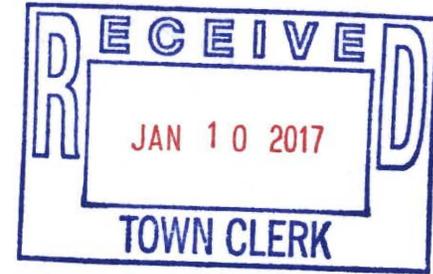


Appendix K-2
Special Public Hearing

Andrea Spilka

January 10, 2017

Hills Sp Town Board Meeting Jan. 10, 2017
P.H. #1



The Case Against “The Hills”

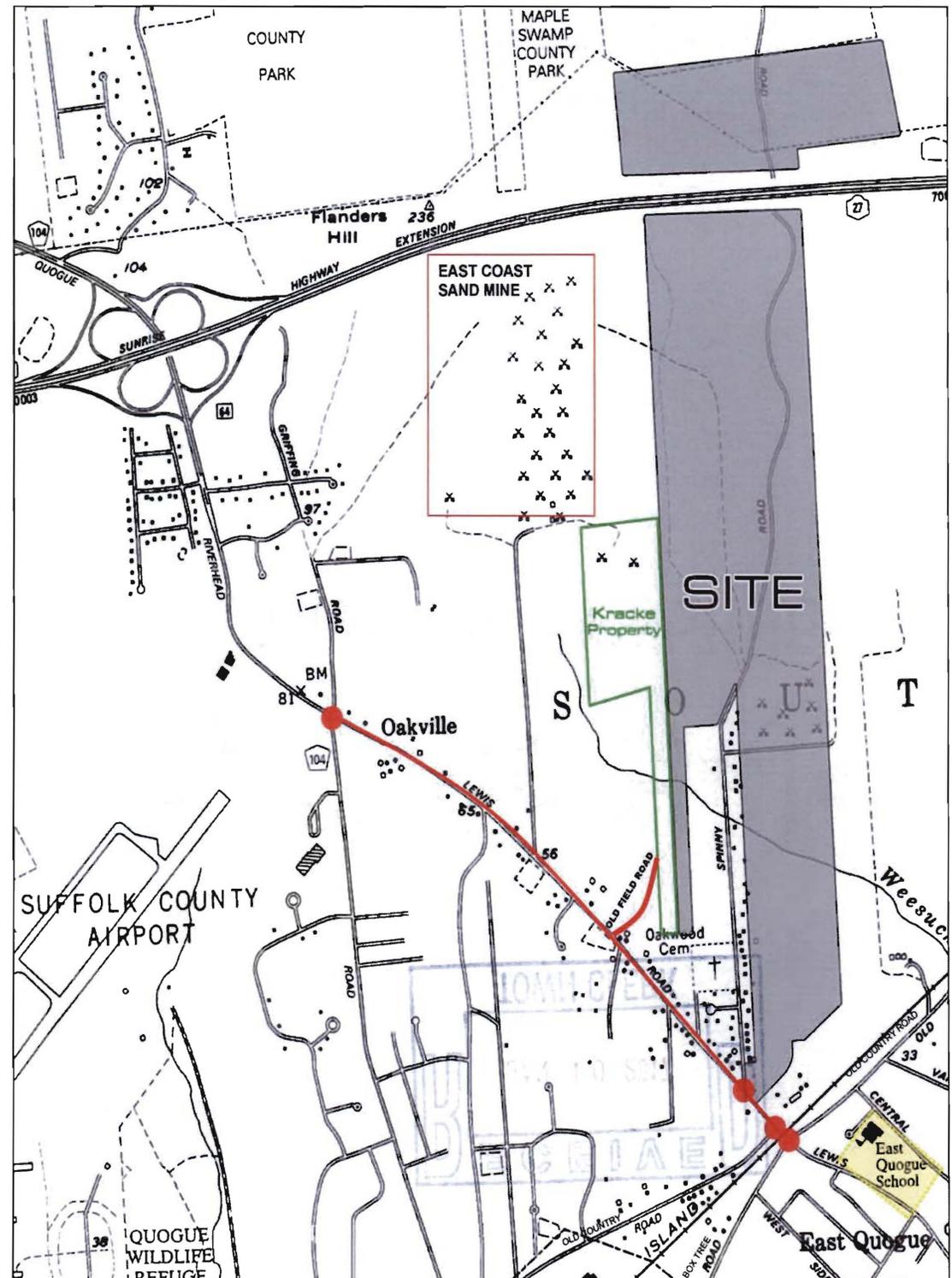
Andrea Spilka, Southampton Town Civic Coalition

A Better Choice

East Quogue Civic Association
Southampton Water Protection Alliance

A Golf Course at The Hills A Traffic and Evacuation Nightmare

- Surrounding roads are narrow
- The LIRR runs between proposed development and the EQ School
- Anyone entering or leaving The Hills on Lewis Road
- Traffic already a problem along Lewis Road



Golf Course Construction

- **3 ½ years (approx.) to construct** the golf course
- 250K cubic yards of **soil will be removed** for golf course
- 10,000 to 17,000 **truckloads needed to remove the soil**
- All **debris** will be transported to adjacent East Coast Sand Mine
- At least half of truck loads will eventually leave the sand mine onto Lewis Road
- **255 Construction Workers daily** the summer of 2020 to finish golf course and work on clubhouse and homes



RESULT = Traffic, Noise, Dust and Road Repairs

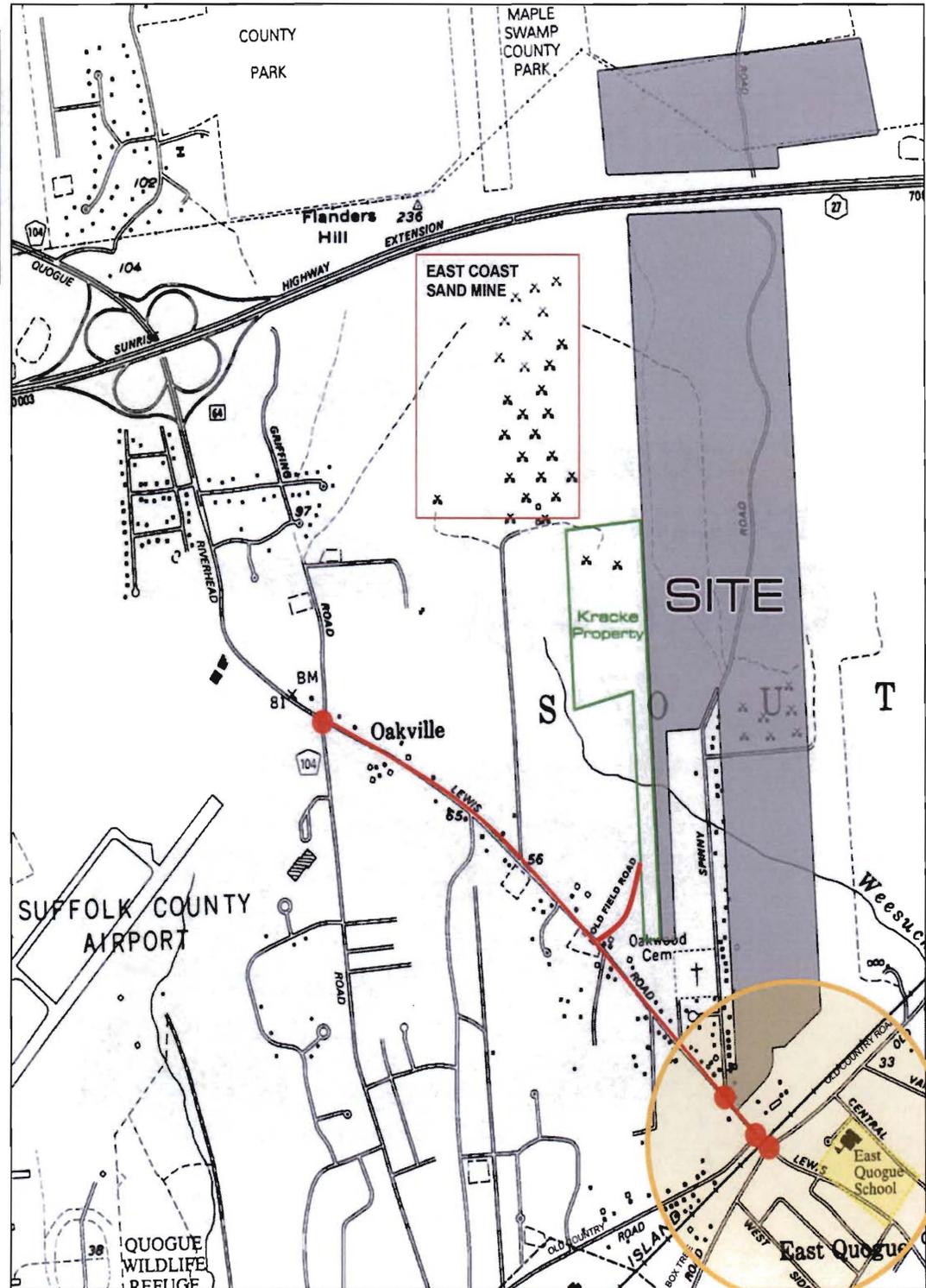


Adding to the traffic and breathing in the dust, The East Quogue School is in session from 8:00am-3:00pm

- 410 students arriving and departing daily
- 5 buses
- 40 cars, especially for afternoon pick-up
- 65 teachers arriving and departing by car

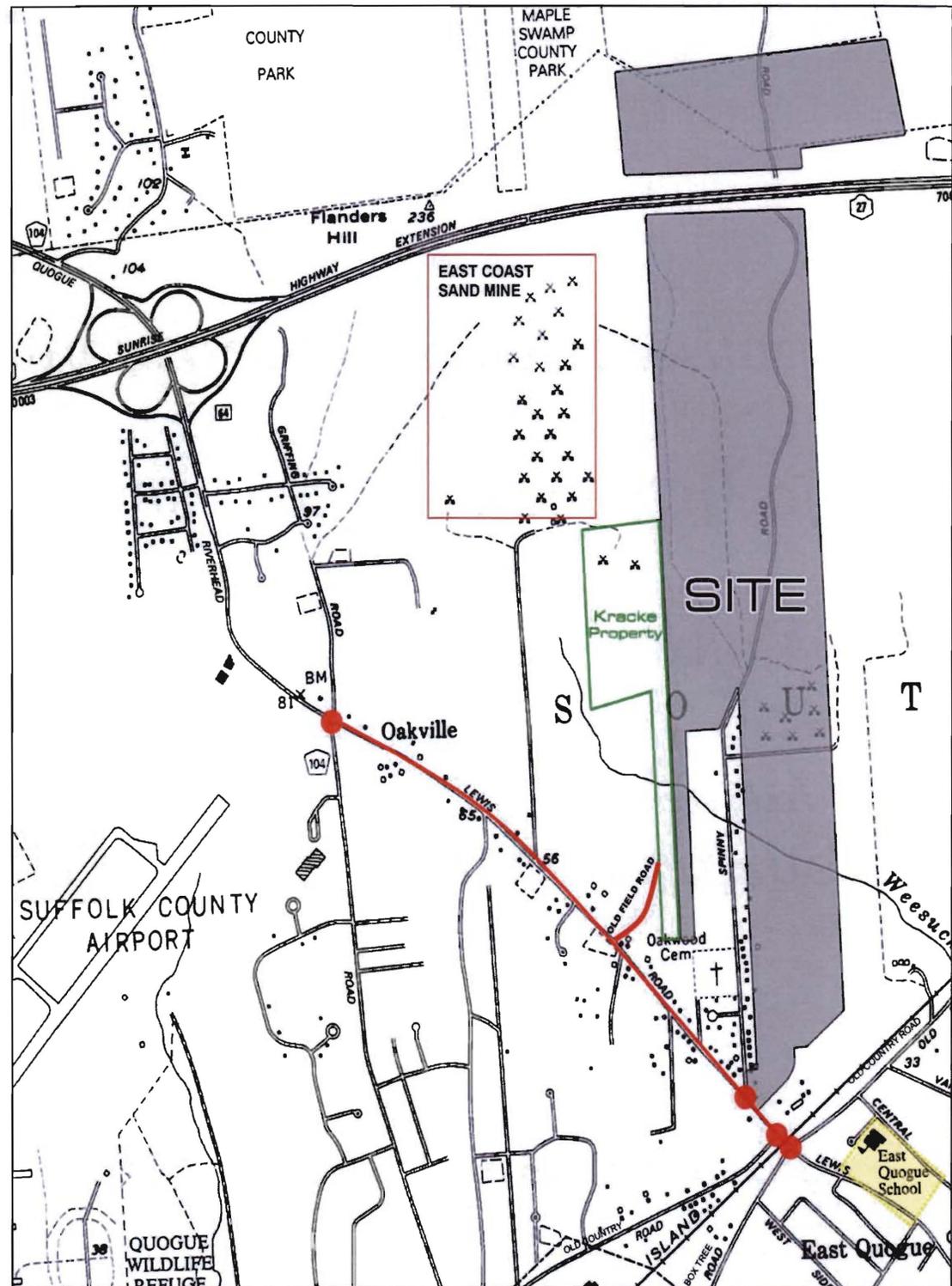
The school's summer camp program runs from 9-12 every Saturday

- Parents dropping off 60-100 children



Golf Course Impact: 2021 and Beyond

- **200% increase in traffic on Lewis Road** just as school is letting out at 3 pm
- Traffic concentrated during **peak summer months**
- Golf members can bring up to three **guests** – not always from inside the resort
- Plus **132 outside members** can also bring up to three guests
- Golf foursomes **teeing off every eight minutes**
- **105 employees** coming and going (daily) in **two shifts**, 7am-3pm and 3pm-10pm
- **94 truck trips** (approx.) daily delivering equipment, material and supplies

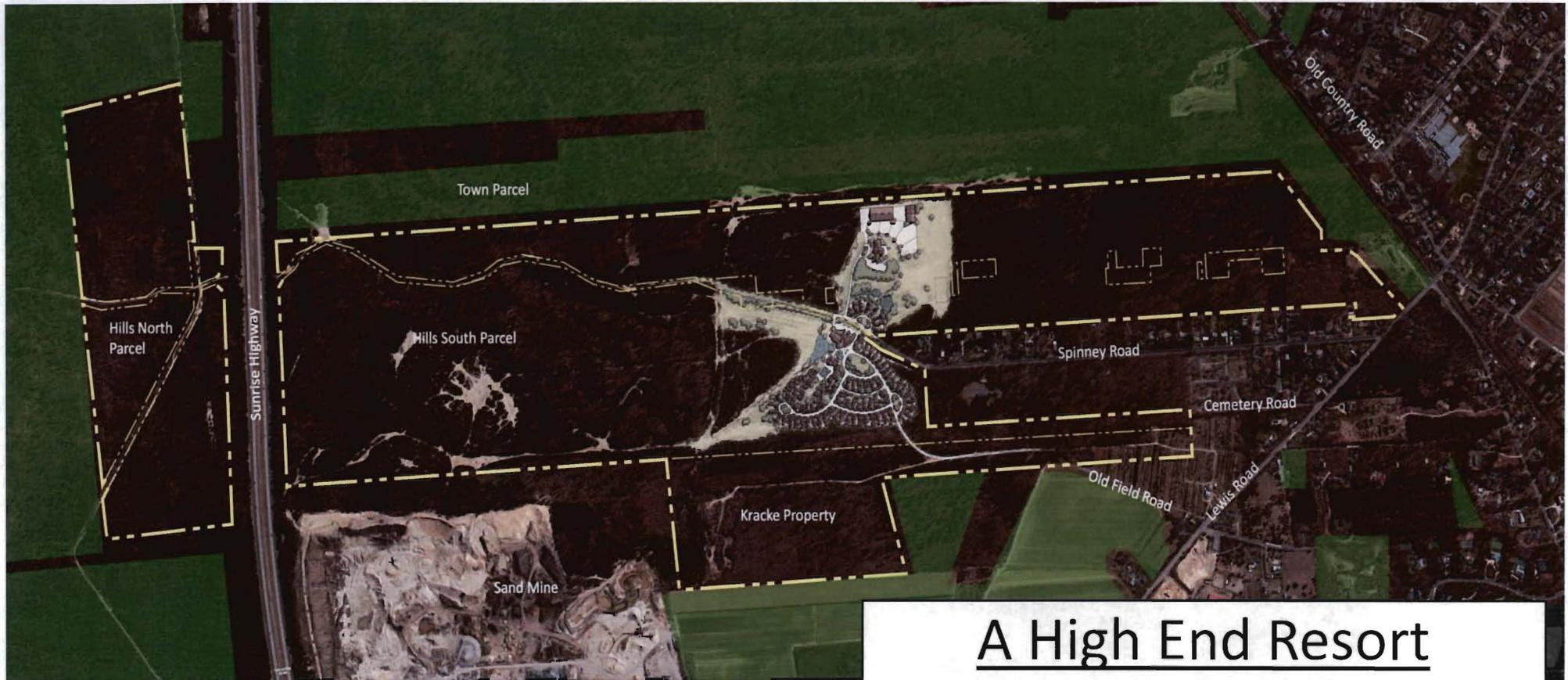


Discovery does not have a right to build a golf course.

The Town's PDD Law Indicates – *An important consideration in approving a PDD is the appropriateness and compatibility of the proposed land use(s), density and scale of development as it relates to the Comprehensive Plan: an analysis of the relationship between the site, adjoining properties, and the surrounding neighborhood; the safety and capacity of the street system in the area in relation to the anticipated traffic generation; availability of alternative transportation modes...*

NOTE: This is a shortened version of the paragraph

Check out a Reduced Impact Alternative



A High End Resort without a Golf Course

- 74% Less Clearing
- Less Construction Time
- 75% Less Traffic