

D-R-A-F-T C-O-P-Y

Southampton/Tuckahoe/Shinnecock Hills CAC Minutes Tuesday, January 7, 2014
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: Elaine Bodtmann, Lyn Fitzgerald, Bonnie Goebert (Chair), Valerie Harte, Joanna Komoska, Leith McLoughlin, Ken Moffa, Bob Schepps, and Susan Van Olst.
Guests: Tina Stubelek, Corrigan Street, Southampton Village

Approval of December 3, 2013 Minutes, as amended: Motion by Susan Van Olst, Seconded by Ken Moffa, all in favor.

Fairfield Commons update: We had wondered in our last minutes if Fairfield Commons (FSRPDD) was being compliant with the stipulation that in exchange for a 24-month extension to and including September 25, 2014, they must report project status to the Town every 6 months.

Per an email from Frank Zappone, Deputy Supervisor, "the applicant has submitted 6 month reports, the latest being 6/13 and 12/13. Currently the applicant is awaiting Suffolk County Department of Public Works approval for Septic which is required before the applicant can submit for a building permit." Thanks for Bob Schepps for his letter in the SH Press to inform the public about our CAC activities in the hope that it will result in new

memberships:

His letter:

"Hello my name is Bob Schepps. I am a longtime member of the Southampton Village/Shinnecock Hills/Tuckahoe Citizens Advisory Committee (CAC) and have been asked to send a letter to invite concerned citizens to our monthly meetings. We are a diverse group of citizens that meet on the first Tuesday of the month, 7-9pm, at the Tuckahoe School Library. We are appointed by the Southampton Town Board and tasked with giving them feedback from residents in our specific hamlet areas. We engage in conversations that result in detailed minutes that are sent to the sitting Board members. This feedback is considered when making policy for the Town. As issues that affect our area become public, we have a larger citizen participation rate. Issues such as the proposed Tuckahoe Center supermarket rezoning proposal for County Road 39, the affordable housing project on Sandy Hollow Road, the new 56-unit senior citizen condominium complex being considered for 11 acres on Moses Lane or the merger of Tuckahoe and Southampton school districts are given serious attention by our CAC. We are asking those of you who would like to be heard on any issues to come to our meetings and "Join the Discussion."

Put the "U" back in our commUnity by spending a couple of hours of your time with us. Membership means having a vote on advice we send to the Town Board.

Discussion of "Senior" Condominiums at 248 Moses Lane: Frances Genovese prepared a resolution on this project for our membership to vote upon:

The Tuckahoe CAC has discussed the change of zone from R-20 to Multi-family proposed for the 11-acre Corrigan property at 248 Moses Lane in the Village of Southampton. This proposal includes plans for

56 housing units, termed "senior living", several ponds, putting greens etc. As the physical plans are preliminary, the Tuckahoe/Shinnecock Hills/Southampton CAC has voted and unanimously requests that the Village of Southampton consider the CAC an interested party and provide more detailed, comprehensive plans of the proposed development as they become available and notification of all meetings and public hearings.

Because of the scope and nature of the proposed change of zone and Development, and the environmental and economic impacts the CAC additionally requests that an Environmental Impact Statement be required and that the Village Trustees consider the following in their deliberations:

1. Proposed Density

2. Community Benefit/Need
3. Traffic
4. Sewage
5. Impact of down zoning
7. Taxation
8. Business plan/viability/"hardship" implications
9. Lighting
10. Property values
11. Appropriateness/aesthetics

CAC members unanimously approved this letter and Bonnie said she would read it into the minutes of the January 9, 2014 Village Board meeting at 6 pm.

Further Discussion: A Corrigan Street resident felt that as the application process goes forward, all neighbors on any and all affected streets should continue to be notified by the applicant's attorneys about the project's status and any associated public meetings.

Because they are condominiums they will be taxed at a lower rate than single family homes. This is especially noteworthy for the Tuckahoe School District since we also have the Fairfield Commons condominium project and an extremely high tax rate to begin with given the 4 golf courses who are not paying their "fair share" of taxes, even though 3 currently have or are constructing residences for seasonal members and/or seasonal workers.

Maybe it's time to think about a PILOT-type program for the Tuckahoe School District so that we could get reimbursed for tax revenue lost due to the significantly-lower tax rate of the 4 golf courses and now these 2 huge condominium complexes.

Since the application asks for a Multi family PDD and not a SCRPDD (Senior Community Residential Planned Development District) we continue to question the future status of these 2-story, full-basement, 2-car garage, 3-bedroom units. We sense that "senior housing" is a ploy that will be used by the developer as a community benefit/need. It seems like a subterfuge. If this is for seniors, the developer should be asking for the appropriate senior zoning PDD.

Discussion of CR-39 Corridor Study Presentation and Coverage in the Southampton Press and The Independent: Susan and Bonnie had attended the Town Board Work Session where Kyle Collins, Amy Pfiefer and Janice Scherer presented the Department of Land Management Power Point presentation of the current status of the CR-39 Corridor Study, due to be made available for review in draft form after the companion "Market Analysis" is completed around the end of February, 2014. To our mind, nothing presented seemed at great variance with what our CAC has heard in the past about the CR-39 Study "findings."

However, the headline in the SHPress, "Study Won't Stop Center," with the sub headline, "Committee says Tuckahoe proposal fits Comp Plan,"

would lead one to conclude that the meeting was only about Tuckahoe Center. In fact, about 20 seconds were devoted to Tuckahoe Center with Kyle clearly stating that while there is some reason to believe that as residential development expands, new shopping center zones may be appropriate, "the question then is still, is that (Mr. Morrow's current application along CR-39 and South Magee Street) an appropriate location."

The December 18, 2013 Independent headline for the same Work Session was "CR 39 Update May Call On Back Roads." While cross access between properties along CR-39, and slip roads and attempts to "funnel traffic to side roads (like Magee, Tuckahoe Road, Tuckahoe Lane and North Sea as quoted in The Independent) so cars may not even have to see CR-39,"

as reported in The Independent may make sense on paper, the consequences of such maneuvers will be devastating to the residential neighborhoods currently located on these North/South Roads. Our committee does not support this action and Susan and Bonnie did not hear it mentioned at the Work Session.

As repeatedly reported in all drafts of the CR-39 Corridor Study, cross access depends greatly on the location in question. In fact, a cross access road was developed behind Ocean Electric and later blocked by the developer who built the million dollar homes behind Ocean Electric once these new home owners started to complain. Cross access roads may work in some areas where the buffer between commercial

and residential is deep enough so that homeowners are not adversely affected and do not experience loss of property values, as may already have happened along South Magee Street.

For reasons unknown to us, some of the more sensible cross access roads are not "open." Two examples would be these: 1) behind the OTB strip mall North of CR.-39 which once ran all the way to the Deli but is now fenced, and 2) between the Sleepy's Mall on the South side of CR-39 to the Hess gas station.

Furthermore, as a committee, we think that recommending the use of "back roads" as a way to ameliorate traffic conditions on CR-39 is not a solution. The rights of homeowners along these "back roads" should be protected and not ignored.

As recalled by one CAC member, CR-39 was configured as a bypass road to keep traffic congestion off residential streets. Traffic engineers (and Tom Neeley) may need to be reminded of this if they are seriously considering ways and means of herding traffic back onto residential streets, including Hill Street, AKA Old Montauk Highway.

Report from residents on the Western part of Sebonac Road and Sebonac Inlet Road: Joanna Komoska read through a letter and a petition with 68 homeowner signatures regarding the difficulties they experienced before and during the Women's Open at Sebonack Golf Course, and the Walker Cup at National Golf Club.

Apparently, the Shinnicock Hills Golf Club leases out a maintenance yard property they own to golf clubs to use during special events. The access road to this maintenance yard is right along the property line of Dr. Komoska. These events are run by Bruno Events, which in turn sub-contracts with various companies to set up catering, bring in supplies, etc.

Wetlands are on either side of this access road that historically had been used mainly by small trucks and carts to haul away grass clippings and debris. With the advent on these events, however, Dr. Komoska started seeing 18-wheel trucks (barely able to navigate the narrow access road) and hearing back-up beeps and idling on a 24-hour basis.

As soon as she experienced this disruption, Dr. Komoska went to Town Hall and was directed to the Fire Marshall who issued a Stop Work Order. Shinnicock Hills Golf Club eventually got a permit to lease the maintenance yard during the events for parking, but instead started erecting temporary structures and running 3 generators on a 24-hour basis. Upon talking with the workers, Dr. Komoska discovered that they were actually employed by yet another sub-contractor, Schaeffer Sports, that helps set up special events, and had no idea that they were violating wetlands regulations.

Ultimately, Dr. Komoska was left with a sense that there was no accountability by any of the interested parties; not the golf clubs hosting the events, nor Bruno, the company organizing the events, nor Schaeffer, the company actually executing the details for the events.

After the events, Dr. Komoska put together packets of photographs, detailed commentary on what happened when, and photographs of the trucks, etc. for the Town Council as well as the golf course management. Interestingly, Troy at Sebonack Golf Club said that he had no idea about any of this activity, further demonstrating the need for some accountability.

As a result of her experiences, Dr. Komoska spoke to the Town about establishing some access between affected residents and the owners of the venues that host special events. As she sees it, the issue is not to stop the special events; the issue is how to host special events without significantly disrupting surrounding residents' quality of lives. Since many of the sub-contractors who come in to "work" the special events have no idea of our community, they just go about their jobs without a sense of consequences except to get the assigned job done.

Lyn Fitzgerald said that she had just noted that at the next Town Meeting (January 14, 2014) one of the agenda items was specifically concerned with issuing permits for special events. (Subsequently, Bonnie attended this meeting and reprised some of the experiences of Dr. Komoska. The Town Board seemed well aware of the packet they had been given by Dr. Komoska and suggested that the next Town meeting on January 28, 2014 might deal with these issues as well as the permit situation.)

Meeting adjourned at 8:45 pm

Respectively submitted by Bonnie Goebert, Acting Notetaker

cc: Supervisor Throne-Holst and Town Board members

Town Attorney

Kyle Collins, Town Planning & Development Administrator 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, Bridgehampton CAC, Noyack CAC, Bob DeLuca, Group for the East End