

Minutes of the Hampton Bays CAC

April 20, 2016

ATTENDEES:

Members Present: Margaret Campbell, Bruce Doscher; Michael Dunn; Mary Egan; Paula Godfrey; Gayle Lombardi; Tom Mulrooney; Kevin Springer; Eric Sutton; Maureen Sutton; Zeb Youngman

Members Absent: Daniel Aube; Ed Laureano, Terrance McGrath, Simone Scotto

Elected Officials: Councilpersons Stan Glinka & Julie Lofstad

Guests: Various

Meeting called to Order at 7 PM by Co-Chair Michael Dunn

Pledge of allegiance

Discussion Item - Economic Development Committee Update

- Michael Dunn reported that the Committee was formed about 1 ½ years ago by the Town of Southampton and is comprised of various elected officials, appointed officials, civic association officials, and various community members. The purpose is to address various economic development initiatives in Hampton Bays.
- Michael Dunn reported that the following capital projects were discussed at the Committee meeting of April 14, 2016:
  - The progress of the paving of Montauk Highway
  - The scoping for an initiative create a “look” for the Hampton Bays Business District via a “pattern book” that would provide guidelines for commercial buildings in the Business District.
  - The progress of the relocation of the Lyzons Hat Shop
  - The progress of the relocation of Canoe Place Chapel
  - The estimated grand opening of Phase I of Good Ground Park is scheduled for October 2016
    - That the Town is looking for ideas for the Grand Opening
    - That the Town would like volunteers to manage the events, art expositions, etc. for Good Ground Park.
- Michael Dunn and Gayle Lombardi reported on a new initiative of the Town of Southampton to provide information on the various capital projects on the Town’s website.
- Michael Dunn and Gayle Lombardi reported on an additional new initiative of the Town of Southampton that will allow residents to provide feedback and input to community projects electronically if they cannot attend a meeting.
- Members and Guests questioned the plans for the continuation of the paving easterly along Montauk Highway.
- Member Tom Mulrooney suggested that the Town consider incentives for current commercial building owners to update their properties once the final design of the Business District is determined.

Discussion Item – Zoning and Code Enforcement Issues

- Members questioned the zoning board of appeals approval of the variance request for the Rock of Salvation Church. Gayle Lombardi explained that she and other members had written letters in opposition of the (3) variances requested by the Rock of Salvation Church. However, the Zoning Board of Appeals approved the applications so that the current building can be replaced with a 4,500 sf building on the current site which is within their authority to do so.
- Members questioned whether the Town has taken any code enforcement efforts against the alleged illegally overcrowded building on Montauk Highway used for meetings that was discussed at previous CAC meetings. Councilperson Glinka reported that the Town is aware of the complaint

and monitoring usage. (It was noted by Kevin Springer that it is public information that that building has been sold.)

- Michael Dunn reported that the Tiana Pines hearing has been adjourned until August 2016; which represents the 40<sup>th</sup> adjournment. The owners had previously submitted an application with the Zoning Board of Appeals to change the use of the premises from motel to year-round apartments. Their request was denied and they are appealing the ZBA decision. In the meantime, the motel continues to operate as year-round rental apartments.
- Michael Dunn, as a representative of CCHB, has been in discussions with Town Supervisor Jay Schneiderman about the overall illegal use of motels as year-round housing in Hampton Bays and will continue that discussion
- Councilperson Glinka reported that he will continue to work with motel/hotel owners who want to update their property for tourists as he did the Bayview Hotel.
- Members and Guests questioned when the former Hidden Cove building is scheduled for demolition.

#### Miscellaneous Discussion Items

- Michael Dunn reported that he and Simone Scotto tried to have a joint meeting between the presidents of all the groups in Hampton Bays (CAC, HBCA, HBBA, HB Chamber, HB Historic) to identify the most important issues for the Town to address, but there were conflicts with the dates. They hope to reschedule soon.
- Members and Guests questioned the timing of the traffic lights on Montauk Highway and if they will be adjusted after the construction is completed.
- Members and Guests questioned the need for shuttle that has been proposed for Hampton Bays. Councilperson Glinka explained that it is not a Town proposal but a private vendor.
- Members and Guests voiced concern about the transformation of the Ponquogue Beach Pavilion into a full service restaurant. Councilperson Glinka explained that this was a proposal only and the residents would be asked for input. Councilperson Glinka also explained that the Tiana Beach Pavilion may be another opportunity.
- Councilperson Glinka reported that the Town is working on a contract to restore the Tiana Lifesaving Station.
- Members and Guests complained about the on-going homeless population in the wooded areas within Hampton Bays

#### Hampton Bays Library Presentation

- As a courtesy to the Hampton Bays Library administration, the administration provided information regarding the \$15.8 million new library and the related referendum. There was a Q&A session that followed.

Meeting Adjourned 9:00 PM

Below are the questions raised at the Hampton Bays CAC meeting as well as via correspondence received from Hampton Bays residents that will be sent to Ryan Horn, Town of Southampton for additional information:

- What is being done about the various homeless camps around the wooded area in Hampton Bays? Residents have complained about camps along the railroad tracks, Cemetery Road, and the surrounding area by the Bay Woods subdivision.
- What, if any plans, are in place to continue the Montauk Highway paving project east of the current location?
- When is the demolition of the former Hidden Cove Motel scheduled?

- What is the plan to adjust the timing of the traffic lights along Montauk Highway especially new lights on Squiretown and Springville Roads.
- What, if any, is the plan to increase the water pressure and/or distribution of water by the Hampton Bays Water District? We received a letter regarding low water pressure and that it has been discussed in the past.
- Is the Town working with another internet service provider to bring alternatives to Cablevision to Hampton Bays?
- Are the lifeguards provided proper equipment to protect them from sun damage? If so, what are they? The specific issue raised was that chairs did not have the proper clips to hold umbrellas.

Respectfully submitted,

Gayle Lombardi 5-6-16

Gayle Lombardi  
Secretary – HB CAC

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