposed Facility; and

Whereas, the Applicant represented that the Facility will be used for physical education classes, athletics and recreation, and it will be made available to community residents for recreational use and allow the Eastern Campus to serve as a complete academic center for eastern Suffolk County; and

Whereas, the SCCC Eastern Campus was developed in the mid-1970s and is unique as it is the only entity of higher learning located in the Core Preservation Area of the Central Pine Barrens; and in June 1975, prior to the enactment of the Long Island Pine Barrens Protection Act of 1993, SCCC prepared a Master Plan entitled “1976 Campus Master Plan” for the State University of New York Office of Policy and Planning (the “Master Plan”) to guide the future growth of the SCCC’s facilities; and

Whereas, the Master Plan and its subsequent updates resulted from a comprehensive evaluation of the extent and condition of existing facilities and expansion requirements, and is based on academic program strategies, enrollment projections, SUNY standards, input from the SCCC’s constituents and in consultation with local business and government officials; and

Whereas, the 1976 Master Plan contained a section entitled “Facilities Plan, 1975-1980” for each SCCC Campus; in the Eastern Campus discussion, it states, “Preliminary planning is currently under way for a Technology Building, a Library, Fine Arts Building, and a Gymnasium;” and Gymnasium proposed in the Master Plan has been renamed to Health and Wellness Facility, but serves the same purpose as originally planned; and

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Whereas, the Capital Projects identified in the Master Plan were categorized into Phase I, Phase II and Phase III and on August 26, 1994, the SCCC Board of Trustees adopted a Negative Declaration pursuant to the State Environmental Quality Review Act for the Master Plan for all three phases, including the Facility; and

Whereas, on January 3, 1995, the Commission approved Phase I of the Master Plan by determining that Phase I projects constituted “non-development” pursuant to New York State Environmental Conservation Law Article 57, Section 57-0107(13)(i), which stated that non-development included, “public improvements undertaken for the health, safety or welfare of the public. Such public improvements shall be consistent with the goals and objectives of this article, and shall include, but not be limited to, maintenance of an existing road or railroad track;” and

Whereas, in its January 1995 resolution, the Commission deferred addressing the Phase II and III projects until a later date; and

Whereas, in March 2000, the Applicant again requested a determination from the Commission as to whether its proposal to construct a modular classroom structure in a parking lot constituted development; and

Whereas, the Commission on March 29, 2000, in reviewing the Applicant’s request determined that the proposed modular building constituted non-development under Section 57-0121(13)(i) and noted that the project was exempt from environmental review as a Type II activity under SEQRA, did not require the removal of any vegetation and that the waste from the facility would be treated by the College’s sewage treatment plant; and

Whereas, the Facility is proposed for the area identified in the Phase II as being developed with a gymnasium and will be constructed in the southwest quadrant of the developed area of the Campus, within the Loop Road, and waste from the facility will be treated by the SCCC’s sewage treatment plant; and

Whereas, the Commission finds that the record of its prior deliberations in regard to proposed projects at SCCC’s Eastern Campus indicate that the Commission rather than categorically approve any SCCC proposal has determined to evaluate each proposal on its own merits and to develop a record as to whether a specific project is identified within the Master Plan and more specifically whether a proposal qualifies as non development when sufficiently specific information was available and a proposed project had progressed to a point allowing for a detailed review; and

Whereas, the Commission has considered the aforementioned request and related documents; now therefore be it

Resolved, the Commission determines that the Facility was included in Phase II of the Master Plan; and be it further

Resolved, the Commission determines that the Facility is proposed within the SCCC’s Loop Road; and be it further

Resolved, the Applicant has provided the Commission sufficient documentation to enable the Commission to determine that the SCCC proposal to create a Health and Wellness Facility is a “non-development” activity, pursuant to New York State Environmental

Conservation Law Article 57, Section 57-0107(13)(i), provided that the Project is completed in a manner that is consistent with the goals and objectives of the Long Island Pine Barrens Protection Act; and be it further

Resolved, the Commission finds that its determination of non-development is consistent with the Commission's previous January 3, 1995 determination of the Phase I project and its March 2000 determination; and be it further

Resolved, this determination applies only to the Facility; and be it further

Resolved, this determination does not apply to any other component of the Phase II or Phase III projects.

Record of Motion:

Motion by: Ms. Throne-Holst

Seconded by: Mr. Romaine

In Favor: 4

Opposed: 0

Abstain: 1 (Ms. Lansdale)