

APPENDIX D

NOTICE OF SPECIAL PUBLIC HEARING DATE, AND HEARING TRANSCRIPT

Town Board

January 10, 2017

Note: See flash drive or CD in front pocket of Volume I of FEIS for access to this appendix.



JAY SCHNEIDERMAN
Supervisor

TOWN OF
SOUTHAMPTON
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TO: Members of the Town Board

RE: **SPECIAL TOWN BOARD MEETING**
Tuesday, January 10, 2017 at 6:00 p.m.

PLEASE BE ADVISED THAT pursuant to Section 62 of Town Law, a Special Town Board Meeting will be held in the **East Quogue Elementary School, 6 Central Avenue, East Quogue, New York, on Tuesday, January 10, 2017 at 6:00 p.m.** for the purpose of considering the following:

- Public Hearing to hear any and all persons on the subject of a Draft Environmental Impact Statement (DEIS) related to a zone change petition entitled "The Hills at Southampton" requesting to change four separate land holdings totaling 591 acres located in the Hamlet of East Quogue, from Residential 200 (CR200) to Mixed-Use Planned Development District (MUPDD) (*adjourned from November 7, 2016 and December 5, 2016 Special Town Board Meetings*)

JAY SCHNEIDERMAN, SUPERVISOR
TOWN OF SOUTHAMPTON

Dated: January 4, 2017
Southampton, New York

In The Matter Of:
THE HILLS - PUBLIC HEARING

**MINUTES OF THE SOUTHAMPTON
TOWN BOARD MEETING**

January 10, 2017

TC REPORTING, INC.
1 DEERFIELD EAST - 1850
QUOGUE, NY. 11959

**MINUTES OF THE SOUTHAMPTON TOWN BOARD
MEETING - Vol. III**

In The Matter Of:
THE HILLS - PUBLIC HEARING

MINUTES OF THE SOUTHAMPTON
TOWN BOARD MEETING
January 10, 2017

TC REPORTING, INC.
1 Deerfield East - 1850
Quogue, New York 11959

MINUTES OF THE
SOUTHAMPTON TOWN BOARD MEETING
Vol. III

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MINUTES OF THE SOUTHAMPTON
TOWN BOARD MEETING
JANUARY 10, 2017

Time Noted: 6:10 p.m.

Nancy Weinschreider,
Court Reporter

MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING

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- 1 TOWN BOARD APPEARANCES:
2
3 SUNDY A. SCHERMEYER - Town Clerk
4 STAN J. GLINKA - Councilman
5 JOHN BOUVIER - Councilman
6 JAY SCHNEIDERMAN - Supervisor
7 CHRISTINE P. SCALERA - Councilwoman
8 JULIE LOFSTAD - Councilwoman
9 JAMES M. BURKE - Town Attorney
10
11 * * * * *
12 MARK HISSEY - SVP, Discovery Land Company
13 CHIC VOORHIS - Principal; Nelson, Pope &
14 Voorhis
15 WAYNE BRUYN - Attorney; O'Shea, Marcincuk &
16 Bruyn
17 PAUL GROSSER - Ph.D., P W Grosser &
18 Associates
19 BOB GROVER - Ecologist - Greenman Pedersen
20 Inc.
21 STEVE ADELSON - Partner & COO, Discovery
22 Land Company
23 KYLE COLLINS - Southampton Town Planner
24
25

MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING

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1 SUPERVISOR SCHNEIDERMAN: We're about to get
2 started. Please turn your cell phone ringers off. Are
3 we ready?
4 Good evening. I'd like to call this special
5 meeting of this Southampton Town Board to order on this
6 10th day of January 2017. Please rise and join us for
7 The Pledge of Allegiance.

8 (The Pledge of Allegiance recited.)

9 SUPERVISOR SCHNEIDERMAN: Please be seated.
10 Madam Clerk, would you please read the special appearing
11 notice and followed by the roll call.

12 MS. SCHERMEYER: Members of the Town Board,
13 special Town Board meeting, Tuesday, January 10, 2017,
14 6:00 p.m. Please be advised that pursuant to Section 62
15 of town law, a special town board meeting will be held
16 in East Quogue Elementary School, 6 Central Avenue, East
17 Quogue, New York, on Tuesday, January 10, 2017 at 6:00
18 p.m. for the purpose of considering the following.
19 Public hearing to hear any and all persons on the
20 subject of a Draft Environmental Intact Statement, DEIS,
21 related to a zone change petition entitled The Hills at
22 Southampton. Requesting the change for separate land
23 holdings totaling 591 acres located in the hamlet of
24 East Quogue for residential 200, CR 200 to Mixed Use
25 Planned Development District, MUPDD. Adjourned from

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1 November 7, 2016 and December 5, 2016 special town board
2 meetings. Jay Schneiderman, Supervisor, Town of
3 Southampton dated January 4, 2017.

4 MS. SCHERMEYER: Supervisor Schneiderman?

5 SUPERVISOR SCHNEIDERMAN: Present.

6 MS. SCHERMEYER: Councilwoman Lofstad?

7 COUNCILWOMAN LOFSTAD: Here.

8 MS. SCHERMEYER: Councilwoman Scalera?

9 COUNCILWOMAN SCALERA: Here.

10 MS. SCHERMEYER: Councilman Bouvier?

11 COUNCILMAN BOUVIER: Here.

12 MS. SCHERMEYER: Councilman Glinka?

13 COUNCILMAN GLINKA: Here.

14 SUPERVISOR SCHNEIDERMAN: Thank you, Sundy, and
15 thank you all for coming out on this wintry night. This
16 is the third public hearing on The Hills application.
17 Some of you it's your first, some of you, you have been
18 here for others, maybe all of them, so welcome. Welcome
19 back in the case of those who have been here before. I
20 want to start by thanking Robert Long, Superintendent of
21 the school, East Quogue School for hosting us. We had
22 thought we were going to be at Town Hall tonight, but
23 based on the number of people who indicated an interest
24 in participating and speaking, we felt that it would be
25 best to return to the East Quogue community, the most

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1 effected community by the development proposal, and we
2 have one more public hearing here, so I do want to thank
3 the East Quogue School particularly to Supervisor Long,
4 thank you.

5 (Applause here.)

6 SUPERVISOR SCHNEIDERMAN: These meetings have
7 gone on sometimes quite late and the school has provided
8 janitorial services and other staff support, so; and
9 also to the Town Police assisting outside, we appreciate
10 their assistance as well.

11 So tonight, some things like the last time, I'm
12 going to offer five minutes to individuals who are
13 representing groups. Not more than one person claiming
14 to represent one group, so whatever that group is,
15 legitimate group, one person could be their
16 representative. Other members of the group can speak,
17 but just five minutes is reserved for the person
18 officially representing the group. All other speakers
19 will have three minutes and the Clerk will tell you when
20 you have 30 seconds left. I typically will call the
21 speaker and tell you who's on deck so that the person
22 can then cue up, the person who's the next speaker so we
23 don't have to wait a longer time for you to come
24 forward.

25 One thing I am doing slightly differently

1 because I have a number of people who attended earlier
2 meetings, sometimes both of those meetings and had to
3 leave before their name was called. So understanding
4 that, we're going to take those who have not spoken yet
5 and give them a chance to speak first. This is a
6 continuation of the hearing. It's not a new hearing.
7 It's the same hearing, so I'm not going to stop anybody
8 who wants to speak a second or third time. It's best if
9 you give us new information. I'm not going to say you
10 can't repeat what you've already said, but we are taking
11 a record. We know who you are and what you said
12 earlier, so if you want to add to it or just repeat it,
13 that's fine, too, but I encourage you that new
14 information is better.

15 So I don't know, Kyle, you are here, our
16 planning development administrator, do you want to say
17 anything before we go to the podium?

18 MR. COLLINS: Simply, you know, again, similar to
19 what you just stated, the intent of the hearing is to
20 hear from the public. This is the public portion in
21 terms of to make a presentation directly to the Board,
22 but it is not the only record that is considered under
23 the SEQRA process anything in writing than is submitted
24 nor the public hearing process from both the public as
25 well as other involved agencies.

1 The intention of the public hearing process is
2 to get those public comments and issues that are
3 outlined and associated with the Draft Environmental
4 Impact Statement that has been submitted on the subject
5 action, and so those comments can be addressed in the
6 final Environmental Impact Statement.

7 SUPERVISOR SCHNEIDERMAN: Thank you. If you, you
8 know, the actual Environmental Impact Statement is quite
9 lengthy. In fact, I have a whole box behind me with
10 various documents. We've done our best to get it up all
11 on the Town's website. So if you haven't seen it
12 already and you want to take a look more carefully at
13 it, I know some of you are responding to various things
14 you have heard or read in the paper, but there's quite a
15 bit here. So if you haven't seen the document, I urge
16 you to go on-line. You don't have to download it, I
17 mean you don't have to print it, you could save some
18 paper and it is there for you to see. All right.
19 Without further ado, we will go to the public. Again, I
20 will take those who have not been heard first.

21 Sundy, will you begin the first call.

22 MS. SCHERMEYER: Public hearing number one, The
23 Hills At Southampton MUPDD zone change petition, the
24 scope and content of September 2016 Draft Environmental
25 Impact Statement, DEIS, adequate for purpose of

1 commencing public review.

2 SUPERVISOR SCHNEIDERMAN: Okay. Thank you,
3 Sundry. Our first speaker tonight is Chris Gobler and
4 Chris will be followed by Ryan Toscano. Chris, you're
5 speaking as an individual or as a group?

6 MR. GOBLER: I can speak as an individual I
7 think. Well, good evening. I should address you all,
8 and hopefully we can talk about this further, but I'll
9 begin by talking about the role of excessive nitrogen in
10 our coastal community I think you know just as a
11 reminder. High levels of nitrogen represent a series of
12 threats to our coastal community here.

13 We already have high levels of nitrate in our
14 drinking water and higher levels are a human health
15 threat. We don't want any more nitrogen based on that.

16 We also know that excessive nitrogen has
17 exacerbated the flooding risk in the region leading to
18 the loss of shellfish, the loss of the eelgrass beds
19 which is the basis for our economy. And recent studies
20 out of Stony Brook University affirm that home values
21 are linked to water quality, and in fact decreased water
22 clarity decreases the value of our homes here in East
23 Quogue. So there's a lot at stake.

24 As you may be aware, the DEC [sic] and Governor
25 Cuomo started the Long Island Nitrogen Action Plan two

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MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING

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1 years ago and that is specifically to address nitrogen,
2 all these different issues; and I'm part of the sub
3 watershed committee that's specifically looking at the
4 precise rates of nitrogen level for every square inch of
5 all Long Island; Nassau, Suffolk County, from land to
6 sea. That process has brought together, I would say
7 some of the top minds or the top minds on the east coast
8 of the U.S., individuals for the USEPA, The U.S.
9 Geological Survey, New York State DEC, Suffolk County,
10 Cornell University, and I'm grateful to be part of that
11 group as well; and we have come to what I call a
12 scientific consensus. This isn't just a general opinion
13 but all these people have gotten together, two dozen
14 people in a room and we're deciding what controls the
15 delivery of land to sea. It's not me and my computer
16 dreaming it up. It's everyone coming to agreement on
17 lots of individual points and it's all data based and
18 it's all brand new. We just finished a scientific
19 consensus at the end of December.

20 So that new information can now be brought to
21 bear to consider how this project will affect our
22 coastal shores and our coastal community here; and so
23 I've had the chance to look at the DEIS and I have found
24 that, I guess as a summary, what I can say is using that
25 scientific consensus, what we now know about nitrogen

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1 loading as currently proposed, this project will deliver
2 more nitrogen to our coastal waters than it does
3 presently and also more than it would compared to an as
4 of right development.

5 MS. SCHERMEYER: Thirty seconds.

6 MR. GOBLER: And so that's based on the fact
7 that, for example, the Sebonack Golf Course has been
8 measured and this sub watershed committee deemed that
9 there's now 30 percent of the nitrogen from fertilizer
10 making its way into ground water. The DEIS uses ten
11 percent and that turns everything on its ear. So you
12 may hear that this project will deliver, remove nitrogen
13 to deliver less nitrogen and I think - -

14 MS. SCHERMEYER: Three minutes.

15 MR. GOBLER: - - the data shows that's not the
16 case. I'm very happy to work with the scientists here.
17 I talked about this further, I've talked with them
18 through the months about this project. I'll look
19 forward to talking to you more about it and to compare
20 numbers; and I would encourage the Town to get involved
21 with those discussions. It shouldn't be me picking out
22 certain things. It should be the Town looking very
23 carefully at this thing with the developers to come up
24 with what we see as a scientific consensus; and as part
25 of the sub watersheds committee, I'd be happy to bring

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1 in individuals from the USEPA, USGS [sic], DEC, Suffolk
2 County, Cornell University, et cetera.

3 So I look forward to continuing this discussion.
4 Thank you.

5 SUPERVISOR SCHNEIDERMAN: I appreciate your
6 guidance, Chris. Thank you.

7 Now, Ryan Toscano, and you will be followed Paul
8 Insalaco.

9 MR. TOSCANO: Good evening. Thank you for having
10 me. My name is Ryan Toscano. I was born and raised in
11 Southampton. Now, I'm residing in East Quogue for the
12 last several years. Growing up on the East End, I've
13 witnessed many changes throughout our community and
14 often not well received.

15 Discovery Land Group is proposing a bill that
16 will benefit our community with jobs and tax breaks. I
17 have taken the time to hear all those who oppose the
18 development due to ground water pollution. My questions
19 are, are all the other golf courses going to be by the
20 same rules and regulations. If and last, if everyone
21 who is opposing this, what are they doing to preserving
22 their land and not polluting it.

23 Thank you.

24 SUPERVISOR SCHNEIDERMAN: Thank you, sir. Okay,
25 hold on one second. You're Paul, right? Paul, you're

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1 followed by Ashley Bradley. Okay, go ahead, Paul.

2 MR. INSALACO: Good evening. My name is Paul
3 Insalaco. I live in Quogue. My family has been here
4 for about 17 years now and I'm in support of The Hills
5 Resort because it represents positive progress,
6 long-range planning and many benefits to the community
7 including protecting the school and protecting our bays.

8

9 It's clear that we need to address the water
10 quality and that everyone living near the water needs to
11 update their septic system as soon as possible. The
12 seasonal resort will pay a lot of taxes, but will not
13 with the year-round operation and will minimize the
14 impact on the quality of life. It will support our
15 local businesses and bring a lot of revenue to the
16 community.

17 The opposition represents that they speak for
18 the entire community when, in fact, it's a small group
19 of people that continue to speak the same information,
20 most of which I don't find to be true. Most people I
21 know understand the benefits of the seasonal resort over
22 businesses' usual subdivision and support the project.

23 So let's support positive progress. Let's
24 support environmental leadership and protect the school
25 with The Hills Resort.

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1 Thank you, sir.

2 SUPERVISOR SCHNEIDERMAN: All right. Ashley
3 Bradley followed by Christopher Worth.

4 MS. BRADLEY: I'm sorry for my voice. I'm Ashley
5 Bradley. I've lived in Quogue for about 20 years. I'm
6 in favor of The Hills project because I think that the
7 developer is conscientious and thoughtful about the
8 process and the manner of the use of the land and I
9 think it will bring untold benefits to our community
10 overtime; and I hope that the community will come
11 together to support this project, which to me, seems
12 much, you know, much more beneficial than potentially
13 other projects that would take its place.

14 Thank you so much to the Board for providing
15 these open forums and hearings and I'm in favor of The
16 Hills and hope the Board will be as well.

17 SUPERVISOR SCHNEIDERMAN: Thank you, Ashley.
18 Okay. Christopher Worth followed by, I think, Nancy
19 Kane. Mr. Worth?

20 MR. WORTH: Good evening. My name is Christopher
21 Worth. I live down the street on Central Avenue and I
22 opened my law practice around the corner from that on
23 Montauk Highway a couple of months, or in October of
24 last year.

25 Looking at this, the advertisements from The

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1 Hills, they brand themselves as a member of our
2 community and people who want to help us, but I look at
3 all the benefits that they propose; septic subsidy
4 funds, bay improvement funds, student scholarship,
5 community investments, nitrogen, removing irrigation
6 well. Well, I mean if they were our friends, wouldn't
7 they do that any way, if they didn't get their golf
8 course? I feel like we're being, we have a gun to our
9 head. If we don't accept this, then we have to take
10 what they give us. So I don't really think The Hills'
11 heart is in the right place because if it was, we
12 wouldn't be held hostage like this.

13 Mr. Schneiderman, I looked at your goals in
14 April 2016 when you spoke to Newsday. What do we need
15 here? We need affordable housing, less traffic
16 congestion and a rebirth of Hampton Bays. This project
17 does nothing for any of those things. There's no
18 affordable housing. It's just the people who can afford
19 to have many houses. It doesn't address congestion. It
20 increases the congestion, which drives down everyone's
21 property values because no one wants to come here if you
22 can't drive around; and I believe that a lot of people
23 are only in favor of this because they think it's the
24 lesser of two evils and that is exactly the way they
25 branded this and I think that's a false choice. That's

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1 not the only choice. These people have the power to
2 take the property. It's called eminent domain, and when
3 - -

4 (Applause here.)

5 MR. WORTH: - - and when the government believes
6 that property is necessary for the public good, then it
7 has the power to take that property and it can happen to
8 anyone. It can happen to me. It can happen to a shop
9 owner, it could happen to a millionaire property
10 developer.

11 MS. SCHERMEYER: Thirty seconds.

12 MR. WORTH: And here we have a public meeting. We
13 just, the first speaker, Christopher, I didn't, missed
14 his last name - -

15 SUPERVISOR SCHNEIDERMAN: Gobler.

16 MR. WORTH: - - Gobler, sorry, sounds to speak
17 with intelligence in background that this is a project,
18 either way it's done, that it's going to negatively
19 impact our quality of life. So - - and sorry, also, you
20 have already indicated that you don't want this to
21 happen - -

22 MS. SCHERMEYER: Three minutes.

23 MR. WORTH: - - and you already said that you
24 offered to buy this property. So have the courage of
25 your convictions, if you think this project is not good

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1 for this town, then take it and do what's right for us.

2 Don't force us to accept the lesser of two evils.

3 Thank you.

4 SUPERVISOR SCHNEIDERMAN: Nancy Kane followed by
5 Kyle Hulcher.

6 MS. KANE: Hi. I wanted to speak tonight because
7 I feel we have a great opportunity on our hands and I
8 don't want to lose that opportunity.

9 I grew up in Southampton and moved back a few
10 years ago because I never found any place that's
11 naturally beautiful as the East End. I'm pro
12 preservation and I cringe every time that a 17th or 18th
13 Century house is torn down and a McMansion goes up. I
14 want the place I grew up and to retain its character and
15 be the same natural place I remember; bustling with
16 energy in the summer, tranquil and calm in the winter,
17 365 days a year, beautiful.

18 So why am I for The Hills? Discovery Land
19 appreciates beauty and honors the environment where they
20 build. I know this because I visited Baker's Bay in the
21 Bahamas and Silo Ridge in Upstate, New York. They take
22 great care to preserve surroundings and build with an
23 inherent respect for the area. 424 acres are being
24 preserved. I love that they are revegetating native
25 species of plants and trees, and I have complete faith

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1 that they will make The Hills community beautiful,
2 seamlessly blending in so it will feel like it has
3 always been here. I love the fact that these build-outs
4 will go to local construction companies providing jobs
5 and during operation more jobs.

6 My father owned The Post House in Southampton in
7 the '70's and then opened up The Mimosa on Dune Road
8 near where Discovery Land's Dune Deck sits. I'm anxious
9 to see life again along this stunning stretch of land,
10 and this life is families taking part in activities
11 which we are lucky enough to have in our own backyard.

12 Mike Meldman started this company so he would
13 have a place to spend more time with his sons. This will
14 be a family-oriented community participating in
15 wholesome, healthy outdoor activities. I am impressed
16 by their commitment to improve the water quality as well
17 as give back in a number of ways including loaning of
18 their venue for community fundraisers. Discovery Land
19 Company wants to become a part of our community and
20 their plans show that respect. They don't want to
21 change this land, they want to honor it, and this isn't
22 just lip service. They've outlined very specific steps
23 including removing nitrogen from the water before that
24 water reaches the bay and endangers aquatic life. I
25 don't have to time to list all the other give backs like

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1 a million dollars for advanced septic tanks, a half a
2 million for shellfish restoration and 700,000 for the
3 elementary school. They have even taken on two Town
4 recommendations, a new well field for the Suffolk County
5 Water Authority and land for the East Quogue Fire
6 District. These are people who are working with us, not
7 against us. I feel we have a real partner in Discovery
8 Land who will work with us to ensure that The Hills
9 Resort is a good thing for the community - -

10 MS. SCHERMEYER: Thirty seconds.

11 MS. KANE: - - they have a vested interest in
12 doing so. Their aim is to become part of the fabric of
13 our community carefully and thoughtfully woven into what
14 we have here in our hometowns.

15 I say we welcome them with open arms, a partner
16 with the same goals of maintaining and improving our way
17 of life is the best possible scenario

18 Thank you.

19 SUPERVISOR SCHNEIDERMAN: Okay, Kyle Hulcher
20 followed by Eric Nelson.

21 MR. HULCHER: Good evening. I've been spending
22 summers out here on the East End everywhere from Sag
23 Harbor to Westhampton Beach for the last ten years.
24 I've loved it so much that my partner and I are moving
25 here full-time in April.

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1 I wanted to speak because I have reviewed The
2 Hills proposal and I think it looks pretty fantastic.
3 One thing we were concerned about was the high levels of
4 nitrogen in the water. I know the high levels are not
5 good for the animals or humans and has even had links to
6 cancer. That's why I feel it's imperative to partner
7 with a company that is committed to providing
8 nitrogen free water like The Hills. They lay this out
9 very specifically in their literature. I know their
10 reputation and the world class company said it could
11 protect- - protecting and better yet improving the
12 environment. If we know someone is going to do something
13 with this parcel of land, why not go the company that
14 works with us to protect and fix important issues? It
15 seems like a clear cut choice.

16 Additionally, I was impressed by their company's
17 community offerings; money going to schools, money for
18 the fire department of East Quogue and improvements to
19 Main Street and other community endeavors. It seems
20 like a win-win and I'm not sure what other developers
21 are going to be so concerned with maintaining the
22 character of community and so invested in its growth.

23 We're still not sure which hamlet we will end up
24 in in the coming spring, but I love Westhampton, Quogue,
25 East Quogue areas and I think The Hills would be a great



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1 addition to these towns in the East End as a whole.

2 Thank you.

3 SUPERVISOR SCHNEIDERMAN: Eric Nelson, you're
4 next, followed by Cynthia McNamara.

5 MR. NELSON: Yes, hello. I'm Eric Nelson. I'm a
6 resident of Westhampton Beach. I'm here to support The
7 East Hills, I mean The Hills at East Quogue. I believe
8 it will be an economic boost to the neighborhood. It
9 will create summer jobs for the locals and will enhance
10 the surrounding area west of the canal. I believe it is
11 truly a win-win and schools will not be affected at
12 all, but the towns will benefit greatly from the new
13 flow of summer only residents. I strongly urge the
14 passing of The Hills.

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Sec. 6.2

15 Thank you for your time.

16 SUPERVISOR SCHNEIDERMAN: All right. Cynthia
17 McNamara is next follow by Ted Davis.

18 MS. McNAMARA: Good evening. My name is Cynthia
19 McNamara. I'm a current resident of East Quogue and a
20 life-long resident of the Town of Southampton. My
21 property abuts the proposed development and my family
22 relies on well water. We will be impacted by every
23 aspect of the proposed project. While I'm the current
24 vice president of The Board of Education here in East
25 Quogue, the school has decided to remain neutral on this

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1 project. Therefore, the views and opinions I'm stating
2 here tonight are my own. I'm not speaking on behalf of
3 the Board.

4 I would like to address some issues as they
5 pertain to this school though as I feel that the
6 opposition to this project is due to the fact that the
7 school has not taken a public stance. At the very first
8 public hearing, Mr. Algieri was quoted in the press as
9 having said, no children in the school is the biggest
10 lie I've ever heard. Rob Long said any child who walks
11 into the school will be educated. Mr. Algieri's
12 statement leaves out pertinent facts; like there's a
13 residency verification procedure for children to attend
14 the school; and if you lie, on the notarized residency
15 affidavit, you face being found guilty of a class A
16 misdemeanor and punishable by up to six months in jail.
17 The residency status of students from East Quogue
18 attending Westhampton Beach is verified every single
19 year. Anyone can read these policies on the school
20 website under board policies. Wanting more information
21 on the potential impact the development will have on our
22 school, I contacted the superintendent of Macon City
23 Schools in North Carolina. The district in which
24 Discovery Land Company build a very similar golf resort
25 community to what they're proposing here. Superintendent

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1 Baldwin assured me that there's been no significant
2 change in their enrollment since the resort was built.
3 As Discovery Land promised, the homes at Mountain Top
4 are not utilized year-round and as a result, children
5 have not been enrolled in the local schools.

6 This school cannot absorb 150 additional
7 children, and while the focus of that issue has always
8 focused on this building, I would urge you to reach to
9 Westhampton beach because I can't - - have to believe it
10 would be a problem with them as well. Another statement
11 I have heard regarding the community is as they pertain
12 to East Quogue School are not real benefits because they
13 can't be used without increasing the budget. This too
14 is false.

15 In September of 2015, the acting Superintendent
16 signed a letter acknowledging the benefits to this
17 school. They are very real benefits and our ability to
18 utilize them was verified by legal counsel before that
19 letter was signed. Time and again, I have heard the
20 opposition of this project say they want to preserve our
21 way of life and keep our tight-knit community intact.
22 That's a nice sentiment, but it loses its truthfulness
23 when these same people call for a boycott of a
24 neighbor's business- -

25 MS. SCHERMEYER: Thirty seconds.

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1 MS. McNAMARA: - - because they support this
2 project. At the last meeting, the mother of a child with
3 special needs was told if she wanted certain needs for
4 her child, she should move. Is that the community
5 spirit we're trying to preserve?

6 Then you have the developers who never ask the
7 schools to support the project and in fact were told it
8 never would. Yet, when the press reported that there
9 were elevated levels of lead in the schools, the same
10 developers immediately offered any assistance necessary
11 to remedy the problem and make this building safe for
12 our children. No mention of money or support was ever
13 made and the offer wasn't made to the press for
14 publicity purposes.

15 MS. SCHERMEYER: Three minutes.

16 MS. McNAMARA: It was simply offered because
17 that's what a good neighbor does. It is for these
18 reasonsmand many more that I fully support The Hills.

19 Thank you.

20 SUPERVISOR SCHNEIDERMAN: Ted Davis, you're up
21 next followed by Joe Densieski.

22 MR. DAVIS: Hi. Thank you for your time. I just
23 want to support The Hills project. I'm a life-long
24 resident of Quogue and I just wanted most people to know
25 that I'm a member of Westhampton Country Club and I have

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1 about 20 or 30 friends that live on the grounds and
2 there's been absolutely no trouble with the water.
3 They've never had any issues on the quality of the water
4 and so, I think that's one of the biggest concerns of a
5 lot of people; and the positives outweigh the negatives
6 in this project as far as I can see and the Discovery
7 people are quality, quality people and they're only
8 going to have the best interest of ours at heart; so
9 thank you very much and I support The Hills.

10 SUPERVISOR SCHNEIDERMAN: Joe, hold on one
11 second. Joe Densieski will be followed by Lindsey Hess.

12
13 MR. DENSIESKI: Good evening. My name is Joe
14 Densieski and I'm here tonight in favor of The Hills of
15 East Quogue proposal. I was born and raised right here
16 in East Quogue on Halsey Avenue attending this very
17 school, which has changed quite a bit since I was here.

18 Most of my childhood, early adolescence was
19 spent at my grandparents' home on my father's side right
20 here on Central Avenue, just about ten houses down from
21 the school; and that my great-aunt and uncle's farm
22 down on Lewis Road will soon be celebrating its 100th
23 year. My grandparents on my mother's side lived in
24 Pinesfield, also in East Quogue, where I spent a lot of
25 time down at the small playground at the beach hanging

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1 out with my brother on the swings. I remember when my
2 father and grandfather would take us down to the dock
3 off Montauk Highway at Weesuck Creek so we could go
4 snapper fishing. I had a great time here in East Quogue
5 and will never forget.

6 I currently live in Riverhead and work for the
7 Town of Riverhead, Sewer District where I've learned a
8 lot about nitrogen pollution as it affects our estuary
9 and ground waters. I attended all of the schools to
10 become a New York State certified wastewater plant
11 operator and continue to learn more and more every day
12 about the problem this island has with nitrogen
13 pollution.

14 The Hills at East Quogue proposes to build a
15 golf resort above an aquifer that already has levels of
16 nitrogen in it that are high is a great idea. Over 70
17 percent of the nitrogen pollution on our island is from
18 septic waste that is dumped directly down deep below the
19 surface of the ground into the sandy soils where there
20 is no organic material to absorb or to consume the
21 nitrogen. The Hills at East Quogue plan to remove the
22 already contaminated water from the aquifer with pumps
23 to fill manmade ponds throughout the golf course to
24 reuse the water to irrigate the turf is a great idea.
25 Why? Because the water already enriched with nitrogen

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1 would go through the turf and organic materials in the
2 top layers of the soil and be absorbed and consumed
3 putting clean water back into the aquifer.

4 Also, The Hills at East Quogue is going to put
5 alternative on-site wastewater treatment systems in the
6 ground to treat all the waste water coming out of the
7 homes and clubhouses on the property cleaning the water
8 even more. I have done my homework on these systems and
9 have seen some of them reducing nitrogen down as much as
10 90 percent {inaudible} levels. The Hills at East Quogue
11 is also going to donate over \$1 million to the systems
12 to be installed in the surrounding homes in and around
13 East Quogue.

14 With the use of the County grants and other
15 money that could be available to help homeowners
16 subsidize the cost of these systems that could do a lot
17 of homes in East Quogue. Let's not also forget what
18 Discovery Land is doing for the schools and the local
19 community as well. Long Island could use more
20 environmentally conscious development - -

21 MS. SCHERMEYER: Thirty seconds.

22 MR. DENSIESKI: - - to help protect our precious
23 resources and our children's future. Therefore, I am in
24 support of Discovery Land's proposal for The Hills at
25 East Quogue.

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1 Thank you.

2 SUPERVISOR SCHNEIDERMAN: You must be Lindsey?

3 MS. HESS: Yes.

4 SUPERVISOR SCHNEIDERMAN: Okay, hold on one
5 second. Lindsey, you will be followed by John Artarian,
6 if I'm saying that correctly.

7 MS. HESS: Good evening, ladies and gentlemen.
8 I'm here in support of The Hills. My name is Lindsey
9 Hess and I'm a member of the Westhampton Beach
10 community.

11 I think The Hills seasonal resort sounds like a
12 big improvement over the current zoning of the
13 subdivision. No one wants more subdivisions and more
14 kids crowding our schools, adding pressure to the budget
15 and to local taxpayers. Everyone wants to protect the
16 school. Everyone wants to protect our water. Everyone
17 wants to maximize open space and preservation. While The
18 Hills Resort does what everyone wants, nothing else
19 does.

20 I'm also very impressed by the scientists and
21 the environmental efforts put forward by Discovery Land
22 Company. Their plan to remove nitrogen from the aquifer
23 is simply genius. I visited other Discovery properties
24 such as Baker's Bay and they are all beautiful and
25 respectful of the area and the local community. The

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1 property owner has a right to develop their property.
2 So let's take advantage of this opportunity to protect
3 the local schools, protect our water and raise our
4 environmental standards in Southampton Town. I would
5 like the Board to support this one change to the
6 seasonal resort.

7 Thank you.

8 SUPERVISOR SCHNEIDERMAN: John Artarian, am I
9 saying that right?

10 MR. ARTARIAN: Yes.

11 SUPERVISOR SCHNEIDERMAN: And then Lisa Tymann.

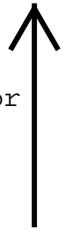
12 MR. ARTARIAN: Good evening. My name is John
13 Artarian. I'm a local business owner of Aquatic
14 Habitats, a business based out of Westhampton, for about
15 16 years now.

16 I support The Hills development. I believe The
17 Hills environmental impact plan that is the in place
18 along with the contributions to local school district
19 makes this development far more attractive than any
20 other possible option for this site. Discovery Land is
21 a well-respected developer who have continually proven
22 their ability to respect the character of the community
23 they are a part of. This development, while adding
24 value to the area, will also bring much needed economic
25 growth to this part of the Hamptons that has been

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1 lacking for almost eleven years now.

2 I truly believe The Hills is the best option for
3 this site, East Quogue, the Town of Southampton, and
4 they have my company and my full support.

5 Thank you.

6 SUPERVISOR SCHNEIDERMAN: All right. Lisa
7 Tymann.

8 MS. TYMANN: Tymann.

9 SUPERVISOR SCHNEIDERMAN: Tymann. Lisa Tymann
10 followed by Bruce Tria.

11 MS. TYMANN: My name is Lisa Tymann. I live in
12 Westhampton Beach and I fully support this project and I
13 hope that you will vote in favor of Discovery who is
14 doing great things with Dune Deck in Westhampton and I
15 think it will be great for East Quogue with The Hills.

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16 Thank you.

17 SUPERVISOR SCHNEIDERMAN: Okay. Bruce?

18 MR. TRIA: That would be me.

19 SUPERVISOR SCHNEIDERMAN: Okay. Bruce Tria
20 followed by David Reisfield.

21 MR. TRIA: I want to do - - my mother taught
22 methat the devil you know is always better than the one
23 you don't know. That was always a big maximum in her
24 life, and one that she imparted on me.

25 What I bring to this discussion for you people,

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1 the Town Board, is I've lived here since 1978. I served
2 on this Board of Education. I remember when the first
3 affordable housing project was built in East Quogue, The
4 Pines, 25 years ago. Those houses are now selling for
5 market rate. I remember the impact on the school
6 district because I was on the Board of Ed. The devil
7 you know is better than the one you don't. In this
8 case, the devil you know is the seasonal golf resort.

9 There are things about the devil that we know,
10 for lack of a better word for it, like it will operate
11 from April to October, 70 percent of the land that would
12 be preserved and we know that year-round housing is not
13 going to exist there because it is enforceable by
14 convenience.

15 We know they have a system to remove
16 excess nitrogen from the ground to provide for a new
17 public water well and funding for advanced septic
18 systems; and as you know, household waste is the single
19 biggest contribution to nitrogen levels in the ground
20 water. The devil we don't know is your basic garden
21 variety subdivision. Something is going to be built
22 there because I don't see the Town condemning the
23 property and then buying it for it's best and highest
24 use. That's a lot of money; but assuming for a moment
25 that they get the as of right, the basic garden variety

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1 subdivision, you and I both know that they'll be selling
2 year-round residences, that there will be children
3 added to the school, that the septic systems will be the
4 basic standard septic system that exists in Suffolk
5 County and that it will add tremendously to nitrogen
6 loading in the ground water. We know that. We also know
7 that a shrewd operator will suggest to the Town Board
8 that their affordable housing opponent, that way they
9 can increase density, sell more units, maximize the
10 profit and that will add more children to the school and
11 raise taxes in this hamlet.

12 We don't have many ratables in East
13 Quogue, and I think the devil that we know is a heck of
14 a lot better than the devil we don't know; and the devil
15 we know in this case is The Hills Seasonal Golf Resort.

16

17 Thank you.

18 SUPERVISOR SCHNEIDERMAN: David Reisfield is next
19 followed by Stephanie Wagner; and David, you are
20 speaking on behalf of the Long Island Environmental
21 Voters Forum?

22 MR. REISFIELD: Yes, I am. Thank you.

23 SUPERVISOR SCHNEIDERMAN: Okay, so you'll be
24 allotted the five minutes.

25 MR. REISFIELD: All right. Supervisor

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1 Schneiderman and members of the Southampton Town Board,
2 my name is David Reisfield. I'm the executive director
3 of the Long Island Environmental Voters Forum. The
4 LIEVF is a non-profit, non-partisan, grass roots
5 organization created to identify, recruit, endorse,
6 support, train and actively campaign for pro-
7 environmental candidates for public office.

8 As a result, you should know that we are
9 extremely interested in the proposal to build the mega
10 golf resort in Southampton Pine Barrens and state
11 designated special ground water protection area, a
12 project known as The Hills at Southampton. I had the
13 privilege on Saturday to attend the community meeting
14 right here in East Quogue, at which I learned a great
15 deal about both proposed projects and its alternatives.

16
17 We were very impressed by the strength of
18 opposition to The Hills and support for water quality
19 improvement in Southampton on the part of Assemblyman
20 Fred Thiele and Suffolk County Legislator Bridget
21 Fleming to government officials who regarded the
22 environmental leaders. This left us confused as
23 [inaudible] part of the members of this Town Board.
24 Were this an ordinary development application which
25 required an environmental impact statement and the usual

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1 SEQRA review, I could understand the need for a
2 complete review process completion. Alas, the project
3 seeks approval for a zone change to increase the
4 intensity of use of this sensitive site under the Town's
5 ill-considered planned development district statute.
6 That statute makes clear that the Town Board is free to
7 disapprove such a project at any time.

8 Indeed, Legislator Fleming exercised exactly
9 that option during the pre-application process almost
10 two years ago because it was clear the subject property
11 lies on a ground water sensitive area for which a high
12 density development and golf course are contraindicated.
13 Further confusing the obvious fact that the proposed
14 resort with a club house one and a half times larger
15 than a Home Depot, is antithetical to the goals of the
16 Long Island government at every level to reduce the
17 nitrogen and drinking and surface waters which are
18 already impaired.

19 Stony Brook University scientist and local
20 resident Dr. Christopher Gobler, provided a compelling
21 case of the claims of the applicant concerning ground
22 water contaminations were incorrect and that The Hills
23 project is more water quality threatening than the so-
24 called as of right development or the still less
25 contaminating reduced impact alternative.

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1 As Assemblyman Thiele and Legislator Fleming
2 both pointed out, entertainment of a project of this
3 magnitude in this ground water sensitive area, utterly
4 contradict the goals of nearly every public official on
5 the Island concerning the need for reducing, not
6 increasing nitrogen discharge in our sole source
7 aquifer. The evidence applied to the community forum on
8 Saturday should end any further debate over The Hills
9 and calls for an immediate disapproval of the PDD so
10 that the Town may move ahead with the Southampton's role
11 in island-wide effort to reduce declining water quality
12 by reducing nitrogen loading throughout the town and
13 especially on the Discovery Land parcels.

14 Consideration of The Hills project must be
15 terminated at once. Further delay suggests that those
16 of you on the Town Board are out of touch on water
17 quality improvement front and somehow view The Hills as
18 a possible benefit to water quality in your town. You
19 do not have to be much of an environmentalist to see the
20 contradiction of the position. We strongly urge you to
21 join Assemblyman Thiele, Legislator Fleming, Professor
22 Gobler and the scores of environmental and civic leaders
23 who presented the most compelling case yet that the Town
24 of Southampton must focus not on contra-indicated mega
25 development and instead on the challenge of restoring

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1 water quality which projects like The Hills can only
2 work against.

3 I urge you to halt the endless process of
4 rejected Draft Environmental Impact Statements and
5 public hearing and schedule a vote to kill The Hills and
6 repeal PDD. Only then can we explore the preservation
7 possibilities or reduce environmental impact for this
8 critical environment area.

9 Thank you.

10 SUPERVISOR SCHNEIDERMAN: Stephanie Wagner
11 followed by Judy McDermott.

12 MS. WAGNER: Good evening. My name is Stephanie
13 Wagner. I own a home here in East Quogue and I have
14 lived out here on the East End for 24 years and I am in
15 favor The Hills project.

16 I share that sentiment with almost everyone I
17 speak to, however I'm here to speak for myself. I do
18 not want to see under the current zoning another
19 subdivision. Another subdivision will not offer
20 anything to our community and will impact and hurt us.
21 I feel The Hills project is a much better option and for
22 several reasons. From everything I have learned over
23 the past decade, golf courses in general and certainly
24 this project are environmentally friendly. Subdivisions
25 are not.

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1 I feel this option will bring needed tax relief,
2 local jobs to our community, additional traffic for our
3 local businesses and planned improvements to the parking
4 areas to those local businesses. I haven't heard
5 anybody else offer those things. Additionally, they've
6 offered to improve the East Quogue Elementary School,
7 who is as we know from every budget which I vote for,
8 because our children are our future. They want to
9 invest in that, too. No subdivision will bring any of
10 these things to our community. They'll build and build
11 for themselves.

12 Most important, from everything I have read, we
13 have a nitrogen problem and The Hills didn't cause it.
14 Our septic systems did. Thank you for bringing the
15 amendment I just voted for our land preservation fund to
16 take some of that money, which I hope you're going to
17 bring to homeowners so that we can, unaffordable [sic].
18 I'm a single mom. I work hard, but that would be
19 something that I would like to invest in so that we
20 don't continue to poison what's already been done; and
21 then, of course, they have a plan to take some of this
22 poisoned water and use it on their golf course. I don't
23 see anyone else utilizing the water, or again, offering
24 any of these things to the community and under our
25 current zoning, a subdivision, I don't know, you're

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1 pretty familiar, will come in, will bulldoze and build,
2 they'll use the cheapest products, they'll add nothing
3 to our community.

4 So I, again, am for this project. I'm in favor
5 and I strongly urge our town leaders and trustees to get
6 this project underway and as soon as possible.

7 Thank you.

8 SUPERVISOR SCHNEIDERMAN: Judy McDermott. Is
9 Judy here? Oh, someone is coming. So Judy will you
10 approach the podium. Cristina Kepner will follow.

11 MS. McDERMOTT: I'm Judy McDermott and I'm a
12 resident of Quogue. I feel the Discovery will be the
13 best development for the area. The company will protect
14 the school, water quality, community and keeping the
15 nitrogen low.

16 Preserving the property as best as they can
17 they've always done an excellent job. The property must
18 be seasonal. The golf course will make it that way, any
19 other alternative would be a disaster. That would not
20 protect all that I have. Please vote yes for Discovery.

21
22 Thank you.

23 SUPERVISOR SCHNEIDERMAN: Cristina Kepner will be
24 followed by Mary Pazan.

25 MS. KEPNER: Hi. I'm Cristina Kepner. I live in

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1 Quogue. I have been there for over 30 years, my husband
2 for over 70 years.

3 Over the past year like everybody here, I have
4 listened to and analyzed the pros and cons of this
5 development and believe that, you know, that The Hills
6 development is the best option for East Quogue and
7 Southampton Town, creating a seasonal development versus
8 a single-family home development has many benefits
9 including much needed tax support for the East Quogue
10 School, with minimal impact on enrollment, tax dollars
11 that can be spent on improvements on education rather
12 than just increasing overhead to cover additional
13 students that will be inevitable with a normal
14 development of year-round homes and such; and with
15 respect to the important concerns relative to the
16 environment.

17 Obviously it's a conundrum for me as it probably
18 is for many of you in the room. There are a lot of
19 experts. For every expert, environmental expert that is
20 against this, there's an expert that is for this and
21 it's hard for me as a layman to really figure it out.
22 However, you know, my argument in support is that The
23 Hills will be under a microscope such that in, subject
24 to water quality testing much more than a normal
25 subdivision would be subject to, and that the developers

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1 have made a commitment to use cutting edge environmental
2 technology and that the community can and should hold
3 them to those standards which can include those asking
4 them to adopt new technology as they're developed in the
5 future, and again to minimize and to continue to
6 minimize in an environmental impact.

7 Nitrogen loading unfortunately is something that
8 many of us contribute to and with this and, you know,
9 our focus should start to shift from what would be a
10 controlled environment here within the development to
11 educating and changing behavior in the existing
12 community. It's sort of, I can't remember if it was
13 [inaudible], whoever it was that said I have seen the
14 enemy and it is us, and in this case, I have seen the
15 polluters and it is us.

16 MS. SCHERMEYER: Thirty seconds.

17 MS. KEPNER: The Hills will create jobs, help
18 businesses. I won't go into the many great
19 contributions that they'll continue to make. It's going
20 to be extraordinarily attractive, it's going to
21 stimulate the area economically, but not change it or
22 burden it as it is, you know, a seasonal resort. I
23 think it's a win-win for the community.

24 SUPERVISOR SCHNEIDERMAN: Now Mary Pazan followed
25 by Peter Sotos.

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1 MS. PAZAN: My name is Mary Pazan and I'm a
2 resident of Hampton Bays. Water quality is such an
3 important issue that the Town recently proposed, and the
4 voters agreed, to spend funds from the Community
5 Preservation Fund for water quality improvements.
6 Approval of The Hills project seems completely
7 inconsistent with what I thought was a priority of the
8 Town Board.

9 Scientists, water quality experts and those who
10 make water quality their daily mission are concerned
11 that this project will have adverse effect and threaten
12 our drinking and recreational waters. I'm not a
13 scientist and I'm not a geologist, so I have to defer to
14 the experts, and I think it's only logical to give
15 greater weight to those that do not stand to gain
16 financially from approval of the project. Certainly not
17 to impugn anyone's professional integrity, but a fact of
18 life that consultants get paid to support their clients
19 either way.

20 Why change the zoning. The Town decided the
21 zoning is appropriate, it wasn't arbitrarily egregious.
22 It was based on reports and on studies. So I don't see
23 how in any way it could be logical to approve this
24 change, especially in light of the presentation of
25 reasonable alternatives. The public benefits include a

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1 one-time dollar value of \$4.8 million and an annual
2 benefit of \$13.4 million; but I don't see how one could
3 put a value on water quality. If you approve this
4 project, you will kind of put a price on it and when I
5 did the math of the surrounding community and \$13.4
6 million, it's a nice give way at about \$700 a person,
7 and quite frankly that's not enough for me.

8 I would prefer to have my water improved and to
9 preserve the quality of my water. The major annual
10 benefit is an estimated \$9.4 million in income from
11 permanent seasonal operational jobs created over four
12 years. In my opinion, these are operating costs and
13 should not suffice as a public benefit. A public
14 benefit should go beyond the operating cost of a
15 project. A one-time college scholarship for students
16 in East Quogue is laudable and I'm sure that there are
17 people who can use the money. So how is that a public
18 benefit?

19 MS. SCHERMEYER: Thirty seconds.

20 MS. PAZAN: I hope not because I timed this, so
21 it was my clapping, the applause that took my time up -
22 - golf practice, a couple of golfing charity events. I
23 don't see these as being substantial public benefits
24 whether they're allowed by the existing legislation or
25 not. There's no time to review all of the alleged

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1 benefits and the statement of \$13 million is enticing
2 and I encourage the Board to take a good look at the
3 benefits and determine if they're really worth what's at
4 stake here.

5 Lastly, what hasn't been mentioned much is that
6 if the Board approves this project - -

7 MS. SCHERMEYER: Three minutes.

8 MS. PAZAN: - - it will have sandwiched Hampton
9 Bays between the two most controversial projects that I
10 think the Town has approved, Canoe Place Inn and The
11 Hills, putting Hampton Bays at risk from all sides.
12 Considering everything and looking at the big picture of
13 the Town of Southampton, approval of this project would
14 seem to defy any logic as the negatives far outweigh the
15 positives.

16 Thank you.

17 SUPERVISOR SCHNEIDERMAN: Peter Sotos is next
18 followed by Elizabeth Hook.

19 MR. SOTOS: Good evening. My name is Peter Sotos
20 and I've been a Quogue resident for the past 25 years.
21 I attended the last two hearings on The Hills because I,
22 too, had concerns and I wanted to hear all the facts and
23 arguments on both sides and become better informed as to
24 how this project might positively or adversely affect
25 our community.

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1 I feel at this point I'm prepared to render my
2 opinion. I think the strongest argument I heard was not
3 about nitrate levels, but was from a young man in the
4 first hearing who said he likes the community the way it
5 is. He likes that it's quiet and doesn't want it to
6 change; and the problem with this argument is that we
7 have homeowners who have a right to develop under the
8 law and it's two choices right now. It's a summer
9 houses around a golf course, with many year-round houses
10 that place a huge burden on the school, traffic flow and
11 municipal services.

12 Given all the measures, they have in place to
13 protect the ground water and all the other valuable
14 benefits to the community, I feel the choice is obvious.

15 There's already a huge difference in population,
16 traffic congestion and quality of life between the
17 summer months and the rest of the year. I feel that the
18 current Hills proposal would be the best option to keep
19 the status quo and have the smallest adverse impact on
20 our community. Talk to anyone and you'll find that
21 Discovery Land is a world class act that brings value to
22 the neighborhood surrounding its developments.

23 I saw it first-hand when I skied in Montana last
24 year. Discovery's Yellowstone Club has a huge positive
25 impact on the entire big sky region in terms of

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1 infrastructure, property values and quality of life. I
2 see the potential of the huge positive upside for our
3 area as well given all the proposals they have set
4 forth.

5 Last, for those put off by the Builders'
6 Association from Nassau County and other people
7 advocating on behalf of The Hills, I'm equally dismayed
8 by the so-called experts that were at the last hearing
9 from out east who proposed their own alternative plans.
10 We west of the Canal communities have often been treated
11 like second-class citizens and I don't appreciate people
12 coming from East Hampton coming in and telling us what
13 to do. For all these reasons, I'm supporting The Hills.

14
15 Thank you.

16 SUPERVISOR SCHNEIDERMAN: All right. Elizabeth
17 Hook is next followed by Jade Kalbacher.

18 MS. HOOK: Thank you. I'm Elizabeth Hook and I
19 live in Hampton Bays. I've been here for the last 15
20 years. I'm intrigued by all the comments I'm hearing in
21 favor of The Hills focusing so much on Discovery as
22 being such a great partner. Not to disparage any
23 business, but, you know, let's be real. This is a
24 business venture and when all those houses are sold,
25 some houses of homeowners are going to be people who

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1 will be going forward with maintaining whatever
2 protection there is of the water, and despite the fact
3 that there are covenants, what guarantee do we have and
4 who is going to enforce the covenants that the
5 protection of the water that they are now proposing is
6 going to be as stringent in the future.

7 Water quality to me is the biggest problem
8 facing the East End right now, and it's got the biggest
9 impact on what our land values will be in the future and
10 whether or not we're going to have a community that we
11 all enjoy as we do today.

12 The Community Preservation Fund is the biggest
13 example of how important it is to every member, every
14 resident of the Town of Southampton, not just those
15 residents of East Quogue. Excuse me. I think that
16 considering the benefits to East Quogue are a little bit
17 shortsighted if what you're looking at is potentially
18 damaging the water or the entire East End down the line.

19 It seems to me that if you are putting a golf course
20 which has, despite what other people have said,
21 demonstrated impact on water quality, you're putting
22 that in the first place and then you are coming around
23 and paying money to help remediate the water, and in the
24 second place, that's a vicious circle to me; and I think
25 the most important thing that we need to do right now is

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1 preserve the water from any further contamination from
2 the beginning.

3 Thank you.

4 SUPERVISOR SCHNEIDERMAN: Next up is Jade
5 Kalbacher followed by Beth Butler, I believe.

6 MS. KALBACHER: Hi. I'm Jade Kalbacher. I grew
7 up here in Southampton and right now I'm a full-time
8 student at the University of Miami. I'm able to attend
9 this lovely university where I'm studying finance and
10 Arabic only because of the scholarship that I received.

11
12 This plan, this development plans to give
13 \$200,000 annually for scholarships and that is the only
14 way that I'm able to go to the university full and clear
15 for \$60,000 a year for the University of Miami.
16 Therefore, I think that that is one of the biggest
17 reasons as education is the future for children.

18 I also think that whether people want to or not,
19 progress is going to happen, change is going to happen
20 and you can either be on board or not be on board.
21 Either way, the world keeps going around, so I think the
22 best thing that we can do is move forward together and I
23 am in favor of The Hills.

24 Thank you.

25 SUPERVISOR SCHNEIDERMAN: Beth Butler followed by

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1 Barbara Pierce.

2 MS. BUTLER: Hi. My name is Beth Butler and I am
3 a single mom of two women, with one who was just up
4 here.

5 I own a home in Southampton and my daughters and
6 my mother, who live with me, have a certain lifestyle
7 that they like to live. So I work full-time to support
8 them. So I am an inspirational, motivational fitness
9 trainer for the mature woman, women over 40. I also
10 work for a company called Rockin Wellness that owns a
11 home on East End Avenue here and I do a podcast out of
12 there. I just wanted you to know where I'm coming from.

13

14 I was born in Southampton and I lived in
15 Southampton my whole life. I spend a lot of time in
16 Westhampton and Quogue. One of my best friends lives
17 right around the corner here. She should be here
18 shortly. While I love the East End, I would never want
19 the integrity of the land to change. I do feel change
20 is necessary and good. When I look at the information
21 on The Hills seasonal resort, it feels like progress and
22 that's a good thing. A development like The Hills
23 solves the nitrogen in the water problem by offering to
24 come in and fix it.

25 By the way, 25 years ago, I was a court

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1 stenographer who would sit in and type on meetings just
2 like this out here for the Town of Southampton and at
3 that time, they were concerned about the safety of the
4 water which would lie ahead; and here we are, 25 years
5 later it's amazing. Anyway, I have seen lots of
6 development on the East End and not all developers bring
7 such benefits. I like how The Hills would create
8 hundreds of jobs which is very important to me. It
9 would be nice having raised a family here to be able to
10 spend the rest of my life here instead of having to go
11 back and forth from Miami to make ends meet. I would
12 never want anything to mar the beauty of this land that
13 I call home, but I have seen the sketches and read that
14 90 percent of the land will be beautiful vegetation.
15 The renderings look like the homes will be classy and
16 beautiful. I feel we should go with the company that
17 has a history in building beautiful resorts like this
18 all over the world.

19 MS. SCHERMEYER: Thirty seconds.

20 MS. BUTLER: They couldn't possibly do anything
21 less that's as beautiful as here. Although beauty isn't
22 everything, they'll give back to the community, and like
23 my daughter said earlier, we can't stop progress. My
24 other daughter will be up shortly. She's a finalist in
25 the Miss New York Beauty Pageant.

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1 Thank you.

2 SUPERVISOR SCHNEIDERMAN: Barbara Pierce followed
3 by, I'm going to say Debra Halpers, and I could be
4 completely wrong, but we will get to her.

5 MS. PIERCE: Hi. My name is Barbara Pierce and I
6 live in Hampton Bays and I use the beaches, the roads
7 and the bays.

8 There are a million reasons to say no to this
9 PDD Proposal. We've been hearing from them for months
10 now and all the environmentalist group, all the civic
11 associations, research scientists and many, many
12 residents have given you the reasons to reject this
13 proposal. So I'll be brief and simple.

14 One of the negative things about PDD's proposal
15 is that the developers always seem to make a threat. If
16 they can't build what they want, they threaten to build
17 something much worse. In this case, they threatened to
18 build something that would pollute our waters much more
19 than their proposal.

20 In the case of the CPI proposal, those
21 developers threatened to build something so ugly and so
22 horrible that even the Town Planning Department said,
23 no, you can't even do that, it's not even legal. In
24 this case, thanks to the hard work of professional
25 planners and environmentalists, we know that the

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1 developers of that will not happen and that there are
2 reasonable alternatives to this proposal that could also
3 provide the economic benefits that a lot of supporters
4 seems to want. We also know that our ground water and
5 our bays are under attack. Our lifestyle and our
6 livelihoods are threatened by development that our
7 environment cannot sustain. We can't afford to make a
8 mistake. We won't get a do-over. So I add my voice to
9 the chorus. Don't let these developers simply buy in.
10 Please say no to this proposal.

11 Thank you.

12 SUPERVISOR SCHNEIDERMAN: Debra Halpers?

13 MS. HALPERT: Debra Halpert.

14 SUPERVISOR SCHNEIDERMAN: Okay, and then Debra
15 will be followed by Jay Strong.

16 MS. HALPERT: Good evening everyone. I'm Debra
17 Halpert Greenberg. I'm most proud to be known as a mom
18 of Brittany, Chelsea and Julian [inaudible]. Many of
19 you knows those three who are graduates of this
20 wonderful elementary school as well our feeder district,
21 Westhampton Beach Middle and High School.

22 I've been a full-time resident of the hamlet of
23 East Quogue since December of 1991 and have been a
24 homeowner here for 30 years since 1987. East Quogue is
25 a beautiful community filled with hard-working and

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1 committed people and parents who are devoted to family
2 and a good quality of life. This place is so special
3 and my three children are now young adults who are in
4 their lives and careers and are successful and kind and
5 products of the values surrounding this community.

6 We have an opportunity to benefit and prosper
7 from the development of The Hills planned community, and
8 I'm not only a year-round resident, but I'm an involved
9 community member sitting on many local institution
10 boards and a publisher of Hamptons Magazine; and as
11 that, I believe that our school, our village and our
12 environment through endowments and enhancements will
13 prosper and flourish with the proposed plan for The
14 Hills. Things like a municipal parking lot that Kathy
15 from Roses & Rice made us all aware of, and said during
16 her last meeting, and a desperate need to support retail
17 force growth and sustainability; and no downside to the
18 environment, and I'm debating this tonight, but I know
19 there's a pro and a con and everybody has different
20 feelings about it, but in my opinion, there's no side
21 downside to the environment or taxing to our already
22 overcrowded school with no additional students coming
23 aboard.

24 More upscale and affluent customers will be
25 going to our restaurants, shopping in our stores,

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1 helping develop a pent up need for more service
2 businesses making our community thrive. Change is hard.
3 Someone just said that before me here. It is hard, but
4 I believe that change is the constant and it will come
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6 whether we want it to or not. In this case, we have a
7 choice to direct this in a way that will enrich our
8 lives, the lives of our students and for the longevity
9 of our community I support The Hills.

10 Thank you very much.

11 SUPERVISOR SCHNEIDERMAN: Jay Strong followed by
12 Dakota Kalbacher.

13 MR. STRONG: Good evening. Thank you for having
14 all of us to listen. My wife and I have a little bit of
15 an interesting perspective. We own a horse farm across
16 the street from the proposed property. Sorry, my wife
17 and I own a horse farm across from the proposed
18 property, so I'm coming here tonight to respond to the
19 proposal that the Group for the East End had put forth
20 at the last meeting, which included housing developments
21 as well as a horse farm. So the interesting thing, if
22 you compare the projects from our point of view versus
23 what Discovery Land has put forward are drastically
24 different as far as how it's presented from a
25 background.

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1 The proposed horse farm of the Group for the
2 East End which is across the street in a fully
3 operational public facility would be a direct
4 competition, and for us, it's a hard enough thing to
5 keep busy, you know, 365 days a year as it is. So when
6 you look at the ideologies of what Discovery Land had
7 put forth and the depth of that private partnership with
8 the community, the amount of introspection they have
9 done with the school, as one example, just emulates for
10 us how we would like to have a partnership with someone
11 across the street versus another competitor for a local
12 business that struggles, you know, in the January,
13 February time frame.

14 Thank you very much.

15 SUPERVISOR SCHNEIDERMAN: Dakota, one second.
16 Dakota Kalbacher is next followed by Heather Trugenki
17 [phonetic]. I think that's right Dakota?

18 MS. KALBACHER: Hi everyone. Thanks for letting
19 me be here. I just found out about The Hills and I
20 found out through a friend, so I wanted to research it
21 on my own and took it upon myself, and when I did, I
22 couldn't really - - I mean there are pros and cons to
23 everything, but I couldn't see that many bad things that
24 outweighed all the good things that it can come from it.

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1 I live full-time in Southampton and I work at a
2 restaurant/hotel called Baron's Cove. Being there, I'm
3 able to see first-hand the impact that a hotel or
4 resort or whatever has on a community and it brings
5 people together and it, you know, boosts income. I read
6 through some of the literature on The Hills and I found
7 a few things that stood out to me. It was previously
8 zoned by the Town for resort and golf, so it's just kind
9 of fulfilling its original destiny. It's seasonal, so
10 like my place of work, it will bring people here in the
11 summer. That's not so new, but it'll benefit businesses
12 and I'm all for that. I'm all for single moms or
13 whoever making, you know, as much profit as they can.

14 I also saw that there's nitrogen water content
15 and all I know, because I'm not a scientist, is that
16 nitrogen plus water equals bad. So while I'm not
17 experienced, I do know that the developments for The
18 Hills is offering to take responsibility to, you know,
19 do their best to fix it. I have never heard of any
20 other Discovery Land, I never heard of any other
21 companies that are willing to take care of land with
22 nitrogen in it. I grew up out here, it will always be
23 home. Who knows where life will take me, but I do want
24 to keep my home as amazing as it is and I think The
25 Hills is going to help make that stay home.

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1 Thank you.

2 SUPERVISOR SCHNEIDERMAN: Heather Trugenki. Is
3 Heather here? Heather? All right. Since Heather is
4 not here, we will go to John, Jean-Vincent Giarratano
5 followed by Lance Corey. Sorry if I messed your name
6 up.

7 MR. GIARRATANO: It's all right. It's been
8 happening my whole life. How's it going? Members of
9 the Board. My name is Jean-Vincent Giarratano. I was
10 born and raised in Southampton. Everybody's made some
11 pretty valid points here, scientists and other members
12 of the community. Let's just base it on facts. 424
13 acres of land to be developed, five of which is going to
14 be developed. That leaves 21.2 acres of developed land
15 out of 424.

16 First off, I'd like to say that I hate golf. I
17 can't play it for the life of me and I totally support
18 The Hills. I've been growing up out here, I'm a
19 life-long resident and I have done construction and
20 carpentry and all phases of construction my whole life
21 and the alternative, the other fact is if The Hills does
22 not get this, it's 424 acres of subdividable one-acre
23 lots making 424 houses for a possibly multi-family
24 dwellings, which even though they aren't zoned or coded
25 for multi-family, everybody knows it's going to happen.

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1 So out of 424, you might end up with 848 families in 424
2 homes which will further greatly impact the school as
3 well as the nitrogen levels and all of the water.
4 Discovery has a very tried and true method. They've
5 already built a course in Southampton and they have
6 other things going on and I believe we should all
7 support The Hills.

8 Thank you. Go Hills.

9 SUPERVISOR SCHNEIDERMAN: Lance Corey followed by
10 Laurie Corey.

11 MR. COREY: Actually, she was supposed to go
12 before me. That's okay. I have seen positive progress
13 for 67 years on Long Island, actually 57 when I started
14 paying attention when I was ten.

15 I grew up in Merrick when there were three
16 million people on the planet. I joined zero population
17 growth and you can see a well articulated case for
18 slowing down population growth in approaching 6 billion.

19 I now have a house in East Quogue and Westhampton. I
20 remember a lot of things about Long Island, I remember
21 the promises to protect Pine Barrens being made, over
22 and over again, in land scandal after land scandal. I
23 remember loving the corn from the East End, my father
24 used to buy a dozen, and actually a Baker's dozen for a
25 dollar. He had to get two because the family would eat

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1 one and I ate the other by myself. You can't do that
2 anymore, though.

3 I remember being able to drink water from the
4 stream just down the block from where I live. You
5 didn't have to worry about giardia which is now
6 everywhere. Never heard of red tide or brown tide. Now
7 Florida's inland water way is too poisonous to even get
8 near, and I understand were approaching that ourselves.
9 Ignoring the warnings of the scientists which they have
10 been doing for quite some time and then you will realize
11 how overrated we are as a species.

12 The point I want to make is those Pine Barrens
13 are supposed to be protected, so use eminent domain and
14 put an end to this nonsense and protect it. Thank you.
15 By the way, ten years, 15 on the outside, still hard
16 [inaudible] open up.

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17 Thank you.

18 SUPERVISOR SCHNEIDERMAN:

19 Laurie, you get to follow.

20 MS. COREY: Laurie Corey. I'm a psychologist and
21 I have to echo what one of the early speakers, a young
22 attorney said. We are being held hostage because
23 there's a cognitive error being made. This is a false
24 choice. We do not have to approve The Hills or accept
25 something worse. It should really be a matter of what

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1 would be the absolute best choice here, not what the
2 lesser of two evils is made of; and while it's true that
3 we can't stop progress and there will always be
4 progress, how one defines progress is very important.
5 Why not think of progress as improving our preservation
6 of the environment. Why not think of progress as doing
7 more to prohibit development. That would be progress in
8 my view. Believe me, if you do a little travelling in
9 Europe, you can be very, very discouraged and
10 embarrassed at how we are nowhere near what they're
11 doing in Europe to improve the environment and be
12 ecologically sound.

13 I also have to say that I'm horrified to see so
14 many young people wearing support The Hills buttons.
15 It's as if they are negating science and everything that
16 the scientists have been trying to tell us for two
17 years; and I would say to those young people that they
18 should consider a song that was popular some years ago.
19 You never know what you have got 'til it's lost and they
20 put up a parking lot.

21 Thank you.

22 SUPERVISOR SCHNEIDERMAN: Next will be Dan
23 Manning followed by Mr. Kanani. Sorry. All right. So
24 Dan Manning.

25 MR. MANNING: Good evening. Thank you for the

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1 opportunity to speak here to you. My name is Dan
2 Manning. I'm a homeowner here in East Quogue and more
3 so, I'm a Homeowner on Spinney Road in East Quogue.

4 One of the things that I think we could all
5 agree or most people might agree is to be successful in
6 anything, you have to be responsible. I have done my
7 research and I have attended both sides of the meetings.

8 I read all the prospectus that I could, and one thing I
9 could attest to is that this company is a responsible
10 company; and the reason I contest to that is because
11 Spinney Road has had a problem for several years, as
12 most people in the community would know, with a lot of
13 ATV vehicles coming down there and it would be a lot of
14 speeding cars. We have situations where homes are
15 broken into, which I could attest to mine was one of
16 them people and coming from the woods; we've also had
17 fires, police called in responses down there. Since
18 this company took over responsibility of the land,
19 responsibility has taken first and foremost a direct
20 head-on approach to the property. There's 24/7
21 security down the end of Spinney Road now. I'm not sure
22 if many people are aware of that, but there hasn't been
23 any problem down there. There's no ATV's going down
24 there, the burglaries, the police response, the fire
25 response is non-existent. They have taken ownership of

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1 the property and they've been responsible to that
2 ownership and that's something that as homeowners we can
3 be very comfortable with because it's one less thing we
4 have to worry about; and I'm sure the fire department
5 and police department, I don't have the statistics but
6 I'm sure they can attest to the lack of responses down
7 there.

8 So that's just one example of the type of
9 company, I believe, they are. I can't speak to the
10 science on everything. I'm sure you get overwhelmed
11 with the numbers you get from people, give you the
12 scientists and ground water, everything like that, but I
13 listen to scientists from both sides and I believe them.

14 I believe the people from Discovery. I think they're
15 honest, sincere people and I think it's going to be a
16 good addition to the community.

17 All you just have to do is research some of the
18 other projects they've had and you could actually see
19 the impact they have had. They say what they're going
20 to do and they follow-up with and they do it.

21 MS. SCHERMEYER: Thirty seconds.

22 MR. MANNING: And I, as one, can attest from
23 living where I do it. Another thing I think we do as a
24 community, I really believe something that's overlooked
25 here is that, either project, whichever one they bring

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1 in with is to bring a new life to this community and
2 somebody had attested to it before, there's a lot of
3 people that have opinions from East Hampton,
4 Southampton, you know, Sag Harbor and et cetera. Well,
5 there's a group not long ago over the summer that had a
6 meeting about all our concerns in East Quogue here and -
7 -

8 MS. SCHERMEYER: Three minutes.

9 MR. MANNING: - - where did they hold the
10 meeting? Riverhead. Fair to say these people have
11 never even bought a quart of milk in our town. I think
12 it will bring new business to the town. I think we
13 would maybe even possibly, possibly have another bank
14 here again so I don't have to go to another village and
15 go to the bank. I think it's going to be an upside for
16 the whole community, school and their science, I believe
17 it. I urge you, please, to support The Hills project.

18 Thank you very much.

19 SUPERVISOR SCHNEIDERMAN: Mr. Kanani and then
20 Craig Ferrantino.

21 MR. KANANI: My name is Falal Kanani. I'm a
22 resident of East Quogue. I'm here in support for The
23 Hills project. I do look for work for [sic] its success
24 and to the community to benefit from it basically.

25 I thank you very much.

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1 SUPERVISOR SCHNEIDERMAN: Craig Ferrantino
2 followed by Brian Babcock.

3 MR. FERRANTINO: Thank you. I'm Craig Ferrantino.
4 I'm a Quogue resident and I've been there happily for
5 over a year, been in Southampton, actually Shinnecock
6 before that for about 16 years, and I came out to
7 support The Hills project.

8 It's been very busy, but when I looked at all
9 the facts, I saw that at the very, very obvious that
10 this is something that the community has needed, and
11 now, I've been through some of this, again, living in
12 Southampton, things like that and there when they had a
13 discussion on bringing federal snipers to shoot some
14 deer to lower the deer population and everybody came out
15 and said the sky was going to fall. I remember when
16 other developments were being built and everybody came
17 out , said there are not going to be anymore spotted
18 salamanders, so I have just seen this play book too many
19 times but when I look at the facts, out of the emotion,
20 I just realized that there's a really good project,
21 great for the community, great for the town, and I
22 really, truly benefit from it being there.

23 I'm speaking because I had some experience. I
24 was on the other side once in the '80's. I was living
25 in New Mexico going to college and the department of

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1 defense was gonna build a nuclear waste site and they
2 argued that in granite you could bury nuclear waste and
3 it wouldn't effect anything and all that stuff so we
4 came out, opposed that but that was something important.
5 When I look at these facts here, it just seems to me
6 quite easy that this is a nuclear plant, this isn't
7 nuclear waste and they're going to do a great job
8 running this community. So please support the project.

9

10 Thank you.

11 SUPERVISOR SCHNEIDERMAN: Brian Babcock followed
12 by Lily Kathleen Blenk.

13 MR. BABCOCK: How you doing? I'm Brian Babcock.
14 I'm from East Quogue. I wanted to speak at one of the
15 previous meetings. I just didn't have the time because
16 they just kept going on and on and on, so I made it here
17 tonight and I just want to say that I came into this
18 with an open mind. I did my own research as well just
19 like some of the others. I didn't have an opinion
20 either way until, you know, it was presented in front of
21 me and my opinion was that these, the Discovery, is
22 going to put forward something really nice for East
23 Quogue. I grew up in Hampton Bays and I've lived in
24 East Quogue for 14 years and it's definitely on its
25 downside as far as what's going on in the township.

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1 It's tough to keep businesses there. I think this is
2 definitely going to bring a much needed positive
3 influence to our town.

4 So, thank you very much.

5 SUPERVISOR SCHNEIDERMAN: All right. You're up,
6 Lily.

7 MS. BLENK: My name is Lily Blenk and I live in
8 East Quogue and I don't think The Hills is a good idea
9 because I think we have enough golf courses and that we
10 don't have enough wild life in the woods.

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11 SUPERVISOR SCHNEIDERMAN: Lily, by the way, is
12 eight years old. Good for you Lily.

13 (Applause here.)

14 SUPERVISOR SCHNEIDERMAN: So, that is the last of
15 the new speakers. So, we're going to go to the list of
16 people who have already spoken. So, the first on this
17 list is Arthur Goldberg. Arthur Goldberg will be
18 followed by Maria Daddino, I believe.

19 MR. GOLDBERG: Good evening. It's a pleasure to
20 see so many people with a great interest in the
21 environment. I've been listening to everything which
22 has been said. Certain key things have really hit me
23 here and I think I'm going to try to do something
24 totally different than I even planned to because I'm
25 afraid of running out of time, which is not a good thing

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1 to do.

2 So, I'm going to start with a summary to my
3 discussion over here and work backwards for a number of
4 reasons, and in my summary of the information which I
5 compiled in reading, I have learned a bunch of things,
6 but first, let me tell you a little bit of a background
7 of who I am.

8 My name is Arthur Goldberg. I'm a year-round
9 resident of the Town of Southampton. I've been teaching
10 on the faculty at Long Island University for 30 years.
11 I have a Ph.D. in chemistry. I'm a professor of
12 chemistry and environmental science. Among the courses
13 which I teach is an advance course in environmental
14 science and among the courses, among the environmental
15 science courses, I teach a course which is advanced
16 environmental chemistry course which has as a major
17 component a lot of information on the chemistry
18 structure and fate of pesticides.

19 Now, first thing I want to mention is that
20 working on pesticides or pesticides data's, I went
21 through that list which was essentially given out to
22 everybody in the DEIS, and that list told me that
23 pesticides are not static chemicals. Once you a have a
24 list, nothing changes. They change constantly and they
25 are very risky and you have to be on top of them.

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1 That's one thing which is a risky business with
2 pesticides themselves.

3 Now, they change under environment conditions
4 and in my summary here, I'd like to say that there is a
5 choice to the people on Eastern, Long Island, the people
6 in Quogue - -

7 MS. SCHERMEYER: Thirty seconds.

8 MR. GOLDBERG: - - the people in Riverhead,
9 whether or not they would like an aquifer of
10 uncontaminated water or whether or not they would like a
11 beautiful, green golf course. That's my conclusion over
12 here.

13 Now, let's get down to business. I have read
14 the DEIS, and DEIS, by the way, is the Draft
15 Environmental Impact Statement and - -

16 MS. SCHERMEYER: Three minutes.

17 MR. GOLDBERG: - - I have read that in detail and
18 in that - -

19 SUPERVISOR SCHNEIDERMAN: Mr. Goldberg, you're
20 going to have to conclude. So I'll give you a sentence
21 or two, but the three minutes are up.

22 MR. GOLDBERG: Three minutes is up already?

23 SUPERVISOR SCHNEIDERMAN: Believe it or not. I
24 know and you're just getting started. I'm sorry,
25 Arthur.

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1 MR. GOLDBERG: Can I have another minute on this?

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3 SUPERVISOR SCHNEIDERMAN: All right, go ahead.

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5 MR. GOLDBERG: Essentially, there's very

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MR. GOLDBERG: Essentially, there's very important information that everybody should have here. That list of pesticides which has been put out by The Discovery Company, this forty-two compounds of pesticides which could be used, and that's on page 20, page 13 of 20 pages; the pesticides are to be used on the golf course.

Now, what is the problem with pesticides? Pesticides, all pesticides are toxic.

MS. SCHERMEYER: Thirty seconds.

MR. GOLDBERG: That's why they are developed. As toxic compounds. They're designed to kill and poison natural organisms which have been shown in the eyes of some to be a pest.

However, not all pesticides only kill the target organism which they've designed and manufactured, but they've been shown unequivocally to kill and damage non-toxic species - -

MS. SCHERMEYER: One minute.

SUPERVISOR SCHNEIDERMAN: Dr. Goldberg, it's been four minutes now and it's fascinating, very interesting what you have to say, I'm not encouraging

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1 you, though, because we do have a number of speakers and
2 I can't get them all - - I can't give you more time.
3 What I can tell you is, you can submit more, you know,
4 to the record in writing and as well there will be
5 another, there will be a fourth hearing. I don't know
6 if we can set a date at the end of tonight, we can try
7 to, but you can certainly - -

8 MR. GOLDBERG: I just want to say one thing - -

9 SUPERVISOR SCHNEIDERMAN: I'll give you one
10 sentence.

11 MR. GOLDBERG: If there is contamination, had
12 anyone considered what the consequences are?

13 Thank you.

14 SUPERVISOR SCHNEIDERMAN: Maria Daddino. I know
15 three minutes is not a lot of time to speak. I
16 understand that. I hate to cut people off, it's just
17 that we have so many more cards and if I gave everybody
18 extra time, we will be here all night. So, I apologize
19 for that, but just do your best and try not to go beyond
20 that three minutes.

21 MR. DADDINO: My name is Maria Daddino and I live
22 in East Quogue. I'm adding information to my statement
23 from last month.

24 The opponents to The Hills are spinning a false
25 narrative that if the golf course application is denied,

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1 Discovery will not build an as of right development and
2 if they did build as of right, the subdivision would be
3 a failure.

4 I ask you to go back 20 plus years. You heard
5 the same argument from some of the same opponents who,
6 at that time, oppose the application for an
7 environmentally sensitive golf course as what is now
8 known as Southampton Pines where I reside. As we know,
9 the opponents won. The application for the golf course
10 with 100 homes was denied. Developers Neil Rego and
11 Patrick Malloy, instead were allowed to build as of
12 right 150 homes. That's 150 homes with 150 septic
13 systems with 150 landscapers who use 150 different
14 chemicals. All uncontrolled. So I ask you, who really
15 won.

16 Getting back, though, to the false narrative
17 that opponents of The Hills have been spinning. Now,
18 last month's Town Board meeting, Mr. Algieri, speaking
19 about Southampton Pines stating, and I quote, they only
20 sold 45 homes. There are 55 lots that are not
21 developed. There are currently 139 homes in Southampton
22 Pines, with two under construction. Making a total of
23 141 homes. That's quite a difference and almost 100
24 homes difference from 45 that Mr. Algieri has claimed
25 are built. You don't have to believe me. Just take a

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1 ride and see for yourself.

2 Thank you for allowing me to add to the record.

3

4 SUPERVISOR SCHNEIDERMAN: Okay, thank you. Al
5 Algieri is next. Al Algieri. There he is. Al, are you
6 speaking individually or for a group?

7 MR. ALGIERI: Individually.

8 SUPERVISOR SCHNEIDERMAN: Okay, and Bob Deluca
9 will follow; and Bob, you're speaking for Group for the
10 East End, right? Okay.

11 MR. ALGIERI: Good evening Supervisor and Town
12 Board members. Sorry you didn't attend our forum in
13 this same room on Saturday. If you had been there, you
14 would have had the opportunity to hear what Fred Thiele
15 said and how he said his opposition to The Hills. You
16 also would have had an opportunity to hear Bridget
17 Fleming, who has been opposed to this project since the
18 day of its inception. She voted the only no out of the
19 Town Board three and a half years ago. If you look at
20 that, we could have saved a lot of problems. We keep
21 acting like this is a problem of The Hills. It's not a
22 problem of The Hills. It's a problem of our Town Board.

23 They are making the decision on the propaganda that The
24 Hills is delivering around.

25 At this meeting on Saturday, we also had Chris

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1 Gobler address the added nitrogen to our water and that
2 what it will do to our surface water and our drinking
3 water. Mr. Bergman, he explained the difference between
4 as of right and how The Hills keep explaining the as of
5 right. The conclusion to what I'm saying is very
6 simple. We have heard The Hills for three and a half
7 years spending millions of dollars on publicity. We
8 haven't heard from the Town Board any part of it. So I
9 take you to a statement, which I think is very important
10 that I read. This is about the change of zone.

11 The environmental impact of a proposal is equal
12 or less than the as of right development. Do you
13 understand that? What it's saying, if you're changing a
14 zone and this change of zone is a PDD change of zone for
15 The Hills, I will repeat it, the environmental impact of
16 the proposal is equal or less than the as of right
17 development, and now I will tell you who wrote that.

18 It was written by the three democratic people on
19 this Board when they were running for the Town Board and
20 I have your statement right here. So what I'm saying
21 today, it's not in the hands of The Hills any more. All
22 the people like me that are out there talking about it.
23 It's now an issue for our Town Board members. You have
24 heard both sides of the story for three and a half
25 years. If you haven't made your minds up, if you

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1 haven't reviewed the information as delivered to you and
2 it hasn't influenced you which is right and which is
3 wrong, I'm going to remind you that if you go back to
4 the builder's website, they're telling people how to
5 come here and you have viewed that again tonight.

6 So from now on, it's up to the Town Board. They
7 have one message from the people of East Quogue that we
8 talked about it full-time, voting is coming up.

9 MS. SCHERMEYER: Thirty seconds.

10 MR. ALGIERI: Act on behalf of the people who put
11 you where you're sitting and face your obligations
12 especially the ones you profess when you were running
13 for the seats on this Board and the people from
14 Southampton Town elected you.

15 I thank you very much.

16 SUPERVISOR SCHNEIDERMAN: Bob, you're going to be
17 given five minutes as a rep for Group for the East End,
18 and Dick Amber for the Long Island Pine Barrens Society
19 is next, who will also have five minutes.

20 MR. DELUCA: Good evening, Supervisor
21 Schneiderman, Members of the Town Board. My name is Bob
22 Deluca and I'm the president of the Group for the East
23 End.

24 In the time that I have, there's just have a
25 couple of things that I wanted you to follow-up on

1 prior testimony and I just, first of which, obviously is
2 to state for the record that I, you know, for many
3 years, we believed that this property should be
4 protected and fully preserved. We support the efforts
5 that the Supervisor and other have made to have that
6 happen. We are where we are. We are in the process of
7 looking at the DEIS for a planned development district
8 and I guess the first thing I want to say is, and maybe
9 folks that don't understand this, because they don't
10 come to these all the time, I get that. This is not a
11 binary decision by any means, in any way, shape or form.
12 If I'm wrong, tell me. It's not.

13 The law in the State of New York requires that
14 the applicant provide alternatives to the proposed
15 action that they would like to have approved by this
16 Town Board; and in fact, to refine that, this Town Board
17 provides them with a scoping outline which says the
18 kinds of alternatives that they are supposed to
19 consider. In this particular case, this developer was
20 asked to look at reduced density, a project without a
21 golf course, other alternative mitigation measures to
22 reduce environmental impact and those priorities were
23 supposed to be considered in the Drafted Environmental
24 Impact Statement and it's up to the Town and not the
25 developer what project, if any, gets approved on this

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1 property; and beyond that, it is up to the Town and not
2 the developer what an as of right subdivision looks like
3 at the end of the process. I will tell you that there
4 has not been an as of right subdivision approved in this
5 town I don't think in 20 years because of all the rules
6 and regulations and environmental review parameters that
7 are required. So, we've got to dispense with that.
8 It's just not true.

9 Now, what we did was to provide you with an
10 alternative that reduced the overall impact of this
11 project. 86 percent less developed area, 74 percent
12 less clearing, 100 percent less fertilized turf, 78
13 percent water usage, and on and on and on. But what it
14 also did is it showed deference to the type of
15 development that Discovery does. It is a resort style
16 development. Similar in every way, shape and form with
17 the exception of additional environmental insults to the
18 project that's been proposed.

19 So, don't tell me we don't have a right to
20 oppose it and don't tell me it's one or the other, and
21 don't tell me it's up to the developer. It's up to the
22 Town Board. People have to know that. They can
23 disagree with the proposal. The gentleman didn't like
24 the horse farm. The horse farm was talked about in the
25 Draft Environmental Impact Statement. If you want to

1 get rid of the horse farm, get rid of the horse farm.

2 Put chickens in there, I don't care.

3 The point is we're trying to show that when you
4 do this objectively, you come out with a different
5 outcome, and given what we now know about the ground
6 water component here, and I don't have a problem with
7 Discovery. I'm sure they do great work. I looked at
8 their website, it all looks very nice, but the fact of
9 the matter is, you have to make a factual decision about
10 what we know about ground water and what Dr. Gobler said
11 today is, the new numbers don't add up to the
12 [inaudible]; and by the way at the end of this, I'll
13 submit to you a report from the [inaudible] consulting
14 firm that we retained who basically also had problems
15 with the [inaudible] model that was used by Discovery.
16 You look at it. You decide, but I'm telling you, it's
17 not that the people who opposed this project are making
18 it up; and professors from Stony Brook aren't making it
19 up.

20 There are legitimate concerns, and in addition,
21 the Pine Barrens Review Commission, the staff has also
22 looked at this project and I'm going to hand up to you a
23 seven-page assessment from them, and guess what, they
24 have problems with the way the [inaudible] model was
25 used. They don't agree with some of the variables that

1 were put into that model, and I'll spare you the agony
2 of going through it point by point, but you do it. The
3 Pine Barrens Commission, [inaudible], Stony Brook
4 University or Professor Gobler from Stony Brook
5 University, another professor, guys like me who have at
6 this for a very long time that telling you that there's
7 a legitimate are reason for concern and there is an
8 outcome that could be better, and you have an obligation
9 under law to look at it, and I'll end with this.

10 The New York State Department of Environmental
11 Preservation [sic] gives guidance on what the public is
12 supposed to do at a public hearing, and if you look at
13 the SEQRA handbook, you will find this sentence
14 specifically on point. Give careful attention to the
15 comparative assessment of alternative presented in the
16 DEIS, and highlighted, offer additional reasonable
17 alternatives if they can be identified.

18 MS. SCHERMEYER: Thirty seconds.

19 MR. DELUCA: That's what we did. That's what
20 you're supposed to do, and because you've looked at a
21 couple of things that looked nice, I have no
22 disagreement. I'm sure whatever gets built by Discovery
23 will be pretty, and it will be a good project, as they
24 do good projects, but that's not what this board is
25 asking to consider. It's asked to consider the long

1 term community benefits of a planned development
2 district - -

3 MS. SCHERMEYER: Five minutes.

4 MR. DELUCA: - - and whether or not the
5 environmental impacts has been reduced to the greatest
6 [inaudible] amount.

7 So, with that in mind, I just want to thank you
8 for your time and I appreciate that everybody comes out
9 here and spends the time with you to share what they
10 feel about this project.

11 Thank you.

12 SUPERVISOR SCHNEIDERMAN:

13 Richard Amber from the Long Island Pine Barrens
14 Society and followed by Brian Tymann. You'll be
15 speaking on behalf of a group, so we're going to allot
16 you five minutes, which I know you will have no problem
17 using all of.

18 MR. AMBER: Thanks very much.

19 I know we all like to come out here every couple
20 of weeks and have this he said, she said sort of thing,
21 but it is getting tired and if you have the fourth one
22 on this being the last thing I hope this doesn't take
23 this long again [sic].

24 It was an absolutely fabulous meeting on
25 Saturday. I heard 125 people came out in the middle of

1 a snowstorm, a stand-up community, but more than
2 anything else, to learn what the facts are, what the
3 considerations are that are in front of you and they
4 were terrific. I wish there were more of the people who
5 support The Hills, who would take in the more in-depth
6 stuff that we do on the environment rather than the
7 three minutes here and five minutes there because it's
8 very, very informative.

9 For example, Assemblyman Thiele and Suffolk
10 County Legislative Member Bridget Fleming, both spent a
11 very, very, few minutes making a very, very, good point.

12 That is, everyone on Long Island now is focused on
13 water quality improvement. Every single town, the two
14 counties, the State, the Federal Government are working
15 on Long Island's number one economic and environmental
16 challenge and that's what we should be doing, and we
17 shouldn't be spending all the time that we're spending
18 on whether or not we should be doing more of the kind of
19 development other than what got us in this problem in
20 the first place.

21 Dr. Gobler was given 20 minutes, not three, to
22 talk about the science and that is really what is going
23 to guide you. His input deserves more weight than most
24 because it is not informed by consulting fee, it's
25 because he studies this, he knows this, he lives in this

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1 community and he was very, very clear that the project
2 was not relying on the solid information about nitrogen.
3 I want you to see that, I want you to find that. It's
4 on the Pine Barrens Society's Facebook page that you
5 have. Take a look at what he says in depth and what he
6 says is The Hills is worse for nitrogen than either of
7 the as of the right, or the reduced impact alternative.
8 That will help you make a decision. I know you're all
9 struggling with this decision, but if you have this kind
10 of information, it'll make that a more informed
11 decision. We also heard from Rob DeLuca and Lisa
12 Liquori who went out the way and I'm not going to repeat
13 Bob's numbers, that is, every one of them was a better
14 environmental outcome than as of right or The Hills
15 project. That's what it is, that SEQRA is telling you
16 that you should apply as the standard, and I know you
17 want to do that, and I know this is a difficult decision
18 and I know there are a lot of people on both sides.
19 That's the law, that's the goal, that's the thing to
20 which all environmentalists are committed and Thiele and
21 Fleming are not the only ones.

22 Finally, we heard from a land use attorney,
23 Jeffrey Bragman, who explained exactly how this is, not
24 our just opinion, but the law. I do want to, all this
25 information now is available on the Pine Barrens

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1 Society's Facebook page, and anybody who needs this, we
2 will supply it in a different format. I do want to
3 eliminate two misconceptions. One of them is that this
4 has to go through an ongoing SEQRA process. It's a PDD
5 application. You can kill it any day you want and the
6 sooner, the better; and the last possible one is that we
7 heard from Mr. Glinka and I'm sorry to go back to this
8 but it bothered me at the time and he asked a question,
9 and I'm paraphrasing now at the previous meeting, are
10 we, the public, allowed to tell the landowner what he
11 can do with his land, and the answer is we can't, but
12 they are not entitled to this zoning and we ask you to
13 tell them what they can't.

14 That's all. Thank you.

15 SUPERVISOR SCHNEIDERMAN: Brian Tymann, you're up
16 next. Andrea Spilka will follow.

17 MR. TYMANN: Good evening.

18 Thanks for having me. My intention was to come
19 up here and read a letter from my dad who couldn't be
20 here because he is sick, but I've been here so long and
21 I heard so much that I have to say a few things. Sorry.

22 I know you don't want to hear this over and over again,
23 but I have a couple of quick things.

24 One is, I took offense to some comment about
25 some young people wearing stickers and not knowing what

1 they are talking about, then I realized I'm not young
2 anymore and it didn't apply to me. I thought I was young
3 but I guess not, but maybe the other people feel that
4 way, sorry.

5 Secondly, I take a little bit of offense to
6 certain elected officials showing up at certain meetings
7 where in the political world, I believe it's called
8 pandering, to express an opinion to 100 percent of
9 people that agreed with that opinion, but don't show up
10 at the ones you know really matter. This is the
11 official meeting to vet this process that matters and
12 think they should be here.

13 Don't get me wrong, I like both of those people
14 and they're not going to like me anymore, but I had to
15 say what needs to be said. Also, I also take offense to
16 people educating you as a Board and us as the public on
17 nitrogen pollution when we, myself included, do it every
18 day. I have the most outdated septic system probably
19 allowed in the state and I have not been able to improve
20 it. I can't afford it, and I'm sure a lot of other
21 people can't as well, but we're not here to educate
22 anyone on that stuff. We're here, I think, to discuss
23 how we can make this project better and good for the
24 environment.

25 MR. TYMANN: Lastly, before I read my dad's

1 letter if I have time, sorry, just making notes to
2 myself, everyone needs to look up eminent domain, what
3 it actually means. A lot of people don't know what it
4 means, I didn't at some point, but I did look it up and
5 we're able to do that, but we don't need a highway to be
6 built through this property. It's not a necessity.
7 Eminent domain has nothing to do with taking a preferred
8 use of a property and say they would want protect to it,
9 but I think a lot of us here, if not all of us, want to
10 protect the land, I certainly do. I tried to protect
11 the parcel property as a Southampton trustee years ago
12 and got pretty much no support from any of the
13 environmental advocacy groups, because it was only 2
14 acres, so that really didn't support, although Bob
15 DeLuca did get back to me - -

16 MS. SCHERMEYER: Thirty seconds.

17 MR. TYMANN: - - so I do appreciate that, Bob.
18 So, 30 seconds, dad, okay. All right, here we goes. It
19 seems to me once again the opposition t this project is
20 totally based on emotionalism, not logic nor
21 objectivity. I'm sure most of those in opposition are
22 well intended, perhaps a few trying to enhance their
23 career but they are basking in a dream and ignoring a
24 reality. We see so many times people believing in what
25 they need to hear emotionally but without facing the

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1 facts. The facts of the project to bring additional
2 prosperity, environmental enhancements to our
3 communities, to quote Thomas Payne [sic], the most
4 formidable weapon against arrows of every kind is
5 reason, and to argue with a person who is renounced - -

6 MS. SCHERMEYER: Three minutes.

7 MR. TYMANN: - - this reason is like
8 administering medicine to the dead. [Inaudible] lives in
9 Aquebogue and has a keen interest in what happens in our
10 community as a whole and our aquifer that we all share.

11

12 Thank you.

13 SUPERVISOR SCHNEIDERMAN: Andrea Spilka followed
14 by Kelli Delaney Kot.

15 MS. SPLIKA: Good evening. I'm Andrea Spilka.
16 I'm president of the Southampton Town Civic Coalition, a
17 coalition of most of the several civics on east, I'm
18 sorry, west of the Shinnecock Canal. It's been a long
19 night, but tonight - -

20 SUPERVISOR SCHNEIDERMAN: Do you need five or
21 three minutes?

22 MS. SPILKA: Five.

23 SUPERVISOR SCHNEIDERMAN: Okay.

24 MS. SPILKA: Maybe less than that, but tonight, I
25 spoke before on traffic. I think it's something that

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1 hasn't been really been looked at in terms of the impact
2 of the traffic, but tonight, I'm focusing on an aspect
3 of this and that's the construction of the golf course
4 and the impact of the golf course on the health and
5 safety of the East Quogue residents and especially the
6 children, although now I hear about the horses as well.

7
8 Sadly, a golf course will not magically appear
9 on the property. It's going to take, according to
10 Discovery Land, three and a half years to build that
11 golf course. It's going to start probably a little
12 before 2018 and go onto after 2020. Its year-round from
13 7:00 a.m. to 7:00 p.m.; and in order to build the golf
14 course, they have to take off all of the soil. So, to
15 do that, there will be 250,000 cubic yards of soil that
16 are going to be removed from the golf course, to create
17 the golf course. That amount, according to Discovery,
18 to 10,000 to 17,000 truckloads that will be needed to
19 remove the soil.

20 Now, what Discovery is hoping is that they can
21 transport all of the soil, the Town Board has maps, I'm
22 going to use this for you, on an interior road from the
23 property to the East Coast Sand Mine, which is over
24 here, but there's no guarantee that that's going to
25 happen; and even if, even if they are able to do that,

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1 half of those trucks are going to come out on Lewis
2 Road, which already has too much traffic and obviously
3 the traffic is going to keep expanding.

4 But more important than the traffic is the dust
5 that's going to affect all of the children and most any
6 of yours, I'm sure, that go to school at the East Quogue
7 School. You've got at the East Quogue School because of
8 its location, you have, and here you are, 410 students
9 and 65 teachers right now in session from 8:00 to 3:00.
10 In addition, there's a school summer camp during, on
11 Saturday, during the summer with 60 to 100 children.

12 Let's think about the impact of removing all
13 that of soil on everyone who lives in the area, who
14 plays in the area and who wants to be outdoors in that
15 area. Right now, you have lots of kids who have all
16 these outdoor activities. Once the dust of removing all
17 of that soil carried it on our roads going to do just to
18 build a private golf course.

19 Now, frankly, Discovery Land does have a right
20 to build and no one is saying they don't, but they don't
21 have a right to build a golf course. Bob DeLuca and his
22 consultant working for the Group for the East End have
23 come up with an alternative, it's not the only
24 alternative, there are several for a seasonal resort
25 community. It's part of what SEQRA requires, it's part

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1 of what is necessary for the Town Board to consider.
2 Nobody needs three and a half years of golf construction
3 and to build a private golf course, and certainly your
4 children don't need it. PDD is a discretionary. The
5 rule that should be followed is first, do no harm and
6 frankly, besides all the water impact, the impact of the
7 dust and ultimately the traffic is way beyond what any
8 community benefits that Discovery Land can provide is
9 worth.

10 On behalf of my civic, I ask the Town Board
11 respectfully to deny a golf course on this site and to
12 consider less intense alternatives.

13 Thank you very much.

14 SUPERVISOR SCHNEIDERMAN: Now, Kelli Delaney Kot
15 followed by Tommy Bennetter.

16 MS. KOT: Hi. Thank you. My name is Kelli
17 Delaney Kot. I have a cottage here on North Road in
18 Hampton Bays and I live in Watermill full-time and I
19 spoke at the last meeting in support of The Hills, and
20 tonight, I just want to read two letters from people
21 briefly that were unable to attend. The first is from
22 Erin Meeney [phonetic]. Erin Hattrick Meeney. Her
23 family has lived in the Hamptons for over seventy years
24 and her dad was actually the mayor of Southampton
25 through the '80's. She owns Topiaire floral boutique

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1 and candy shop on Jobs Lane, a place that everybody
2 loves to go and here's her letter. She said I'd like to
3 lend my support for this project. I have read all the
4 information on both sides of the equation. What I have
5 learned most is that the trademark of all Discovery
6 properties is that they are inspired by the natural
7 environment and traditions of our locale; an enduring
8 level of family in nature and desire to create intimate
9 community for families' forged lasting bonds, and to me
10 that's what the Hamptons is all about.

11 I have also been impressed to learn about the
12 generous commitments Discovery has proposed to our
13 community including scholarships for the East Quogue
14 School system, a promise to build a substation for the
15 local fire department in the area and special funding
16 programs to protect our bays. Lastly, she said I am as
17 passionate as any Hamptonite when it comes to preserving
18 this jewel that we're lucky enough to live in, but have
19 yet to find any negative impact that The Hills would
20 have in our community.

21 The second letter is from my husband who treats
22 many of you, Dr. Mark Kot, of Southampton Urgent Medical
23 Care. He had patients tonight. He wanted to be here,
24 but he couldn't make it, but he shares, I was excited to
25 hear that Discovery Land Company has decided to plant

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1 some roots in the Hamptons. They have a long history of
2 creating the most beautiful and environmentally sound
3 destination resort communities and golf courses. I
4 especially like the concept of building an instant
5 community of people who value the same things that I and
6 most Hamptonites do, family, giving back, protecting our
7 environment, sustainability and supporting farm to table
8 and dock to dish movements. I have also taken note of
9 Discovery's other latest project in Silo Ridge, New York
10 and seeing how Silo has fit seamlessly into the land and
11 nearby towns and communities shows me how a similar
12 property will work so well on the East End. A great
13 deal of our residents, families, schools and
14 organizations will benefit greatly; and lastly, he said,
15 I think it's important to remember that when the public
16 good is served by private developments that everybody
17 benefits. Thank you.

18 SUPERVISOR SCHNEIDERMAN: Kelli, are you going to
19 submit those letters for our record?

20 MS. KOT: Sure.

21 COUNCILWOMAN SCALERA: What is the name of the
22 woman, the first name?

23 MS. KOT: Erin Meeney.

24 SUPERVISOR SCHNEIDERMAN: Tommy Bennetter
25 followed by Chip Porter.

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1 MR. BENNETTER: Good evening.

2 My name is Tommy Bennetter and I'm a resident of
3 Westhampton Beach. It's my third meeting that I've been
4 to and I listened to a lot of people speak and I don't
5 think that there's anybody that has spoken, better than
6 the one lady that came up here with a child who has
7 special needs and Nancy, who spoke here this evening.

8 I do a lot of shopping here in East Quogue along
9 Main Street and there are a lot of things that need to
10 be addressed right in town and I think what Discovery
11 Land's proposal, what they'll do for the village, is
12 what we need. They have done 18 projects around the
13 country and haven't had any issues. I heard everybody
14 try to find something, but I don't really think they
15 have compelling arguments enough to say they do. I
16 think that Discovery Land will be able to create a lot
17 of jobs over here for The Hills. I wish I was a young
18 guy and ready to caddy again and get back out there and
19 learn, I think it would be a wonderful thing to have
20 here for young kids. I hope that you pass this. I'm in
21 strong favor of The Hills and hope that we get the votes
22 that they need.

23 Thank you.

24 SUPERVISOR SCHNEIDERMAN: Chip, hold on one
25 second. Let me call the name to follow you; George

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1 Lynch.

2 MR. PORTER: Okay. I commend the Town Board for
3 their ability to do this sort of informational evenings.
4 We're going to get 100 to 120 homes here, Jay. We're
5 definitely getting 100, 120 homes here, 5 acre zoning,
6 600 acres approximately.

7 They're offering us to be able to monitor. As
8 you heard from the lady who spoke so eloquently from the
9 Southampton Pines, there's no monitoring going on up
10 there. That's huge on top of all the other points that
11 I brought up.

12 I want to just read you an article, the Baker's
13 Bay has been brought up, and I'll only read you a
14 paragraph out of the Bahamas Journal and it's dated
15 April 24, 2015. The development itself reflects that of
16 wealth but still funded founded upon the Bahamian
17 culture, but apart from the extensive luxurious club,
18 golf courses, marinas, amenities and infrastructures, 48
19 high-end residences were completed over the last two
20 years. Currently, 35 homes are under construction at a
21 cost of 150 million, and another 30 coming on this on
22 stream this year and 90 additional residences are
23 forecast for 2016/17.

24 In addition to pulling in hundreds of millions
25 of dollars into the island's economy by catering to some

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1 of the biggest international, sports and entertainment,
2 financial and business leaders of the Baker's Bay Club &
3 Resort is aimed to aid Abaco's economic boom by
4 employing some 800 people with 94 percent of them being
5 Bahamian. It's going to be a home run. It's going to be
6 a win-win for us. The taxes, if the golf course is
7 built is an incredible amount of income for the town,
8 for East Quogue residents. This school is in trouble.
9 I'm in fear the school will not exist in East Quogue in
10 ten years. They don't make budgets. I mean that's a
11 reality. The Southampton Pines, yes, they did, Pat
12 Malloy and Neil Rego came to the Town and said let's put
13 a golf course in there, and the Town, they walked away
14 from it. Here's an opportunity, it's probably the last
15 opportunity west of the Canal for economic boom for
16 jobs.

17 MS. SCHERMEYER: Thirty seconds.

18 MR. PORTER: Any way's, thank you very much for
19 all your time and effort on this topic. It's very
20 important as we're all aware.

21 Have a good evening.

22 SUPERVISOR SCHNEIDERMAN: George Lynch followed
23 by Ron Kass.

24 MR. LYNCH: Good evening. My name is George
25 Lynch. Pardon me. I live in Quiogue. Thank you for

1 hearing us.

2 There's been some criticism tonight of Fred
3 Thiele and Bridget Fleming for showing up at the
4 gathering on Saturday and not being here where as it's
5 stated, it counts. I don't know, I haven't thought that
6 much about it, but I haven't really seen anything like
7 that.

8 I think for elected officials at the State and
9 County level to come and testify before the Town Board,
10 I don't know what, they might be criticized for
11 intruding on the Town Board's prerogative and maybe
12 rightly so, I don't know. I know I haven't seen it
13 before, so. There are three claims that this developer
14 is making that are shaky at best and flat out false at
15 worst.

16 The first is the claim of water treatment
17 reducing nitrogen. Now, that is no more than an
18 experiment and that's not me talking that is Dr. Chris
19 Gobler and the two dozen colleagues to whom he referred.

20 None of whom as I know or as far as I know are being
21 paid by either side of it, so they're just neutral
22 scientists. So, if this is an experiment, do we want to
23 let these folks experiment on us? Are we their guinea
24 pigs? I say no. The second claim is that there will be
25 no burden on the schools. Now, these covenences they're

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1 talking about, they may work under state law in North
2 Carolina or Wyoming, I don't know, but in New York
3 State, if I bought a house and maintained that house and
4 pay my taxes, I do not believe any court will support
5 contractual provisions saying that I can't send my kids
6 to the school.

7 The third, and I have mentioned this before, but
8 I'm going to say it again, nobody else seems to say it,
9 as far as going as of right alternative, the developer
10 is bluffing. I say the developer is bluffing because
11 there is no market for 118 luxury homes on five-acre
12 lots out of the woods in East Quogue without a golf
13 course at the price point that this developer wants.

14 Thank you very much.

15 SUPERVISOR SCHNEIDERMAN: Ron, are you speaking
16 for Clean?

17 MR. KASS: Yes.

18 SUPERVISOR SCHNEIDERMAN: So, are you looking for
19 five minutes?

20 MR. KASS: Yes.

21 SUPERVISOR SCHNEIDERMAN: And Ron will be
22 followed by another Ron, Ron Campsey. Ron, are these
23 the same images, the two?

24 MR. KASS: Yes.

25 SUPERVISOR SCHNEIDERMAN: Okay. So, one is for

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1 the public and one for us, okay.

2 MR. KASS: I have five minutes, but I think I
3 will do it sooner, quicker.

4 The attorney for the Discovery Land, Wayne
5 Bruyn, said in a comment 3-32 with the 2008 East Quogue
6 DGEIS, that at least 175 to 200 acres are needed for a
7 golf course. The Golf Course Superintendent Association
8 of America confirms that statement by saying that an
9 18-hole golf facility averages about 150 to 200 acres.
10 Shinnecock Hills happens to be on 202 acres; Sebonack
11 Golf Course, 238 acres; Atlantic 203, and Golf at the
12 Bridge 281 acres. So we agree with Mr. Bruyn that an 18-
13 hole golf course requires about 175 to 200 acres.

14 The Hills claims they are building the golf
15 course on only 97 acres. How are they doing that? I
16 will tell you how. I think you knew I would tell you
17 how. They do it by drawing lines around fragments and
18 slivers of land. That'll total over about 60 acres,
19 which are between the holes and claiming they are
20 preserved open space and not part of the golf course.
21 That's quite a stretch of definition of what a golf
22 course is. They've reduced the stated acres which is
23 very misleading.

24 Again, just like they did by including the names
25 of scientists in the first DEIS, who when contacted said

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1 this is a shameless pack of lies, Discovery did not live
2 up to their commitments and it's important to watch what
3 they do, not what they say. This area, this drawing
4 shows the area that's being developed. I've drawn a
5 black line around the perimeter of the development. It
6 encompasses over 250 acres including what Discovery says
7 is 70 acres for residences and clubhouse leaving 180
8 acres for the golf course, not the 97 they would have
9 you believe. This is only one of the many misleading
10 statements Discovery makes throughout their DEIS. Many
11 of which have been quoted by people coming up to this
12 platform before me.

13 At the risk of repeating myself, this is a
14 shameless pack of lies. Discovery does not live up to
15 their commitments and this is so important to watch what
16 they do rather than what they say. It is time to stop
17 this insult to our environment. Stopthehills.com is our
18 website. Let's stop The Hills already.

19 SUPERVISOR SCHNEIDERMAN: All right. Thank you,
20 Ron. All right. Next up is Ron Campsey. Ron will be
21 followed by John Perry from the East Quogue Civic
22 Association.

23 MR. CAMPSEY: Thank you to the Board for having
24 this meeting tonight. I know that you people have a
25 very hard job. But I was really offended by a speaker

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1 who spoke before me and sort of gave a threat to one of
2 the board members. I got you elected, you better do
3 what I say. That is what I took from it. This saddens
4 me that a group of people in a community that can't come
5 together and be together. You can for it or against it
6 and still be friends.

7 Secondly, I see a lot of people and I ask them
8 questions about what they're thinking, I don't have my
9 glasses with me, I'm sorry; but some of the things is,
10 is, like what a customer asked me last night, what are
11 they doing for the community, and I told them all the
12 things that they're doing and he says, that can't be. I
13 said yes, right here it is.

14 I remember two years ago when I walked the
15 streets of East Quogue, so the Chamber of Commerce could
16 come together with another \$1,500 so that three kids can
17 get scholarship money. I went to all the small
18 businesses in town. I didn't get \$5,000 checks. I got
19 \$100 checks and \$50 checks because East Quogue is
20 working community, and I raised \$1,500 and I put up a
21 few hundred more in there, Shawna and I did, so that we
22 can get three nice scholarships for kids from East
23 Quogue.

24 Now, as far as the pesticides, I have, the lady
25 that was talking about the dust from the trucks. I kind

1 of missed that, but evidently, she's never been up to
2 see the sandblasting that goes up on the sandpit.
3 Because I went there one time to look and the wind was
4 blowing in my face and I couldn't even see and I
5 couldn't even take pictures because the sand was blowing
6 so bad. I said, why would anyone want to have a golf
7 course over here if the sand is going to be blasting
8 them.

9 So, you know, the scientists and stuff come in
10 here and say, well, it's going to destroy our
11 environment. Our environment is already destroyed up
12 there. The sandpit has claimed the property, hundreds
13 acres of land. That's his right to so business. The
14 farm. There's more nitrates in one rain storm than The
15 Hills would be in the next 20 years. Let's be
16 realistic. The farm has been here forever and that's
17 the way he lives. The pesticides is what he uses. So,
18 I just wonder once if the golf course is okay, if
19 they'll be paying the penalty for the other people who
20 are spraying the crops, the nitrates and everything.
21 And I ask the Town Board to take a good look at that
22 because I grew up in Texas and we talk about snake oil
23 salesmen and everybody, it's the end of the Earth. I
24 also heard that somebody in the, that doesn't want the
25 golf course, tried to give the land back to the Indians

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1 and the Indians said we don't want it. The white man
2 already ruined it.

3 So, I'm saying to you, as the Town Board, do
4 have a right to the community. It's East Quogue, not
5 East Hampton, not Sag Harbor, not Bridgehampton and it
6 almost sounds like East Hampton is trying to move into
7 East Quogue. I've heard quite a few people say they
8 were East Hampton, or representing something - - I said,
9 this is about East Quogue. It's a working community and
10 this, they ask me, what benefits would it be to business
11 and I say maybe Sonny's market might take and deliver
12 some meat to them, , Kathy's flower shop may get a call
13 for flowers. The liquor store would get a call for some
14 liquor, so yes it would help our community, because our
15 community doesn't have the money that other communities
16 do and I don't want to have growth that destroys what we
17 have - -

18 MS. SCHERMEYER: Thirty seconds.

19 MR. CAMPSEY: - - but here's a chance to have
20 something that is modified to the needs that the Town
21 must put on them to give them the right to do that.

22 Secondly, I would say that the naysayers, you
23 should take a good look. I don't think anybody's put
24 \$200,000 on a scholarship fund for school and I'm
25 talking about the \$1,500 that I raised [sic], they're

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1 going to put up \$200,000 to be used over ten years for
2 scholarship fund. They're willing to put \$7,000 to the
3 school to use for what their needs are and I'm saying -
4 -

5 MS. SCHERMEYER: Three minutes.

6 MR. CAMPSEY: - - wow, they want to preserve 400
7 acres of land at no cost to the Town and yes, they're
8 claiming an extra 60 acres as part of open space as the
9 golf course. Gosh, come on guys let's grow up, it's
10 2016. It's not a perfect 17, I'm sorry.

11 We're not a perfect world here but I know that.
12 Some minds could come together and say it could benefit
13 the community. It could work and I don't believe in
14 those pesticides that we're hearing about or this and
15 that because they've tested, I was at a meeting - -

16 SUPERVISOR SCHNEIDERMAN: Mr. Campsey - -

17 MR. CAMPSEY: - - can I just say again that all
18 the benefits that they could give East Quogue for
19 outpace everything else that people are offering because
20 I feel - -

21 SUPERVISOR SCHNEIDERMAN: Ron, I have to cut you
22 short, Ron. Can you finish up over here?

23 MR. CAMPSEY: - - yes. Anyway, I say thank you
24 and I don't think the Town Board should ever be
25 threatened in that way ever again.

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1 SUPERVISOR SCHNEIDERMAN: We appreciate it, Ron.
2 John Perry is next. Bill Kearns will follow. John, you
3 are speaking on behalf of a group?

4 MR. PERRY: Yes, I am.

5 SUPERVISOR SCHNEIDERMAN: East Quogue Civic
6 Association?

7 MR. PERRY: Yes.

8 SUPERVISOR SCHNEIDERMAN: You're looking for five
9 minutes?

10 MR. PERRY: Yes, I am.

11 SUPERVISOR SCHNEIDERMAN: Okay, go ahead.

12 MR. PERRY: Good evening. Ladies and gentlemen,
13 Town Board, Supervisor Schneiderman, thank you so much.

14

15 Seemingly tireless effort on your behalf of the
16 situation. It's a critical, sensitive, challenging
17 position you guys are in and the more --a worst of it is
18 probably how divisive this is for those of us from the
19 community of East Quogue. Ron Campsey, a friend of
20 about 20-something years and we are on opposite sides
21 of the fence here. It's sad. Hopefully this is going to
22 resolve itself out amicably for everybody.

23 I'm both a small business owner here in East
24 Quogue. We are into our 19th year, my wife and I,
25 Nicole my daughter, Alexandra, is a recent graduate from

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1 college, so she's not here as much, but she did come in
2 from Manhattan tonight to attend this meeting.

3 I'm also a professor with SUNY but I'm in the
4 culinary field, so I have nothing to offer
5 scientifically, but I unless you want me to cook for
6 you. I can cook you a nice meal.

7 SUPERVISOR SCHNEIDERMAN: At this point, it's not
8 a bad idea.

9 MR. PERRY: Yeah, right. Okay. What I would
10 like to do, I want to focus on the topic of legacy I am
11 the guy that kind of speaks off topic a little bit. I'd
12 love to talk about the topic of legacy and how it might
13 apply with respect to you guys and ladies and gentlemen
14 on the Town Board.

15 We want to fast forward 15, 25, 30 years into
16 the future, but before we do that, I want to share three
17 fairly personal aspects of my life and with my wife and
18 daughter here in East Quogue since 1993 living full-
19 time out here.

20 First, when we first moved out 24, 25 years ago,
21 just even then at the rumors of higher incidents of
22 cancer due to water, due to pesticides throughout long
23 island, we actually made a conscious decision as a
24 family to absorb the exposure of drinking bottled water
25 24/7. So for the last 25 years, I think I've had the

1 equivalent of three glasses of tap water from my tap,
2 just because of rumors from 25 years ago.

3 Secondly, while we love seafood as a caterer, I
4 like the freshest and best fish from our bays and sound,
5 but the reality of this is I'm a carnivore I love meat
6 so I almost could care less if we had fresh clean
7 healthy fish from our waterways; and third, finally, my
8 daughter, who is a recent graduate and, as I said, lives
9 in Manhattan. We're a very small family. We have zero
10 extended relatives. Just my wife, my daughter and
11 myself.

12 So the reality now that she's graduated and
13 lives in Manhattan and does come out regularly, but the
14 reality is moving forward, we're not so sure how long we
15 will live in this community. My wife and I have vowed
16 to die in the same community we've lived in and we'll be
17 here until death, but I can't speak for my daughter for
18 future.

19 So having said all that, you would probably
20 think that I would be in favor of The Hills proposal or
21 at least be indifferent to it, but then I have a
22 conscience because the reality of it is, when you look
23 at legacy moving forward and what potentially we're
24 faced with, we have some serious concerns. Sometimes we
25 have to look back to get a picture of the future, and

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1 I've got a few examples here of things historically that
2 have resulted in massive casualties both to human life
3 and to marine life.

4 Serious tragedies throughout the world, but
5 mostly in our country, number one, the Exxon Valdez in
6 Alaska. Everybody remembers that boat, that oil cargo
7 ship. It was supposed to be impenetrable, it was not.
8 Second, you have the Titanic. It was supposed to be
9 unsinkable, it was not. Third, we have the BP Gulf
10 Horizon platform in the Gulf Coast, was supposed to be
11 void of any fires or any explosions, it was not.

12 Also, we have three-mile island and Chernobyl
13 nuclear reactors that were guaranteed to never meltdown
14 or overheat, but they did; and finally, we have a
15 Spaceship Shuttle Columbia which all the engineers
16 deemed safe to re-enter our atmosphere and it did not.
17 It blew up.

18 These are all examples of what happens due to
19 either human error or miscalculated or misrepresented
20 scientific or engineering reports. Simple black and
21 white. We must learn from the past. This board and all
22 those who voted in favor of this project will for
23 generations to come for everyone held accountable to
24 this decision, whatever it may be, good or bad. Your
25 grandchildren, their grandchildren, whatever legacy I

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1 may leave in this community, they will all forever
2 remember what happened back in the 2010's or whatever,
3 the teens about this decision if there are negative
4 consequences.

5 MS. SCHERMEYER: Thirty seconds.

6 MR. PERRY: It's time for all townships on the
7 East End, Riverhead and east, if not all of Long Island
8 to collectively come together and as a community, not
9 just East Quogue, not just the Town of Southampton, this
10 is this a responsibility for everyone on long island to
11 collectively come together and solve this problem. Do
12 we really need a group from Arizona to come in here and
13 solve this problem for us? No disrespect to these guys?
14 In fact, I admire and respect what you do. You're
15 capitalists and I get it, I'm a capitalist, but I don't
16 trust you.

17 MS. SCHERMEYER: Five minutes.

18 MR. PERRY: I'm sorry, I just can't just trust
19 you. I don't just your scientific reports. I don't
20 trust the people that speak in favor of this project
21 because I'm hearing rumors all around town that people
22 are being paid to represent favorable opinions of The
23 Hills. I just don't see it.

24 I'm going to wrap it up. I know time's up.
25 There's a common core to my business which is catering.

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1 You can do a 100 things right and no one will say boo,
2 but you make one mistake, do one thing wrong and you can
3 be skewered for years in your business. That's my
4 business. Town Board is not very different, I think, as
5 far as decisions are concerned. I implore you to please
6 think diligently and responsibly and give caution that
7 you do not allow this decision to become this Town
8 Board's one thing. Your one legacy that will tarnish
9 whatever good you've may done and you've done a lot of
10 good. There's a concept by the Board of Health; when in
11 doubt, throw it out. If you have the slightest
12 reservation that a piece of meat, or a piece of fish or
13 a piece of produce is tainted and you're a restaurateur
14 or caterer and you serve that, you're doing all
15 injustice.

16 SUPERVISOR SCHNEIDERMAN: You're at six minutes
17 now.

18 MR. PERRY: That's all right.

19 SUPERVISOR SCHNEIDERMAN: No, not really. I
20 appreciate everything that you have to say, but I'm
21 trying to give people the time we gave you the five
22 minutes.

23 MR. PERRY: I'm done. Thank you.

24 SUPERVISOR SCHNEIDERMAN:

25 Thank you. Bill Kearns, you are speaking as an

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1 individual; yes?

2 MR. KEARNS: Yes.

3 SUPERVISOR SCHNEIDERMAN: All right. One second.
4 You will be followed by Aaron Virgin.

5 MR. KEARNS: Mark, I couldn't walk past you
6 without acknowledging your loss. Please accept my
7 condolences.

8 MR. HISSEY: Thank you, Bill. Thank you very
9 much.

10 MR. KEARNS: But not all people that are against
11 this project are dishonest.

12 MR. HISSEY: I know you're not.

13 MR. KEARNS: Thank you for coming to East Quogue.

14 You are to be commended, Supervisor. Last week, I read
15 something in the press about how you have put forth the
16 idea that PDD itself must be a large component, or a
17 large component of the PDD must be the community to
18 benefit itself; and also, you said that the community
19 benefits that are packaged with this PDD must be part of
20 this overall community benefit.

21 It's not what we have here. It's not what we
22 have here by any stretch of the imagination. It's an
23 entrepreneurial venture - - it's a golf course, it's
24 homes, it's not a community benefit and the PDD is going
25 to be revised. If the PDD is going to be thrown out,

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1 this project has to be looked at with those same markers
2 with those same things in mind. I think that's very
3 important.

4 Number two, a big piece of the puzzle came
5 forward this week and this is the work of Dr. Goldberg.
6 Now, I have waited a long time to hear what Dr. Goldberg
7 had to say about this project and he came here Saturday
8 to this meeting that was held and he really kind of
9 sliced and diced this project scientifically, and I was
10 surprised at what he brought to the table, and I'll be
11 very brief, but the end of his presentation, he said
12 that the golf course/development that these folks
13 propose is worse than 120 home, fully occupied, as of
14 right development. That's what he said and it blew me
15 away. I think we have a problem here, I think we have a
16 big problem here that has to be addressed.

17 Thank you.

18 SUPERVISOR SCHNEIDERMAN: Aaron Virgin and PJ
19 Mitchell will follow, and Aaron, you're speaking as an
20 individual, right?

21 MR. VIRGIN: Yes. Three minutes is fine.

22 SUPERVISOR SCHNEIDERMAN: Okay. It says Group
23 for the East End but your speaking as an individual.

24 MR. VIRGIN: Good evening. My name is Aaron
25 Virgin. I serve as Vice President for the Group of East

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1 End but I also live in Westhampton year-round; and
2 thank you, really, Lily Belenk stole my thunder. I
3 basically echo everything she said, the young girl who
4 stood up here, she is the future. I mean these are
5 people we need to listen to. There's probably many just
6 like her out there thinking the same thoughts, but
7 basically I want to talk about The Hills' PDD and why it
8 should not be approved and my focus will be on the
9 project's wildlife and habit impacts and why total
10 preservation of nearly 600 acres should and can occur if
11 you kill the PDD or at the very least the alternative
12 equestrian center plan for the site should be thoroughly
13 reviewed.

14 In November of 2016, I believe you all should
15 have received a copy of the Central Pine Barrens
16 Commission letter that either all or some of you have
17 seen, in respect to the DEIS, they pointed out 12
18 things regarding the Pine Barrens comprehensive land use
19 plan letter. I'm going to address three of them
20 quickly.

21 First comment, number four states that, quote,
22 "The project sponsorship prepared to reduce the
23 alternative and includes all three projects proposals
24 and it reduces the density of overall development. It
25 is also recommended that the project's sponsor prepare a

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1 cluster development plan based on the as of right
2 development involving all three project parcels with
3 development clustered to the south," end quote.

4 The Equestrian Center that was showcased last
5 week or the last hearing, is such an alternative and
6 will provide 86 percent less developed area. Second
7 comment number seven contains eighth question - - eight
8 questions pertaining to the, quote, overall clearing
9 amount, end quote, for the project which cannot be
10 determined by the commission. This is because what's in
11 the DEIS is misleading and lacks the required
12 information of the specified amounts to be cleared. So
13 this is brought up by Mr. Kass [inaudible]; and what the
14 developer claimed to be open space will not be the
15 naturally occurring habitat, but really manicured
16 landscape.

17 The alternative we propose has 74 percent less
18 clearing will not require any, and that is 100 percent
19 less fertilized turf. Moreover, the commission also
20 asks the question of who will maintain the proposed
21 grasslands featured in the DEIS in the long term. This
22 is vitally important since many of the endemic species
23 threatened on or adjacent site are grassland dependent
24 and require intensive wildlife management plans.

25 MR. VIRGIN: Also, since there are federally

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1 listed species listed as threatened within the
2 development area, quote, the DEIS is inconclusive on
3 whether or not the required consultation has occurred
4 with federal and state agencies, end quoted. The third
5 comment number eight in the letter further says, quote,
6 specific mitigation measures - -

7 MS. SCHERMEYER: Thirty seconds.

8 MR. VIRGIN: - - should be provided and described
9 in detail, end quote. For more than two dozen species,
10 if the developers cannot work to put mitigation measures
11 in place, then it is up to the Town Board to do so.
12 Therefore, if you cannot bring total preservation to
13 this property than accept the alternative that will
14 provide 100 percent more preserved meticulous open
15 space. The equestrian center alternative or something
16 similar (inaudible). Thank you for your time.

17 SUPERVISOR SCHNEIDERMAN: PJ Mitchell.

18 MS. MITCHELL: That would be me. My name is PJ
19 Mitchell. I'm an East Quogue homeowner. Part of the
20 problem is going so late that much of what you planned
21 to say has been said and you have heard so many moments,
22 and you have so many notes.

23 So with that said, my three-minute presentation
24 may be a bit disjointed, but I do have a couple of
25 things I'd like to mention. I made a cursory

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1 examination, and that's cursory meaning Google, of how
2 many golf courses we have on the East End. Well, I'm
3 sure there are more than what we have, I have a list of
4 ten: Long Island National, Laurel Links, The Bridge,
5 Westhampton Country Club, Atlantic Golf Club, Maidstone,
6 Sebonack, Friar's Head Golf Club, National Golf Links,
7 Shinnecock Hills; that's just some of them. I'm not a
8 golfer, so there may be more, I don't know, there may be
9 some that people wouldn't golf at, I don't know, but I
10 ask you how many golf courses does the East End need? I
11 suspect we do not need eleven and I think The Hills is
12 maybe one too many; but the reason I say that is that
13 with all due respect to the gentleman over here who
14 represent the Discovery Land, I'm sure they are a very
15 fine company and I'm sure they do very good work, but
16 frankly, I don't care because I don't want a golf
17 course. I don't want a golf course, I don't want a golf
18 club in my community.

19 Now, why don't I want that because I want
20 drinking water to be clean and I care more about my
21 drinking water than I do about a golf club. So, and I
22 heard comment after comment about how they have such
23 integrity, they are so honorable. Perhaps they are, but
24 they're building a golf course over our aquifer, our
25 water, our drinking water. They're going to be dumping

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1 nitrogen into our drinking water. That matters, that
2 matters a lot. I don't care if they built a beautiful
3 golf course in the Bahamas. We're not in the Bahamas
4 and it's totally irrelevant. So just the last thing I
5 wanted, because I know people have run out of time, but
6 I did attend the Saturday meeting in the snowstorm and I
7 learned so very, very much. I'm an attorney and there
8 was a land use attorney there and when he, his
9 presentation was so informative - -

10 MS. SCHERMEYER: Thirty seconds.

11 MS. MITCHELL: I did a deep dive on SEC, SEQRA or
12 whatever it is, and you know, we are all entitled to our
13 opinions, but we're not entitled to our own facts and
14 people that came up here speaking, I'm not sure they had
15 great opinions, but I'm not sure they had all the facts
16 about the science, I'm not sure if they understood you
17 folks have a requirement to make a decision within the
18 framework of SEQRA - -

19 MS. SCHERMEYER: Three minutes.

20 MS. MITCHELL: - - and SEQRA tells you that you
21 have certain obligations within in that framework.

22 SUPERVISOR SCHNEIDERMAN: That was three?

23 MS. SCHERMEYER: Yes.

24 MS. MITCHELL: Even if a decision is adverse to
25 the people that oppose it, that doesn't mean it's over

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1 because the decision has to be appropriate.

2 Thank you very much.

3 SUPERVISOR SCHNEIDERMAN: Geraldine Jack is next
4 and Geraldine will be followed by Tom Jack, followed by
5 Mark Hissey.

6 MS. JACK: My name is Geraldine Jack. I'm a
7 resident of East Quogue, Spinney Road. I have spoken at
8 all of the other meetings. Many people have brought up
9 some of the points that I was going to talk about, so
10 I'm not going to go into it for the sake of time.

11 My background is public health nursing and so my
12 whole life has been about public health. Andrea brought
13 up the fact about the dust, the soil that's going to be
14 moved around and the DEIS. The Hills talks about the
15 dust that's going to be flying around the surrounding
16 communities. I'm concerned about that on a public
17 health basis because the dust contains spores. With the
18 increased dust we're going to have increased respiratory
19 illnesses of our population, (inaudible), little ones
20 all the way up to us elderly people. I know you have a
21 hard job and - - that's all I'm going to discuss
22 tonight, but just keep in mind that there are public
23 health issues out there before you make your decisions.

24

25 Thank you.

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1 SUPERVISOR SCHNEIDERMAN: Thank you, Geraldine.
2 Tom Jack, you're up followed by Mark Hissey.

3 MR. JACK: Tom Jack, East Quogue. I and my
4 family have lived in East Quogue for over 60 years.

5 During that time, we have made many friends and
6 neighbors. The debate over The Hills project is placing
7 these relationships in jeopardy. Discovery Land through
8 propaganda and false statements has put community
9 relations under stress. This fact is particularly true
10 when it comes to issues involving the East Quogue
11 School.

12 On one hand, Discovery, they tell the parents of
13 the school children that they only have the best
14 interest of the children at heart, when at the same
15 time, telling other residents that the last thing they
16 want on earth is children in the school. This approach
17 of divide and conquer can easily tear East Quogue apart,
18 making it much easier for Discovery to gain approval for
19 their flawed project.

20 The latest flyer from Discovery states that the
21 school tax break for homeowners could be reduced by 15
22 percent. This statement among others is false the rate
23 they were referring to is actually calculated by the New
24 York State Education Department. Basically the rate is
25 based on two factors. One is family income and the

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1 other is property value. Since property values in
2 Eastern Long Island are all higher than the rest of the
3 state, we in East Quogue are shortchanged. This is the
4 problem and why we receive less money than other parts
5 of the state. All of this has nothing to do with any
6 development.

7 Discovery Land has no jurisdiction or influence
8 over the state's education department and our
9 representatives of Albany have tried for many, many
10 years to remove the portion of property tax from the
11 computation [sic]. Discovery, not only doesn't have an
12 answer to this problem, they don't even understand the
13 question. Lastly when upper scale and expensive housing
14 is built in an existing residential area, experience for
15 who, the taxes for all go up, not down.

16 Thank you.

17 SUPERVISOR SCHNEIDERMAN: Mark Hissey next
18 followed by Vicky Greenbaum. Mark, my condolences. I
19 know your mom passed away last week. We are all sorry
20 for your loss.

21 MR. HISSEY: Thank you very much. I really
22 appreciate it.

23 I wasn't sure what I was going to speak about
24 tonight, but I think there has been an awful lot of
25 statements being thrown out and they're going to be used

1 as sound bites and quickly they become a fact; but I
2 want to go on the record right now and (inaudible) to
3 state some facts.

4 Number one, I built a golf course before in
5 Southampton on a property like this, Sebonack Golf Club.

6 The project started May of 2004. We were playing golf
7 on that in October 2005. The statistics that it takes
8 three and a half years to build a golf course seriously
9 would get me fired. That just is a complete fallacy.

10 Second, this is the one that I really took
11 umbrage to, to be honest with you. Categorically nobody
12 gets paid to make statements here. I think it is
13 absolutely outrageous that someone would suggest that.
14 Maybe you hear it's a rumor, but my God, what an awful
15 thing to say. You're insulting all of these people who
16 have spoken in favor of this project, and you want to
17 insult them by suggesting that they getting paid it's
18 outrageous. Acres of the golf that Mr. Kass talked
19 about, Mr. Kass. Mr. Kass likes to throw some comments
20 without looking at the facts it looks like. That's not
21 an apples-to-apples comparison. 90 acres is the sum of
22 tees, greens, fairways, roughs, bunkers and that is no
23 different to the other golf courses in this town.

24 Sebonack is not built on 309 acres. It's built
25 on a much, much, smaller acreage. It's about 90 acres

1 and do the apples-to-apples comparison. You can't mix
2 and match the facts to suit your own dialogue. As far
3 as the wild life is concerned, again I'll use Sebonack
4 as an example, the amount of wild life and fauna
5 increase up in that area has been dramatic in the last
6 ten years since it was built. It's on the record,
7 please go take a look. And the comment about the --
8 we're bluffing, I can assure you we take this very, very
9 seriously. This isn't a game. We're not looking to
10 bluff. We really want to create a project here that
11 everybody is going to be proud of, just like Sebonack
12 was. No one looks back on that right now and says that
13 was a disaster, which people said and they love to use
14 terms like that, disaster, mega, Kill the Hills. I mean
15 it's all just really sad rhetoric in my opinion.

16 Regarding this horse project. I don't do
17 horses. I'm afraid of horses, and the economics and the
18 environmental issues involving a horse farm, I just
19 don't see why we're even wasting any time on it. I mean
20 this project is the result of a number of options which
21 were looked at at great tax payer expenses and after a
22 very long time of having no problem whatsoever
23 everything got put on a hiatus, we came up with this
24 project. That is what the Town asked for. That's what
25 we're going to do.

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1 One last thing I would like to say, I really
2 welcome Chris Gobler's comments. We have been an open
3 book and all we want to do is do the right thing and we
4 absolutely welcome his invitation to sit down and let's
5 make this project a success and do the right thing for
6 the environment, and I know Chris's credentials are
7 fantastic, and I welcome his input. I will take it
8 every, every day of the week and thank you very much.

9 SUPERVISOR SCHNEIDERMAN: Vicki Greenbaum
10 followed by Marissa Bridge.

11 MS. BRIDGE: Hello. How are you doing tonight?
12 I have spoken about my love for the Town of East Quogue
13 where I have lived for 13 years. I have invested money,
14 time and love into my home and I am afraid I'll have to
15 move due to a mega developer wanting to build a golf
16 course in the shortsightedness of local businesses. We
17 need to be radical in our protection of the water here,
18 both the underground aquifer and the surrounding bays
19 and ocean. We need to be strong and resist the promises
20 made by this corporation. Promises that cannot all be
21 kept and the wholesale of buying of our town.

22 Discovery Land is a company that is looking to
23 make millions of dollars off this deal and will say all
24 kinds of things to whoever will listen, spreading cash
25 around town, filling our mailboxes with colorful

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1 postcards and brochures, opening up a storefront in East
2 Quogue. I attended the meeting last year when
3 scientists showed the negative impact on the underwater
4 reef environment by Discovery Land while building their
5 resort in the Bahamas. If they do the same thing here,
6 Heaven help us. Please do not give them the change of
7 zoning they require for the golf course.

8 I thank you very much for all the time you spent
9 on this issue.

10 SUPERVISOR SCHNEIDERMAN: All right, ten cards to
11 go. Shouldn't be more than 30 minutes, maybe less. Fred
12 Havemeyer. Home stretch here.

13 MR. HAVEMEYER: We're coming down the home
14 stretch folks.

15 Fred Havemeyer. Former town trustee,
16 Bridgehampton, New York. Happy New Year to all of you,
17 2017, it's a big deal. Okay. We're here to talk about
18 the project PDD. It's all about the environment,
19 specifically water, which couldn't be more important,
20 which couldn't be more to the point of what's happening
21 in Southampton Town now with the rising population and
22 all the stresses they put on everything. What we're
23 really focusing on and it's been covered lightly hasn't
24 been covered enough in this meeting, we're talking about
25 putting a golf course over an aquifer protection area.

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1 It's a no-brainer. It's absolutely nuts to even consider
2 doing something like that. It's not compatible. There
3 are too many risks involved. We're not only talking
4 about the aquifer protection area, which is fresh water,
5 our drinking water, but we're also talking about the
6 run-off that comes off a golf course with its
7 pesticides, all its nutrients and all the many, many
8 other things that are there going down in the salt water
9 environment which is Weesuck Creek. You just don't have
10 to examine it that much more. It's an enormous risk,
11 it's something that anybody in their right mind wouldn't
12 even consider doing.

13 So I really implore this Town Board and I know
14 you're very careful concerned people, to deny this
15 application for a golf course on top of a aquifer
16 protection area. I was here last Saturday for the
17 meeting that was known as the opposing people had and
18 Fred Thiele was there and spoke very eloquently and very
19 much in opposition to this project. Bridget Fleming was
20 there and did exactly the same thing. Now, all of you
21 know these two people very well. Fred Thiele has been
22 around for a long, long time and he went in-depth but
23 very briefly about what's going on. Bob DeLuca is here
24 or he was here - - no, yeah, he is here. You know all
25 his background; Dick Amber; Chris Gobler; even myself.

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1 As a trustee, water was vitally important. It's one of
2 the reasons I wanted to be here as a trustee to protect
3 the water.

4 So the heart of the matter is, we have a very
5 serious situation here. You are being bombarded - -

6 MS. SCHERMEYER: Thirty seconds.

7 MR. HAVEMEYER: - - by a huge amount of special
8 interest money that has been spread around this small
9 and very nice neighborhood. The net result is
10 polarization and frankly it's a shame to come here and
11 see the community divided. The fors are over here and
12 the against over there and then a whole big line of
13 hiring consultants and people that are making their
14 living to promoting plans like this - -

15 MS. SCHERMEYER: Three minutes.

16 MR. HAVEMEYER: - - so my time is up. I thank
17 you very much for your time. This is your third meeting
18 Happy New Year and I sincerely hope that you vote in
19 opposition to this project.

20 Thank you.

21 SUPERVISOR SCHNEIDERMAN: Cosmo Ficara. Is Cosmo
22 here? Yeah. Followed by Kevin McCrary.

23 MR. FICARA: I want to first thank the Board for
24 allowing this meeting again and thank everybody for
25 being here on both sides.

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1 I was here at the first meeting and I'm going to
2 make this real short. There are over, I'm for The
3 Hills, and I ask the Board to find in favor of it. We
4 are in - - Discovery Land is in receipt of over 1,500
5 letters of support for the project. I think there have
6 been so many already. I just wanted to ask that you
7 give each one of them three minutes of consideration
8 because they're not here. A lot of them are not here.
9 A lot of people feel a no-show is support for the
10 project. It's typically the opponents of the project
11 that show up and have the louder voice. I'm just asking
12 that you consider people that are in support of it that
13 are not here.

14 There have been a few things that I just want to
15 mention quickly as for the water and sewage quality.
16 Everyone's asked for the science. Well, I think Mr.
17 Densieski said it very well and is qualified to share
18 that information with us and I just thank him for doing
19 that. He spoke earlier. I was asked for my opinion or
20 what opposition I have or what negatives I see in the
21 plan and I think the only thing I ever heard that was
22 truly negative about it was that it is change. People
23 hate change and no matter what direction this goes in,
24 it's going to be a change; and we just need to make it
25 the best possible change and I think Discovery Land has

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1 addressed any issues that was brought to them.

2 If there's a question of how this development is
3 going to take place, they'll address it. They have a
4 track records and I'm fully in favor of the application.

5

6 Thank you.

7 SUPERVISOR SCHNEIDERMAN: Kevin, what's your last
8 name, McCrary, all right? Kevin McCrary followed by
9 Chic Voorhis.

10 MR. MCCRARY: I've been a resident in East Quogue
11 here for the past couple of years almost. I've been
12 coming to the Hamptons for, going on plus 60 plus years.

13 I used to go to my grandma's home on Shinnecock Bay in
14 Southampton across from the Indian reservation. I go
15 out back of the house, which was a carriage house. It
16 was taken off one of the estates in downtown Southampton
17 and was an artist studio for my grandmother and her
18 husband who was head engineer for a company called
19 American Home Products, but I would go out in the
20 backyard, which was the bay, they might be around and
21 get clams and have breakfast of raw clams. It's hard to
22 do that these days. The environment really sucks.

23 The collusion is totally out of hand and we get
24 a lot of promises by developers, but they're based on
25 false premises. Based on what I heard this last

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1 Saturday with Professor Goldberg, it seems that the
2 model that The Hills is working on is a false premise.

3 Now, I'm not a scientist. I have worked with
4 scientists, I worked with geniuses of the 20th Century,
5 on the strategies for humanities conferences for NYU and
6 so forth, but I think that this panel needs to here from
7 the experts and to evaluate all of the information, all
8 the science, all the economic studies and everything
9 else before making a decision which they might regret
10 and the community might regret some years later.

11 Now, I live over in Southampton Pines. You
12 heard a couple of residents talking about that earlier
13 and this is a little research that I did on Southampton
14 Pines for my own situation over there and the first
15 picture here is an aerial view. Anybody can Google
16 Earth any of these areas and see what's going on down on
17 the ground, but after the developer comes in, they have
18 - -

19 MS. SCHERMEYER: Thirty seconds.

20 MR. MCCRARY: - - their documents with regards to
21 the covenants the developer makes, then the residents
22 come in there, they build the houses and everybody is
23 violating all the regulations that are on the books by
24 clearing too much of the natural Pine Barrens forest;
25 and enforcement is non-existent, and the only thing they

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1 do is they issue a violation and hear one out of 100 and
2 it's on the books until the property - -

3 MS. SCHERMEYER: Three minutes.

4 MR. MCCRARY: - - until the property is sold. So
5 I say that we need to really investigate all of the
6 information here and not rely on people's, models and
7 basically, this is another experiment just like
8 Southampton Pines did. They want to build a golf
9 course, low and behold, what comes of it they build a
10 bunch of houses - -

11 SUPERVISOR SCHNEIDERMAN: Kevin, wrap it up,
12 please.

13 MR. MCCRARY: - - and in 2007, the market
14 crashes. Who's to say that the market is not going to
15 crash in a few more years? These guys cleared all the
16 land and what are they going to do, build another
17 Southampton Pines golf course and all the rest of it,
18 who knows.

19 Look at the movie The Big Short and see what is
20 possible. We want to predict these models and all of
21 this information turn out like.

22 MS. SCHERMEYER: Four minutes.

23 MR. MCCRARY: But who knows what the future is
24 going to hold.

25 SUPERVISOR SCHNEIDERMAN: Kevin, that's four

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1 minutes.

2 MR. MCCRARY: So people are fallible, developers
3 are fallible - -

4 SUPERVISOR SCHNEIDERMAN: Kevin, you're out of
5 time.

6 MR. MCCRARY: - - so just be sure of the facts
7 before you make decisions.

8 SUPERVISOR SCHNEIDERMAN: All right. Chic
9 Voorhis followed by Bob Grover.

10 MR. VOORHIS: Good evening. My name is Chic
11 Voorhis and I'm the lead environmental consultant for
12 The Hills project. I signed up tonight to speak
13 specifically to address remarks that are inaccurate and
14 misleading that I heard at these hearings. These
15 representations must be corrected for the record.

16 First, the project confirms the 1983 Cornell
17 study titled Land Use and Ground Water Quality in the
18 Pine Barrens of Southampton. This is the study. We
19 included it as an appendix in the DEIS and there is a
20 complete evaluation of the project's consistency. Based
21 on the Town's own experience with Golf at the Bridge and
22 Sebonack, the East Quogue land use plan recognizes that
23 golf course management has come a long way since 1983,
24 and a golf course can be managed to not impact ground
25 water and surface waters. The site's specific budget in

1 the DEIS demonstrates that the project will be well
2 below the two to three milligrams per liter nitrogen
3 concentration recommendation by the Cornell study the
4 Town's own expert that viewed the Bridge and Sebonack
5 has also reviewed the nitrogen budget for The Hills and
6 found it to be accepted.

7 Second, there are representations that the
8 project will not clean ground water. This is not true.
9 The Town of East Quogue land use plan recommends a golf
10 course use of its property. The Town's recent Water
11 Quality Improvement Project Plan recognizes fertigation
12 (sic) as a water quality treatment technique. This is
13 not an experiment. It's proven science. The project
14 will withdraw ground water with elevated nitrogen and
15 use it for irrigation. The managed golf course
16 vegetation will use nitrogen for plant growth and
17 minimize leaching.

18 The site specific nitrogen budget in the DEIS
19 demonstrate that this will result in a net negative
20 nitrogen load ground water. No other alternate for The
21 Group's horse use and especially existing zoning can in
22 fact improve water quality.

23 Last, the DEIS was accepted for public
24 circulation because it was reviewed by the Town's
25 experts and found to be consistent with the final scope

1 adopted by this Board. I will tell you that the DEIS
2 contains detailed and fully referenced analyses of all
3 of the potential impacts and we're confident in the
4 accuracies of the document. Comments on models and
5 analyses are typical as assumptions are needed to
6 prepare comparative assessments. Comments on the DEIS
7 are also typical and will be responded to in the final
8 DEIS. This includes an evaluation of the group's
9 suggestive alternative, comments from LBT and the Pine
10 Barrens Commission. We also welcome the opportunity to
11 meet with Dr. Gobler to discuss the science and make the
12 analysis better. We will assist to make sure that the
13 jury has a full and accurate record before any decision
14 is made on this project. I would urge you to consider
15 the facts instead of speculation and to understand the
16 science supporting references instead of hearsay. I
17 hope you will strongly consider the great body of
18 planning work that the Town has completed to state
19 including the Cornell Study, the Western GEIS and
20 aquifer protection overlay district - -

21 MS. SCHERMEYER: Thirty seconds.

22 MR. VOORHIS: - - the Town Comprehensive Plan and
23 the most recent, East Quogue land use plan that lead to
24 and support this application and with which this
25 application complies. The East Quogue land use plan has

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1 already requested a density reduction on the site and
2 within East Quogue and The Hills Project is fully
3 consistent with this plan.

4 I will just say one quick thing and that's that
5 - -

6 SUPERVISOR SCHNEIDERMAN: On behalf of Discovery
7 - -

8 MR. VOORHIS: I will finish up. Bob DeLuca came
9 here and preached to you about your obligations under
10 SEQRA what you must consider. You also have a town
11 attorney, you have a planning staff, you have town's
12 hired consultants that will tell you something that's
13 also extremely important and your decision must weigh
14 and balance the social, economic and environmental
15 considerations of this project; and I believe that when
16 you weigh in balance, social, economic and environmental
17 considerations, The Hills project will come out on top.

18
19 Thank you.

20 SUPERVISOR SCHNEIDERMAN: Next up Bob Grover
21 followed by Susan Kearns.

22 MR. GROVER: Thank you. Good evening. My name
23 is Bob Grover. I'm the director of Environmental and
24 Coastal Sciences at GPI in Babylon. My qualifications
25 are already on the record. As a synopsis, I have worked

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1 on issues related to management of the south shore
2 restoration estuary for the last 40 years.

3 Since I last appeared before you, I also
4 assisted Suffolk County with review of the interior
5 department DEIS for the management of Barrier Island
6 Breach at Bellport. Fascinating stuff. I would like to
7 address some of the comments made at the December 5th
8 hearing session by Mr. Chuck Seaman. Mr. Seaman
9 expressed his concerns for water quality and impacts of
10 golf courses said, quote, go to Ogden Pond in Quogue,
11 which is about 300 feet from the Quogue Golf Club and
12 you will see that there is nothing alive in that Ogden
13 Pond, close quote.

14 The problem with this statement is that Ogden
15 Pond is closer to 2,000 feet from the Quogue Field Club
16 and if you closely examine a topographical map or ground
17 water contour map, it will be apparent to you that the
18 Quogue Field Club is not even within the various small
19 subwatershed of Ogden Pond and that there is no
20 hydrological connection between the two other than
21 through the bay. So Mr. Seaman's statement is
22 completely unfounded. However, he goes on to say,
23 quote, there's nothing alive in the next body of water,
24 which is towards Westhampton, Quantuck, close quote.

25 I have here a copy of Dr. Chris Gobler's recent

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1 report on nitrogen loading to the East End Bays. I
2 suspect you have all seen it. This report breaks down
3 the land uses within the delineation of various sub
4 water sheds including Quantuck Bay. If you look at the
5 data in Dr. Gobler's report, you will see that the
6 acreage of golf courses in the Quantuck Bay subwatershed
7 is zero. So obviously Mr. Seaman's conclusion that
8 golf courses are degrading these water bodies without
9 merit.

10 SUPERVISOR SCHNEIDERMAN: Hold on one second. Do
11 we have that?

12 MR. GROVER: Nevertheless, Mr. Seaman was right
13 about one thing. The water bodies are highly stressed
14 and if you really want to know why they are stressed,
15 the answers are right here in Dr. Gobler's report. The
16 estuary is overloaded with nitrogen and the overwhelming
17 cause of that is the vast number of residential sanitary
18 disposal systems in these sub estuaries. In the case of
19 Ogden Pond and Quantuck Bay, this is exacerbated by the
20 very long resident's time of water and the distance from
21 the tidal inlets.

22 Discovery Land Company is offering \$1 million to
23 jump start the necessary upgrades of these systems to
24 denitrification systems. So that will help, for
25 instance, the gentleman that was here earlier, who said

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1 he couldn't afford to upgrade the system, but for the
2 folks that have stood here and said that The Hills
3 project will contribute to the degradation of the
4 estuary, I would suggest this. If you had not made
5 plans or not in the process of making plans, to upgrade
6 the sanitary systems at your own homes, then you should
7 take a good, hard look in the mirror.

8 And then finally, I would close just by saying
9 we are going to take Dr. Gobler up on his invitation to
10 sit down and speak as we have several times in the past
11 and I am fully confident that when we're done, all said
12 and done with our analysis making the necessary
13 adjustments to the input variables, we will still have
14 the nitrogen negative project. Thank you.

15 SUPERVISOR SCHNEIDERMAN: Five to go. We are
16 almost there. Susan Kearns now followed by Kienan
17 Brownrigg.

18 MS. KEARNS: Hi. I have no intention of speaking
19 because I wrote it on a bank slip, so I have no
20 intention on speaking, again, there's one point that I
21 think needs to be highlighted. I have attended all
22 three of the hearings. I have read every letter and
23 article in the Southampton Press and what I find to be
24 the most outstanding is that no one on these Civic
25 Associations, not Dick Amper from the Pine Barrens

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1 Association, not Ron Kass from Clean, not Bob DeLuca
2 from the Group for the East End, nor Dr. Gobler are not
3 involved in this for any other reason but for the
4 preservation of our environment.

5 They have given their time and spent their own
6 money on behalf of our community and the future of East
7 Quogue, Southampton Town and all of Eastern Long Island.

8 There is no profit motive fueling their passion nor
9 their work and they give back that they propose for our
10 community are priceless compared to those offers by
11 Discovery. This fact asks for their credibility and
12 awesome at every meeting I attend.

13 Thank you and thank you to them.

14 SUPERVISOR SCHNEIDERMAN: Hold on one second.
15 Kienan Brownrigg followed by Wayne Bruyn. Hi Kienan.

16 MS. BROWNRIGG: Hi. My name is Kienan Brownrigg
17 and I recently moved to Westhampton. I am here to read
18 a letter on behalf of (inaudible) who cannot be here
19 tonight. It reads, Dear Town Supervisor and Town Board
20 Members. I am writing to you to show my support of The
21 Hills Seasonal Resort in East Quogue. I feel as if this
22 will be a positive outcome for our community as it will
23 bring in more revenue to the Town and will create more
24 jobs for the community. It will also bring more options
25 for recreational activities to our Town.

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1 Eventually this property will be developed and I
2 feel as if this is the the best use for land and it also
3 provides aesthetic beauty to East Quogue.

4 Thank you.

5 SUPERVISOR SCHNEIDERMAN: Are you trying to
6 submit it? You can email it. That's fine. Kienan,
7 okay. That's fine. Wayne Bruyn will be followed by
8 Larry Oxman. You want to hold on one second. We will
9 wait for Kienan to get through. Okay.

10 MR. BRUYN: Good evening Board members. Thank
11 you for your patience. I will try to be brief.

12 Mr. Voorhis and Mr. Grover actually stated a lot
13 of the things I did make note of, but one of the things
14 that I want to indicate that I have a lot of respect for
15 this Town Board, the process that you're in, I have a
16 lot of respect for the legal process and one of the
17 things we all have to do is go back and I have said this
18 twice in my testimony, go back and find out how we got
19 to this point. Why are we here tonight, for this
20 proposed planned development? It didn't come by chance.

21 It didn't come by Discovery just walking in and saying
22 I want to be in the Hamptons. It came because this Town
23 Board undertook a study under the state law under
24 comprehensive plan and actually spent taxpayer's funds,
25 had several public hearings, many of the folks that are

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1 in this room both for and against comment; and at the
2 end of the day, the Town Board made a SEQRA finding as
3 Chic has indicated, as you must do at the end of that
4 study and adopted the comprehensive amendment that
5 recommended there be a golf course on this property with
6 a resort development, as being the alternative that has
7 the least impact on the environment given the economical
8 and social aspects. You made that finding a legal
9 finding to that extent. You need to know when the Town
10 Board looked at your alternatives. You looked at
11 alternatives with no golf courses; and we have 11
12 different alternatives there and the Town Board said no,
13 we want a golf course here. You gave specifications for
14 that golf course in your study based on what you have
15 seen on the Golf at the Bridge and Sebonack, which is,
16 you know, the track records speak for themselves. The
17 Town of Southampton had the most restricted standards
18 for golf courses in this country; and yet, the science
19 is there. Where's the impact? One is on top of the
20 aquifer, deep flow aquifer. The other is on the Peconic
21 estuary, both very significant projects that this Town
22 Board has indicated. But most importantly, we have
23 provided alternatives under the Environmental Quality
24 Review Act. Again, including the golf course, reduced
25 density, things that people said we have to consider.

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1 They're in our draft environmental statement, but most
2 importantly is the fact that the only alternative that
3 you have jurisdiction over is the one that proposes a
4 golf course. Every other alternative there's no golf
5 course, you have no jurisdiction over.

6 If you don't approve a golf course, you don't
7 get any of the benefits, you don't get anything else
8 that goes along with it.

9 MS. SCHERMEYER: Thirty seconds.

10 MR. BRUYN: - - what the planned board knows. So
11 with that, I would ask that the process and I
12 understand you are going to have another hearing and we
13 would expect that at that point your experts that you
14 have hired, your consultants, your staff will review all
15 the comments that have been made and the final
16 environmental impact statement as required by law, and
17 we will be back at another date to consider your
18 comments as well as those.

19 Thank you.

20 SUPERVISOR SCHNEIDERMAN: Two more. Larry Oxman
21 followed by Elizabeth Jackson.

22 MR. OXMAN: Hi. Good evening. I know it's been
23 a long night. I've been at all three public hearings. I
24 was here on Saturday, too. Just to be transparent, who
25 am I? I'm a real estate broker. I represented The

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1 Parlato's. I represent land owners that seems to be my
2 area of expertise, vacant land and commercial. So I
3 have never been compensated by Discovery. I represented
4 the Parlato's, I represented the Kracke's when they
5 bought those properties.

6 I found the statement that the developers
7 bluffing very dangerous. I don't like it. I wasn't
8 going to speak, but the truth of the matter is, the
9 signs on those properties have my number on them, my
10 telephone number, and my business number. I know how
11 many people called to try to purchase those properties.

12
13 Let's talk about the Parlato property
14 specifically. They didn't want to sell subject to
15 approvals. I got, we received lots of offers. They
16 were all subject they were all developers. They were
17 subject to approvals. Discovery purchased it and closed
18 on it without approvals. That's what made the deal for
19 them. So, I just, regardless of what happens, I believe
20 that these properties will get developed. You know,
21 there's a real appetite for development. So again,
22 getting lots of phone calls, seriously. Just following
23 up with what Mr. Bruyn said about the zoning, in 1995,
24 the Town created the PDD's. They did that to have more
25 control over what was going to happen with property.

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1 Prior to that, golf courses were permitted use, and now
2 golf courses are no longer permitted use in any zone.
3 The only way you can have a golf course is if it's not a
4 special exception. The only way to have a golf course
5 is to file for a PDD.

6 So this notion that you're changing the zoning
7 is not really changing the zoning. You're following the
8 code to try to get a golf course through the PDD,
9 through the Town Board, not the planning board.

10 So thank you.

11 SUPERVISOR SCHNEIDERMAN: Okay. Last card.
12 Elizabeth Jackson. Last, but not least.

13 MR. JACKSON: I'm a life-long resident of East
14 Quogue. For 11 generations, my family lived, worked,
15 struggled, thrived, been born and died in this town. On
16 these soils.

17 This town recently came together to say goodbye
18 to one of my very dear friends and neighbors, Linda
19 Berry [phonetic]. She was also a life-long resident of
20 this town. I only met Linda in recent years. Who is
21 that old woman slowly making her way down my road by
22 wheelchair or walker? I knew this Linda, a vivacious,
23 hardworking senior in failing health. How could I not
24 invite her to come and have a seat on my bench, walk
25 through my garden and share a glass of water on a hot

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1 day.

2 From that day forward, we spent many days
3 enjoying conversations and yet in the time we had,
4 little did I know who she was prior to our meeting. At
5 her memorial, the service was filled with members, young
6 and old, from this community. Low and behold, Linda was
7 a legend. She not only worked in these fields, she
8 spent her life, a female, working the bays, she raised
9 her family who are here raising their family in this
10 town. She had spent every moment until the day she
11 died, embracing this town. You hear repeated comments
12 about how attractive and beautiful the plan may be.
13 They could be developing a Star Wars themed seasonal
14 resort community and still, we won't see that beauty.
15 They can plan whatever they wanted and I wouldn't be
16 able to see it, I would only be able to see the
17 aftermath, beyond the pristine perfection that's going
18 to be established and may change the benefit of the
19 wealth of visitors.

20 Not for nothing, but the beauty and design is
21 part of what would be considered during the planning
22 process and not the PDD. And in reflection on all of
23 this, what Linda was to me and to this community, Linda
24 was a community benefit and the ability that I had to
25 interact with her on my street and to embrace the

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1 extended community through our connection, to visit
2 legal establishments, that was what I feel this
3 community relies on to stay and thrive. Creating a
4 beautiful, pristine, awesome environment up on a hilltop
5 with gated guards and no access to me or Linda or anyone
6 else that's been here and thrived here their entire
7 lifetime just doesn't add up to enough of a community
8 benefit to qualify in my mind and many others and
9 therefore allow for the exception and permit them to
10 proceed with the PDD plan.

11 Thank you.

12 SUPERVISOR SCHNEIDERMAN: I suppose I have to ask
13 if there's anyone who didn't fill out a card, who wants
14 to be heard come. Please don't raise your hand. All
15 right, good.

16 So I don't, I wish I could close it right now
17 and be done with the public hearing. I did say that we
18 have a minimum of four. I certainly don't think that we
19 will need more than four. We have had three here in
20 East Quogue. I get it. This is the community that's
21 most affected. It would be good, I believe, to have one
22 at Town Hall, so I'd like to, can we decide on a date
23 roughly a month from now? What's the date that we have
24 a meeting at? Is that Valentine's Day? We can't do an
25 evening meeting on Valentine's Day.

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1 MS. SCHERMEYER: Please don't. SUPERVISOR

2 SCHNEIDERMAN: Oh, that's not going to work. We have a
3 Town Board meeting at 1:00. Do you think if we said
4 3:00, do we think it's still going to run over? Well,
5 it sounds like we're going to adjourn to a date
6 uncertain. Can we do that?

7 MR. BURKE: Yes, we can do that. I think you
8 probably want to put it up as soon as you can, though.

9 SUPERVISOR SCHNEIDERMAN: I prefer to set a date
10 now. Hold on one second. Please bear with us.

11 COUNCILWOMAN SCALERA: How about the 7th?

12 SUPERVISOR SCHNEIDERMAN: The 7th of February.
13 Can everybody just check your calendars on the evening
14 of the 7th, please? We can always change it. Sundry,
15 I'm going to be bold and say the 7th. So we have a room
16 at town hall that we are making available that will seat
17 a couple hundred people. So, we will have that room
18 prepared. So, we'll say 6:00 p.m. on Tuesday, February
19 7th. So those who are here tonight may want to come
20 back. I will probably do the same thing where we will
21 hear new voices first and then we will go to those who
22 have already spoken at earlier meetings. So I will make
23 a motion to adjourn until February 7th at 6:00 p.m. at
24 Town Hall. Second that by Councilwoman Scalera.

25 COUNCILWOMAN SCALERA: I.

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1 SUPERVISOR SCHNEIDERMAN: All in favor?
2 MS. SCHERMEYER: I.
3 COUNCILMAN GLINKA:
4 COUNCILWOMAN LOFSTAD:
5 COUNCILMAN BOUVIER: I.
6 MR. BURKE: I.
7 SUPERVISOR SCHNEIDERMAN: Once again, I want to
8 thank the East Quogue School for bearing with us. Thank
9 you Rob Long and all involved in making tonight happen.
10 Please everybody, get home safely.
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C E R T I F I C A T E

I, Nancy Weinschreider, a stenotype reporter and Notary Public within and for the State of New York, do hereby certify:

That the witness whose testimony is hereinbefore set forth was duly sworn by me and that such testimony is a true record of the testimony given by such witness.

I further certify that I am not related to any of the parties by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand.

Nancy Weinschreider

Dated this 24th day of January, 2017

In The Matter Of:
THE HILLS - PUBLIC HEARING

**MINUTES OF THE SOUTHAMPTON
TOWN BOARD MEETING**

January 10, 2017

TC REPORTING, INC.
1 DEERFIELD EAST - 1850
QUOGUE, NY. 11959

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