

Hampton Bays Citizens Advisory Committee Meeting
Minutes
January 18, 2017

Members Present: Bruce Doscher, Mary Egan, Paula Godfrey, Gayle Lombardi, Terrance McGrath, Tom Mulrooney, Adam Ortiz, Joseph Ruggieri, Kevin Springer, Maureen Sutton, Zeb Youngman
Members Absent: Margaret Campbell, Michael Dunn, Simone Scotto, Eric Sutton

Elected Officials: none

Guests: one

Pledge of Allegiance

Organization – Election of Officers

- Gayle Lombardi noted that there was a quorum of members present.
- Gayle Lombardi noted that she would accept the nomination to be re-elected Secretary. Motion made by Paula Godfrey, Seconded by Tom Mulrooney, Motion passed 11-0-0. Gayle Lombardi was voted as Secretary 11-0-0.
- Tom Mulrooney noted that he would accept the nomination as a Co-Chairperson. Gayle Lombardi nominated Tom Mulrooney for Co-Chairperson; Paula Godfrey seconded. Motion passed 9-0-0. Tom Mulrooney was voted as Co-Chairperson 9-0-0.*
- Kevin Springer noted he would accept the nomination as Co-Chairperson. Tom Mulrooney nominated Kevin Springer; Gayle Lombardi seconded. Motion passed 9-0-0. Kevin Springer was voted as Co-Chairperson 9-0-0,*

(*Note – Co-Chairperson elections were tabled until the end of the meeting - Adam Ortiz was acting chairperson)

Organization – Role and Responsibilities of the CAC

- The Committee discussed the role and responsibility of the Hampton Bays CAC. The members raised the following issues:
 - The members voiced concern that the role as the officially appointed liaison with the Town Board and other officials (“Town”) is not being respected by the Town.

1/4

- The Town has at least one other appointed advisory committee for Hampton Bays - the Economic Development Committee. Gayle Lombardi noted that based on her personal experience that the meetings are often cancelled, re-scheduled, poorly attended and had “morphed” into a committee for the opening day of Good Ground Park. The members discussed that the mission of the HBCAC is to effect positive change in HB which includes economic development. Therefore, the members raised the issue that the Economic Development Committee should be “rolled into” the CAC. This would be a more effective and efficient method of communicating to and from the Town.
- The HBCAC should be the “point of contact” on all projects in Hampton Bays.
- All future Board-appointed committees should be directly connected to the CAC potentially as a subcommittee of the HBCAC.
- The HB associations such as HBBA, Chamber of Commerce HBCA, should have a representative on the CAC and there should be “one voice” to and from the Town related to Town projects and priorities in Hampton Bays.
- The Town should be communicating accurate and complete information regarding the Town projects directly to the community potentially through the Community Projects Portal to be transparent to the entire community.
- The members discussed future opportunities to work with other CACs and potentially having a budget for mailings, etc.

Action Item 2017-1

The members (10-0-0) authorized Gayle Lombardi to prepare a draft letter to the Town Board members outlining the members concerns and recommendations noted above for members review and Chairpersons’ signatures.

Proposed Amendment to Town Code 123-16 As it relates to Updated Certificate of Occupancy (Attachment 2)

The members discussed the pending proposed amendment and related public hearings(s). The members raised the following concerns:

- The original Public Hearing was announced for December 27, 2016 and tabled until early January, both during the holiday season and the January snowstorm. The members raised the issue as to how many affected businesses and property owners were aware of the proposed change and if this proposal has been adequately advertised and fully vetted.
- The amendment may have a material adverse effect on the real estate market in general, but specifically in Hampton Bays where many of the homes are older and may or may not be able to comply with the current building code(s).

- The amendment may place an unfair financial burden on a seller who may have purchased or inherited their property with pre-existing conditions that do not comply with the current building code(s).
- The amendment may adversely affect the “time is of the essence” that is often required with real estate transactions. As reported, there were approximately 1,000 transfers of improved property in the Town. The members raised the issue as to whether or not the Building and Zoning Division would be able to timely address the increase in workload

Action Item 2017-2

The members (9-0-1) authorized Gayle Lombardi to prepare a draft letter to the Town Board members outlining the members concerns and recommendations noted above for members review and Chairpersons’ signatures.

Planning Board Agenda Items (Attachment 1)

The members discussed the various projects that are before the Planning Board.

Status of Town Projects

- Good Ground Park
Gayle Lombardi reported that she had received information regarding the budget for Phase II (the comfort stations), but recommended that the discussion be tabled until further budget and actual cost information is received. Members discussed some of the challenges of managing and maintaining the Park
- Main Street Overlay District Pattern Book
The members were reminded of the Community Meeting that was to take place on Wednesday, January 24, 2017. Gayle Lombardi provided the members with recent correspondence regarding the process (Attachment 3).
- Ponquogue Pavilion
Gayle Lombardi provided the members with the current status received from Kristen Doulos, the Parks Department Director (Attachment 4)

Quality of Life Issues

- Homeless Camps around Good Ground Park
Gayle Lombardi reported that she had received follow up correspondence from Town Board members after she forwarded pictures and comments received from residents (including CAC members) and they would continue to follow up on the situation with the responsible Town department.

3/11

o Sign Pollution

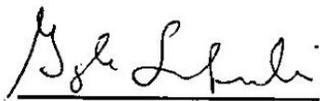
Gayle Lombardi distributed correspondence from Mike Dunn (in his absence) regarding the status of the Sign Pollution by the Middle School (Attachment 5)

o Other

Members discussed the on-going battle with garbage, illegal use of motels and other quality of life issues.

Meeting Adjourned at 9 PM

Respectfully submitted,



Gayle Lombardi

2-13-17

PLANNING BOARD AGENDA(s)

January 12, 2016

ATT ①

NOTE – THERE WERE SUBSTANTIAL VARIATIONS BETWEEN THE AGENDA FORWARDED TO THE CAC’S AND THE ACTUAL AGENDA POSTED ON THE TOWN CLERK WEBSITE.

(cut and pasted by Gayle)

SITE PLANS

1. 80 E Montauk Highway (original)

Hamlet of Hampton Bays SCTM No. 900-263-3-21

(A. Trezza)

Consider completeness for the site plan modification for “80 E Montauk Highway” which consists of the of a new, approximately 9,800 square foot, 2-story office/medical office building, garage, dumpster and 52 parking spaces, on a 1.27-acre parcel located within the Highway Business (HB) Zoning District, located at 80 E. Montauk Highway.

NOT ON “FINAL AGENDA”

SIBDIVISIONS

2. George Hastings (original)

Hamlet of Hampton Bays SCTM No. 900-226-3-11

(A. Trezza)

Consider adopting Pre-Application Report for the Pre-Application of George Hastings, which consists of a three-lot subdivision of a 2.35-acre parcel previously currently improved with a single-family residence and several accessory structures, situated within the R-20 Zoning District, located at 38 Old Riverhead Road.

APPLICANT FILED FOR EXTENTION ON FINAL AGENDA

SITE PLANS

3. Edgewater Motel (original)

Hamlet of Hampton Bays SCTM No. 900-231-1-30.1, 31 & 32

(C. Shea)

Consider request for expedited review associated with an existing motel part of three parcels located in the Motel Zoning District at 293 & 295 E Montauk Highway and 5 South Valley Road.

NOT ON FINAL AGENDA

1/3

4. 183 W Montauk Hwy (original)

Hamlet of Hampton Bays SCTM No. 900-222-1-5

(C. Shea)

Consider the decision for the site plan application to change the use from a bait shop to a medical office and associated parking and landscaping improvements on a 1-acre parcel located in the HB Zoning District at 183 W Montauk Highway.

NO CHANGE ON FINAL AGENDA

5. Wireless Towers, LLC – NOT ON ORIGINAL AGENDA

Hamlet of Hampton Bays SCTM No. 900-253-1-27

(C. Shea)

Re-Schedule Pre-Submission conference for the construction of a new 150' wireless communications facility on a 2.99-acre parcel improved with buildings used for special trade contractor uses, a church, a residence and a retail garden center located in the HB Zoning District at 286 W Montauk Highway

DA-SITE PLAN

6. Canoe Place Inn, Hampton Bays – NOT ON THE ORIGINAL AGENDA

Hamlet of Hampton Bays SCTM No. 900-900-207-5-3,4

(J. Scherer)

Consider draft staff report for the rehabilitation of the Canoe Place Inn and cottages and installation of a Permeable Reactive Barrier (PRB) pursuant to the provisions of 330-248V Canoe Place Inn, Canal and Eastern Properties Maritime Planned Development District (CPICEMPDD)

SIGNED PLANS

7. The Drake Inn - Conditional Approval (original)

Hamlet of Hampton Bays SCTM No. 900-323-2-15

(A. Trezza)

Acknowledge signature of maps for the Site Plan Application entitled "The Drake Inn" to legalize the addition of an office with wood deck above to the existing two-story dwelling, legalize an encroachment in the amount of 145 cubic feet for "Shed 1" (westerly shed), legalize an encroachment in the amount of 165 cubic feet for "Shed 2" (easterly shed), legalize an encroachment in the amount of 187.5 cubic feet for the one-story frame building (shed) attached to the two-story dwelling with attached office and variances to allow the illuminated, single sided, dual pole freestanding sign constructed without the benefit of a building permit to remain in its current location, on a 41,901 square foot parcel currently improved with multiple residences, located within the RWB Zoning District, located at 16 Penny Lane.

SUBSTANTIALLY THE SAME ON FINAL AGENDA

SEORA

Denktsis, Michael (original)

Hamlet of Shinnecock Hills SCTM No. 900-234-1-3

(C. Shea)

Consider the SEQRA determination for an expansion of a pre-existing, non-conforming motel and residential use for three (3) additional motel units for a total of thirteen (13) units, along with a 450 square foot addition to the existing residence, which also operates as a motel office, on a property currently improved with a motel use, located within the R-20 Zoning District, at 300 Montauk Highway in Shinnecock Hills.

NO CHANGE ON FINAL AGENDA



**Town of Southampton
Long Island, NY**

**Town Board Resolution
RES-2016-1165**



Notice of Public Hearing to Consider Amending Town Code 123-16 As It Relates to Updated Certificates of Occupancy

Information

Department: Town Attorney **Sponsors:** Supervisor Jay Schneiderman

Category: Public Hearings **Functions:** None

Financial Impact

Anticipated revenues to be determined.

Body

RESOLVED, that the Town Board of the Town of Southampton hereby directs that a public hearing shall be held on December 27, 2016, at 1:00 p.m., at the Southampton Town Hall, 116 Hampton Road, Southampton, New York, to hear any and all persons either for or against a proposed local law entitled: "A LOCAL LAW amending Town Code §123-16 as it relates to certificates of occupancy" which provides as follows:

LOCAL LAW NO. OF 2017

A LOCAL LAW amending Town Code §123-16 as it relates to certificates of occupancy.

BE IT ENACTED by the Town Board of the Town of Southampton as follows:

SECTION 1. Legislative Intent

ATT 2

✓

The Town Board of the Town of Southampton seeks to ensure that updated certificates of occupancy are obtained upon any change in ownership of a property.

SECTION 2. Amendment.

Town Code §123-16 of the Code of the Town of Southampton is hereby amended by adding the underlined words as follows:

123-16. Certificate of Occupancy.

- A. No building hereafter erected shall be used or occupied in whole or in part until a certificate of occupancy shall have been issued by the Building Inspector, in addition to any which may be required under the Zoning Ordinance. Upon any change in ownership of a property, an updated certificate of occupancy shall be obtained.

SECTION 3. Authority.

The proposed local law is enacted pursuant to Municipal Home Rule Law §10(1)(i) and New York State Town Law §130(1).

SECTION 4. Severability.

If any section or subdivision, paragraph, clause, phrase of this law shall be adjudged invalid or held unconstitutional by any court of competent jurisdiction, any judgment made thereby shall not affect the validity of this law as a whole or any part thereof other than the part or provision so adjudged to be invalid or unconstitutional.

SECTION 5. Effective Date.

This local law shall take effect upon filing with the Secretary of State pursuant to the Municipal Home Rule Law.

AND BE IT FURTHER RESOLVED, that the Town Clerk is hereby directed to publish the following Notice of Public Hearing:

NOTICE OF PUBLIC HEARING

TAKE NOTICE that the Town Board of the Town of Southampton shall hold a public hearing on **December 27, 2016, at 1:00 p.m.**, at the Southampton Town Hall, 116 Hampton Road, Southampton, New York, to hear any and all persons either for or against a proposed local law entitled: "A LOCAL LAW amending Town Code §123-16 as it relates to certificates of occupancy."

SUMMARY OF LOCAL LAW

The proposed amendment would require, upon a change in ownership of a property, that an updated certificate of occupancy be obtained.

Copies of the proposed local law sponsored by Supervisor Jay Schneideman are on file in the Town Clerk's Office, Monday through Friday, from 8:30 a.m. to 4:00 p.m.

BY ORDER OF THE TOWN BOARD
TOWN OF SOUTHAMPTON, NEW YORK
SUNDY A. SCHERMEYER, TOWN CLERK

Meeting History

Dec 13, 2016 1:00 PM Video Town Board Regular Town Board Meeting

RESULT: ADOPTED [UNANIMOUS]

MOVER: Jay Schneideman, Supervisor

SECONDER: Julie Lofstad, Councilwoman

AYES: Jay Schneideman, Julie Lofstad, Christine Preston Scalera, John Bouvier, Stan Glinka

Powered by Accela - Legislative Management



Gayle Lombardi <g.a.lombardi60@gmail.com>

Main Street Overlay Study Query

Gayle Lombardi <g.a.lombardi60@gmail.com>

To: dwilcox@southamptontown.gov

Cc: Ryan Horn <rhorn@southamptontownny.gov>, Julie Lofstad <jlofstad@southamptontownny.gov>

Dear Mr. Wicox,

Thank you for your responses to my queries for the CAC meeting tonight. There is an outstanding query regarding the "door to door" Main Street Business survey. It was represented to us that the consultants would be going door to door for their input. Several of the CAC members and guests raised to concern that this population often cannot attend meeting and their opinion and insight is valuable.

Please advise if this portion of the study was conducted and if this information will be/can be shared separately.

Thank you,

Gayle Lombardi

Wed, Jan 18, 2017 at 5:18 PM

ATT 3



Gayle Lombardi <g.a.lombardi60@gmail.com>

Results of HB Business Overlay District

David Wilcox <DWilcox@southamptontownny.gov>

To: Julie Lofstad <jlofstad@southamptontownny.gov>

Cc: Stan Glinka <sglinka@southamptontownny.gov>, "g.a.lombardi60@gmail.com" <g.a.lombardi60@gmail.com>, Kyle Collins <kcollins@southamptontownny.gov>, Janice Scherer <JScherer@southamptontownny.gov>, Colleen Jones <cjones@southamptontownny.gov>, Ryan Horn <rhorn@southamptontownny.gov>

Wed, Jan 18, 2017 at 4:40 PM

Hi Julie, I tried your phone, but you were away. Here are the responses to your three questions that were presented to me in the email below.

1. We have not done an email blast regarding next week's community forum, yet, but will do so tomorrow (Thursday). It is scheduled for Wednesday, January 25, 2017 from 6-8 pm at the Hampton Bays Senior Center, 25 Ponquogue Avenue, Hampton Bays.
2. The results from the online Survey Monkey preference poll were forwarded to our consultant, Historical Concepts, for their review and analysis. The raw data results of the polling preference will be posted to the Town website following the community forum next week.
3. The preference results from the first public forum, the meetings with community leaders and the Survey Monkey polling will be presented by our consultant at next week's community forum.

David Wilcox Jr.

DAVID A. WILCOX, JR.

DIRECTOR OF TOWN PLANNING

SOUTHAMPTON TOWN DEPARTMENT OF LAND MANAGEMENT



Gayle Lombardi <g.a.lombardi60@gmail.com>

update on Ponquogue Pavilion

Kristen Doulos <kdoulos@southamptontownny.gov>

To: Gayle Lombardi <g.a.lombardi60@gmail.com>

Cc: Ryan Horn <rhorn@southamptontownny.gov>, Stan Glinka <sglinka@southamptontownny.gov>, Julie Lofstad <jlofstad@southamptontownny.gov>

Wed, Jan 18, 2017 at 4:01 PM

Hi Gayle,

Based on the comments received at the last public meeting in November we've been working with Savik & Murray on some updated layouts. They're currently being reviewed by Land Management to make sure they are code compliant and we're still awaiting some cost estimates. We anticipate scheduling a Work Session for either next Thursday or the following Thursday to present these latest plans and then they will be put on the Town's website for public review.

Thank you,

Kristen M. Doulos

Town Parks Director

Southampton Town Dept. of Parks & Recreation

(631) 728-8585 x209

kdoulos@southamptontownny.gov

From: Gayle Lombardi [mailto:g.a.lombardi60@gmail.com]

Sent: Wednesday, January 18, 2017 9:50 AM

To: Kristen Doulos

Cc: Ryan Horn; Stan Glinka; Julie Lofstad

Subject: update on Ponquogue Pavilion

[Quoted text hidden]

A T T Y



Gayle Lombardi <g.a.lombardi60@gmail.com>

any updates?

Michael Dunn <builder3@optonline.net>

To: Gayle Lombardi <g.a.lombardi60@gmail.com>

Wed, Jan 18, 2017 at 3:04 PM

Gayle

Response to "sign pollution"

In November the school approached Tom Neely (Town Engineering Dept.) regarding signage removal. John Moran and he walked the site on both sides of Ponquoque Avenue and listed a number of signs that they knew and/or suspected could be removed, that were above and beyond code or unnecessarily redundant. On December 1, Mr. Neely met with Alex Gregor on the issue and then followed the meeting up with an email of the documentation that the district and he put together. On January 11, Mr. Neely followed up again with the Highway Superintendent and a response is pending. It is also noted that Councilpersons Glinka and Lofstad are "in the loop" on this and are supportive of the signage reduction in accordance with code. This matter remains "pending" at the Town level; the district has provided its suggestions and input.

Also, the northbound/south-facing speed indicator at the corner of Lynclyff and Ponquoque is also malfunctioning. Initially thought to be a faulty part, the part was order (placed on backorder) and ultimately replaced in early December. The unit is still malfunctioning, so the Engineering Department is likely going to remove the entire unit and send it for repair.

The public's assumption often is that these items (crossing guards, signage, speed zones) are under the jurisdiction and control of the school district, when in reality, they are town governance items.

Thanks

Mike

ATT 5