

**RESOLUTION NO. 153 -2016, ESTABLISHING A COMMITTEE
TO MAXIMIZE USE OF COUNTY PROPERTY IN YAPHANK**

WHEREAS, the County of Suffolk owns hundreds of acres of land in Yaphank which were acquired to accommodate the expansion of County offices and operations; and

WHEREAS, in recent years, as it has become apparent that the County will not need to use the entirety of its Yaphank holdings to house government offices, numerous uses for the property have been proposed; and

WHEREAS, a prior County administration proposed the enormous mixed use "Legacy Village" at Yaphank, which was ultimately rejected; and

WHEREAS, some of the Yaphank property was dedicated to parkland in 2011; another 2011 resolution (Resolution No. 298-2011) declared 247 acres of property as surplus and directed the Division of Real Property, Acquisition and Management to offer the land for sale or lease to maximize the monetary return to the County; and

WHEREAS, in 2013 the County sold 230 acres of the Yaphank property to Oakland Transportation Holdings for the purpose of establishing a rail transfer station; and

WHEREAS, the latest proposal at Yaphank would allow a private entity to clear dozens of acres of woodland to allow for the installation of solar arrays for a minimum term of twenty (20) years; and

WHEREAS, the County has no cohesive or cogent plan to guide the use and management of its Yaphank holdings; and

WHEREAS, the County of Suffolk cannot maximize the beneficial use of its Yaphank holdings with a piecemeal and scattershot approach; and

WHEREAS, a committee should be convened, comprised of experts in planning, advocates for the environment and members of the local community, to determine the best way to utilize the surplus Yaphank land; and

WHEREAS, no Yaphank projects should be approved until a master plan is in place; now, therefore be it

1st RESOLVED, that a Yaphank County Center Planning Committee ("Committee") is hereby established to develop a comprehensive master plan for the development and/or preservation of the remaining County property at the Yaphank County Center; and be it further

2nd RESOLVED, that the Committee shall be comprised of the following eleven (11) individuals:

1. The Presiding Officer, or his or her designee, who shall serve as Chair;
2. The County Executive, or his or her designee;
3. The Chair of the Environment, Planning & Agriculture Committee of the County Legislature, or his or her designee;

4. The Chair of the Ways and Means Committee of the County Legislature, or his or her designee;
5. The Commissioner of the Department of Planning and Economic Development, or his or her designee;
6. The Town Supervisor of the Town of Brookhaven, or his or her designee;
7. A representative of the Suffolk County Planning Commission;
8. One (1) resident of the Yaphank community to be appointed by the County Legislature;
9. A representative of a County-wide environmental organization, to be selected by the County Legislature;
10. A representative from Cornell Cooperative Extension; and
11. A representative from the Space Management Steering Committee.

and be it further

3rd **RESOLVED**, that the Committee shall hold its first meeting no later than thirty (30) days after the oaths of office of all members have been filed, which meeting shall be convened by the chairperson of the Committee for the purpose of organization and the appointment of a vice chairperson and a secretary; and be it further

4th **RESOLVED**, that the members of the Committee shall serve without compensation and shall serve at the pleasure of their respective appointing authorities; and

5th **RESOLVED**, that the Committee shall hold regular meetings, keep a record of all its proceedings, and determine the rules of its own proceedings, with special meetings to be called by the chairperson upon his or her own initiative or upon receipt of a written request therefor signed by at least three (3) members of the Committee. Written notice of the time and place of such special meetings shall be given by the secretary to each member at least four (4) days before the date fixed by the notice for such special meeting; and be it further

6th **RESOLVED**, that six (6) members of the Committee shall constitute a quorum to transact the business of the Committee at both regular and special meetings; and be it further

7th **RESOLVED**, that clerical services involving the month-to-month operation of this Committee, as well as supplies and postage as necessary, will be provided by the staff of the County Legislature; and be it further

8th **RESOLVED**, that the Committee may conduct such informal hearings and meetings at any place or places within the County of Suffolk for the purpose of obtaining necessary information or other data to assist it in the proper performance of its duties and functions as it deems necessary; and be it further

9th **RESOLVED**, that the Committee shall obtain input from the Space Management Steering Committee, the Police Department, the Department of Public Works and all other County departments that operate facilities at the Yaphank County Center; and be it further

10th **RESOLVED**, that the Committee may delegate to any member of the Committee the power and authority to conduct such hearings and meetings; and be it further

11th **RESOLVED**, that the Committee shall cooperate with the Legislative Committees of the County Legislature and make available to each Committee's use, upon request, any records and other data it may accumulate or obtain; and be it further

12th **RESOLVED**, that this Committee shall submit a written report of its findings and determinations, together with its recommendations for development and preservation of the surplus property at the Yaphank County Center, to each member of the County Legislature, the Clerk of the County Legislature and the County Executive no later than one hundred eighty (180) days subsequent to the administration of the oaths of office for all Committee members for consideration, review, and appropriate action, if necessary, by the entire County Legislature; and be it further

13th **RESOLVED**, that no project to utilize, sell or lease undeveloped property at the Yaphank County Center shall receive final approval from the County Legislature or any department, office or agency of the County of Suffolk until thirty (30) days after the Committee's written report is filed with the Clerk of the County Legislature; this resolution shall have no applicability to the former John J. Foley Skilled Nursing Facility, the Suffolk County Farm or any proposal to improve or maintain an existing facility at the Yaphank County Center; and be it further

14th **RESOLVED**, that this Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this resolution constitutes a Type II action pursuant to Section 617.5(c)(20), (21) and (27) of Title 6 of the NEW YORK CODE OF RULES AND REGULATIONS (6 NYCRR) and within the meaning of Section 8-0109(2) of the NEW YORK ENVIRONMENTAL CONSERVATION LAW as a promulgation of regulations, rules, policies, procedures, and legislative decisions in connection with continuing agency administration, management and information collection, and the Suffolk County Council on Environmental Quality (CEQ) is hereby directed to circulate any appropriate SEQRA notices of determination of non-applicability or non-significance in accordance with this resolution.

DATED: March 1, 2016

APPROVED BY:

/s/ Steven Bellone
County Executive of Suffolk County

Date: March 4, 2016