

## Shinnecock Hills/Tuckahoe/Southampton CAC Minutes Tuesday, October , 2012

### CAC Mission Statement

Our charge is to represent the concerns of our communities to the Town Board and to provide input and recommendations

CAC Members in Attendance: Evelyn Boxer, Bill Dalsimer, Lorraine Duryea, Lyn Fitzgerald, Bonnie Goebert (Chair), Valerie Harte, Bob Schepps, Rick Sobrevinas, Susan Van Olst.

Absent CAC Members: Frances Genovese, Ken Moffa and Diane Sadowski emailed to say they could not attend.

Approval of September, 2012 minutes: Motion to approve by Bill Dalsimer, seconded by Valerie, approved by all.

Discussion of Resolution 2012-893: Per our September 2012 meeting, Bonnie wrote a letter to the Town Board suggesting that it was inappropriate to refer to the Tuckahoe Center project as "redevelopment." Bonnie reported that the Town Board has since voted to "recall and amend Resolution No. 2012-893, per Resolution 2012-950.

Evelyn said that she had also discussed the matter with Group for the East End who agreed that the Tuckahoe Mall project was not "redevelopment."

Code Enforcement of Tuckahoe School student population: Rick Sobrevinas said that he was not pleased with the way his perspective on code enforcement has been presented in the August, 2012 minutes and submitted the following as a more accurate reflection of his perspective:

"Rick Sobrevinas supported the Tuckahoe School's appeal to the Town Board for more effective Code Enforcement regarding the hazards of severe overcrowding in single family homes in the Tuckahoe School District and against egregious Housing violation of the Zoning Code. He added that the problem has had a severe impact on escalating taxes, layoffs of necessary teachers' aides, and elimination of many school initiatives like the 2nd language program for most students."

Bonnie agreed to put the above paragraph in the minutes but again clarified that our CAC is appointed by the Southampton Town Board and that the Tuckahoe School does not report to the Town Board.

Further discussion by CAC members indicated that there are 2 separate issues.

One pertains to the budget and for the Tuckahoe School to pursue ways and means of controlling costs whether that may refer to consolidation, decisions about which high school Tuckahoe students will attend or basic cost containment. The other issue pertains to code enforcement.

We do not think that attacking housing laws is the direction to take to deal with budgetary problems.

Sea Scout/Oyster Project Emails: Discussion of our endorsement of the oyster project and the establishment of a Marine Learning Center does not necessarily mean that we endorse the mission statement of the Sea Scouts that they embrace the "ideal of serving others through God, Country and Community."

Additionally, Diane had done some follow-up research on oyster bed seeding and had some questions about the project which she didn't feel were fully addressed in the presentation. Diane will have more to report on this at a subsequent meeting.

2013 U.S. Women's Open at Sebonack: Bonnie reported that Frank Zappone had set up a meeting at the Sebonack Golf Course with Michael Pascucci, owner and Mark Hissey, Vice President of the Sebonack Golf Club to discuss the upcoming LPGA event for June 24-30, 2013. Bonnie invited Susan Van Olst to attend as she lives directly on Sebonack Road.

Discussion focused on how traffic would be handled during the event so as to create the least disruption for area residents. We left assured that the Sebonack Golf Club was on top of the situation and that jitneys would be used to transport spectators from a central parking area off Magee Street to the gates of the Club. The Jitney would then proceed back to the parking lot to pick up and deliver spectators. Each bus holds about 45 people and the parking lot will hold 3500 cars.

About 80,000 spectators and participants are anticipated over the 6-day event. The Sebonack Golf Club is very much looking forward to this as it is the first time that the LPGA has been held on Long Island. Bonnie held a follow-up meeting with Laura Caleal the Championship Director for the LPGA event and distributed information about the volunteer program.

Any resident who experiences any difficulty during the event should contact Mark Hissey (Mark.Hissey@sebonack.com) who will take care of any inconveniences immediately. If anyone wants to volunteer or provide housing for the event, they should get in touch with Laura's organization, Bruno Events Team, specifically, Brent Bonner, (bbonner@brunoeventteam.com). Identify yourself as a member of this CAC and they should be able to steer you in the right direction.

Susan and I also spoke to the Sebonack representatives about making a contribution to Tuckahoe. Mark and Michael said that they had provided funds for a playground. Several CAC members seemed surprised since there was no record of it. Rick and Lorraine remembered a commemorative plaque at the playground and didn't think that Sebonack was mentioned.

At the end of the Sebonack meeting, Frank and Mark said that they would follow up with Chris Dyer at Tuckahoe to see about any past or future contributions.

Susan Van Olst encouraged the Sebonack representatives to further instill good will among citizens who may not be members of the Club by planting a small triangle of land on Sebonack Road where Sebonack Inlet Road branches off. Mark said that he would ask the groundskeeper to have a look at it. Having said all of this, it still remains that the Tuckahoe School District has 4 golf courses, none of which are paying very much in the way of taxes. And, in retrospect, it is too bad that when the Sebonack PDD came up for review, no one on the Town Board ever thought to question how another golf course might impact the hardworking taxpayers of this school district. Also, the golf courses have apparently asked for tax reduction and been granted it.

So, while the Sebonack Golf Club is very beautiful, world class and considers it a coup to be hosting the LPGA, in the bigger picture, we residents of Tuckahoe School District are paying the price. And the \$500,000 that they paid for the PDD has not benefitted Tuckahoe residents. We feel that something needs to be done with this money since it has been sitting around (once "lost") for over 4 years and is not benefitting anyone. It should be used in the hamlet of Tuckahoe.

Also, Sebonack has several "hospitality cottages" on the property that when the PDD was approved, were described as "family homes." Do other golf courses have similar housing? Should there be additional taxes imposed for such housing? Are these used for staff? For members? For visitors? Is there rental money collected for these units? These and other matters need addressing at some point. Specifically, we would like for the Town to provide us with the taxing status of the 4 golf courses in our hamlet.

Housing on Sandy Hollow Road: Richard Blowes, Executive Director, Southampton Housing Authority, will be going to the North Sea CAC on October 8, 2012 to discuss the revised plans for the project. This was first presented to us 3-4 years ago as an affordable housing project which we fully endorsed. From what the North Sea chair said, this project is now being re-configured as rental studios. Bonnie will be out of town, but asks for volunteers who might want to attend that meeting to find out more information.

As our CAC discussed the matter, we agreed that while on the face of things, ownership might be preferable to renting, there are other considerations.

Bill, who sat on the Housing Authority Board for 6 years said that there is a project in Hampton Bays and also one in East Hampton that has rentals and both seem to be well-managed with a resident superintendent. He said that while the Town of Southampton needs good rental properties, he doesn't feel that the Town should purchase properties, re-hab them, and then rent them out as "landlords." Rather, rental housing for a group of people with modest income should be considered.

Bob related that when he and Bill made a field trip to the East Hampton property several years ago, they were very impressed with it. It is a partnership between the Town and private-for-profit interests and this seems to work very well. He said, "The units are clean, they work, they're functional and they're wonderful. East Hampton is light years ahead of us on this."

Bonnie said that she would try to invite Richard Blowes to an upcoming meeting to further discuss the situation.

Tuckahoe Mall: Bonnie reported that the Town Board has now assumed lead agency status on this project and that it was about to start its formal SEQRA review. Susan wondered how come the SEQRA review was going forward since the supervisor had said that nothing would happen with the Morrow application until the CR-39 Corridor Study was completed. We wonder what the status is of CR-39 Corridor Study. Bonnie said that she thought it would be ready end of year and that SEQRA was commencing regardless.

Southampton Hospital's plans for the Stony Brook/Southampton Campus:

All CAC members present feel that this is a wonderful use of this property. Bob said that he had reached out to Bob Chaloner, President and CEO of Southampton Hospital with an invitation to attend our CAC meeting once plans are in place for public outreach.

National Golf Links "Staff Housing:" Susan Van Olst noticed that as the National Golf Links proceeds with its plans for staff housing, the cesspools seem ready to be put in. She wondered why, with all the interest in water quality management and cesspool upgrading, the National Golf Links was allowed to build so close to Peconic Bay? After a phone call to the DEC, Susan's husband was told that the cesspool meets all the standards and is up to code. Even though it is practically right on Peconic Bay?

Motion to adjourn by Susan, seconded by Lorraine. All in favor. Bonnie announced that the next meeting would be on November 7th, Wednesday, the day after the National Election.

Meeting adjourned at 8:50 pm.

Respectively submitted by Bonnie Goebert, acting secretary.

cc: Supervisor Throne-Holst and Town Board members

Town Attorney

Kyle Collins, Town Planning & Development Administrator  
Freda Eisenberg Tom Neely Town Clerk  
Tax Receiver Hon Mark Epley, Mayor, Village of Southampton  
Water Mill CAC, Sag Harbor CAC, North Sea CAC, Hampton Bays CAC

Bob DeLuca, Group for the East End