

Hampton Bays Citizens Advisory Committee Meeting

Minutes

February 21, 2019

Members Present: Irene Anthony, Doreen Bartoldus, Mary Egan, Elizabeth Hook, Barbara Lefkowitz, Robert Lefkowitz, Gerry Loesch, Mary Pazan

Members Absent: Al Danza, Ray D'Angelo, Thea Fry, Kevin Springer, Maureen Sutton

Elected Officials: Town Councilperson Julie Lofstad

Other Officials: None

Guests: Gayle Lombardi

- Call to Order by acting Chairperson Mary Pazan
- Pledge of Allegiance
- Ms. Pazan called for a few moments of silence to remember first responders who have died in the line of duty and put their lives on the line for our communities each day.
- Ms. Pazan introduced Councilperson Lofstad and the attendees introduced themselves.
- Ms. Pazan introduced the three (3) financial evaluations put forth by the Town of Southampton ("TOS") controller that is available on the TOS website regarding the management of the Hampton Bays Water District.
 - Ms. Bartoldus led the discussion since she indicated she reviewed the information in detail and has experience in this area. The discussion included the following:
 - The financial evaluation seemed to be lacking information and potentially bias in favor of the TOS turning the management over to the Suffolk County Water Authority;
 - Most of the members attended at least one of the local forums at the High School and raised the following concerns to Councilperson Lofstad:

- There appears to be a lack of communication and/or oversight between the Hampton Bays Water District Commissioners, which are a mirror image of the Town of Southampton Town Board, and the current local management of the Hampton Bays Water District either by the lack of documented policy or failure in adhering to a policy and procedures;
 - There appears to be a failure on the part of the management to address both infrastructure maintenance and water quality issues and potentially be in violation of the standards set forth by the Suffolk County Department of Health;
 - It appears that the Commissioners do not address the appearance of conflicts of interest with members of the local management of the Hampton Bays Water District;
 - It seems the proposal to put the management of the Hampton Bays Water District to vote is contrary to the general responsibility of an oversight Commission to manage the Hampton Bays Water District.
- Councilperson Lofstad addressed the members' concerns indicating that it is the Town Board's intent to issue a Request for Proposal ("RFP") to independent consultants to review the various proposed management alternatives and provide guidance to the Town Board.
 - *An open question remained as to whether the community will have access to the consultant's report.*
- Ms. Pazan introduced the "Hampton Bays Waterfront Resort Revitalization Plan" ("the Plan") which is available on the TOS website. Ms. Pazan had previously circulated the link to the members of the CAC and led the discussion since she indicated she reviewed the Plan in detail. The Plan includes the purchase of the property at 20 Shinnecock Road where the Bel-Aire Cove is currently located. She noted that the Plan indicated that a single site motel needs other neighboring facilities to support a revitalization site and raised concerns about the adjacent property owned by the Trustees. She also addressed that there appears to be a Board or Commissioners that would oversee the Plan under State Law and the Town Board should have local Hampton Bays' representation on that Board.

- Ms. Pazan raised the issue that the CAC should provide written guidance to the Town Board on specific issues. Ms. Lombardi, a guest but a former CAC Secretary, indicated that the CAC had provided written correspondence to the Town Board in previous years after a majority of the members agreed on the correspondence either at a meeting, or if time-sensitive, via email. Ms. Pazan requested that the members review the Plan and send any comments to her so that she could consolidate and draft a CAC position/comments on the Plan to send to the Town Board.
- The members raised the following additional concerns with Councilperson Lofstad regarding both the Plan and the TOS purchase of the property at 20 Shinnecock Road for redevelopment:
 - Hampton Bays does not need the TOS to promote new residential construction when private residential construction does not seem to be economically viable; for example, Ponquogue Pointe;
 - The “tax base” that would be generated by any development at the site is immaterial;
 - The Town Board seems more concerned with attracting visitors than they are concerned about the current Hampton Bays property owners, voters and taxpayers;
 - Town-owned property, including Trustee and property purchased with CPF monies are often poorly maintained. If the Town wants to encourage tourism and support the local property owners, they should provide the resources to maintain and repair the property that they already own before they start a “Hampton Bays Waterfront Resort Revitalization Plan”;
 - While most members of the CAC supported the purchase of the property with CPF monies, Ms. Egan indicated that there are others that do not support that since the Town has demonstrated that they do not maintain town-owned property.
 - The Plan references a Master Plan from 1970 (which was updated in 1999), which does not represent Hampton Bays in 2019.
- Councilperson Lofstad indicated that there are many other properties similar to the Bel-Aire and the Town Board will be addressing each one separately. She

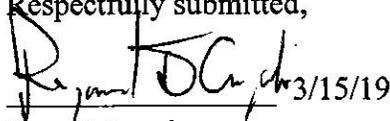
rejected the proposal to purchase the Bel-Aire with CPF monies since it is her impression that residents in Hampton Bays, contrary to what was said at the official public hearings, are against the purchase with CPF.

- The following other issues were discussed:
 - Councilperson Lofstad indicated that any community member or group can propose a project for CPF Water Quality funding to the TOS Water Quality Committee, and if approved, the TOS Administration would facilitate the application process.
 - Ms. Anthony raised the question to Councilperson Lofstad as to how Hampton Bays can obtain Community Development Block Grant (CDBG) funding for projects similar to the projects funded in Flanders/Riverside. Councilperson Lofstad indicated that CDBG monies are “use it or lose it” and all projects should be reviewed with the TOS.
 - The CAC should continue to inform the community about the CAC meetings and issues and should have a discussion as how that can be achieved as a future agenda item.
 - The land owned by the Trustees located in Hampton Bays seems to be poorly maintained. Potentially the CAC should invite the Trustees to a CAC meeting or coordinate with the Hampton Bays Civic Association to discuss. However, it was noted that the Trustees do not have their own budget and rely on the Town Board for funding.
 - Ms. Lefkowitz raised the issue about the maintenance of private roads and Councilperson Lofstad indicated that there is a TOS Committee that has set priorities that Ms. Lefkowitz should contact.
 - Members continue to voice concern about the state of Main Street looking like a “ghost town”.
 - The permanent bathrooms for GGP have been approved by the Town Board and construction should commence shortly.
 - The Town needs to pay attention and have more funding allocated to the town owned property. Councilperson suggested that this issue be raised by the CAC at the budget cycle.

- A question was raised as to whether fast food restaurants are exempt from the plastic straw ban – *Councilperson Lofstad to provide confirmation that they are not banned.*
- The community should be aware that one of the proposals for wind turbine sourced energy places transmission lines in Hampton Bays' waterways.
- Councilperson Lofstad reported that the grocery stores were cooperative in picking up shopping carts in the area and the residents should report their locations.

Meeting adjourned by Acting Chairperson Mary Pazan at 9:00 PM.

Respectfully submitted,



Ray D'Angelo, dated 3/15/19

Ray D'Angelo

Chairperson

*approved via email