

Hampton Bays Citizens Advisory Committee Meeting
Minutes
May 16, 2018

Members Present: Ray D'Angelo, Mary Egan, Thea Fry, Gerry Loesch, Gayle Lombardi, Kevin Springer

Members Absent: Margaret Campbell, Michael Dunn, Adam Ortiz, Joseph Ruggieri, Maureen Sutton, Zeb Youngman

Elected Officials Present: Southampton Town Supervisor Jay Schneiderman, Councilperson Christine Scalera

Guests: various* note -- many guests do not sign in.

- **Call to Order**
- **Pledge of Allegiance**
- **Chairperson Kevin Springer introduced and welcomed the elected officials**
 - **Jay Schneiderman, Southampton Town Supervisor**
 - **Christine Scalera, Southampton Town Councilperson**
- **Chairperson Kevin Springer introduced and welcomed the presenters**
 - **Kyle Collins, Southampton Town Planning and Development Administrator**
 - **Janice Scherer, Southampton Town Planning Assistant Director**
- **Chairperson Kevin Springer introduced the format of the meeting: the Town Supervisor would provide some opening comments about the projects in Hampton Bays; the Planning Department would provide a brief overview and update of the proposed form base code regulations and pattern book for the overlay district and proposed change of zoning for the highway business properties along Montauk Highway; and the remaining time of the meeting would be open for questions and answers and commentary by CAC members and guests after recognition by the Chairperson.**
- **Supervisor Schneiderman discussed the following:**
 - **Reiterated his comments from previous meetings about the substantial infrastructure improvements being made in Hampton Bays including the Ponquogue Pavilion upgrade, the paving of Dune Road, the Historic Building on Main Street, the old Ponquogue Bridge fishing pier, the new Maritime Park**

- **The proposed transfer of the commercial docks from County ownership to Town ownership**
 - **The Town's plan on constructing permanent comfort stations by next concert season.**
 - **Some private development that is in the horizon such as the restoration of the Canoe Place Inn and Townhouse project**
 - **Plans for activities/concerts in Good Ground Park this season.**
 - **The roll out an \$80,000 façade grant program for the business owners on Main Street in the next few weeks.**
- **Kyle Collins and Janice Scherer provided a brief overview of the form based code regulations and indicated that the regulations and related pattern book would be completed by the end of the year. They reported that they are in progress on an updated study that should be completed in a few weeks. This updated study would provide for update traffic patterns, demographic statistics, consumer purchasing/consumer patterns, etc, Mr. Collins and Ms. Scherer reported that the work they are doing will accelerate the SEQR (State Environmental Quality Review) and EIS (Environmental Impact Statement) for any future development. They reported that this will be rolled out to the business community in a separate meeting in July or August.**
- **Kyle Collins and Janice Scherer indicated that the proposed change in zoning for the properties along Montauk Highway currently zoned highway business is from the approved 1999 master plan and 2012 corridor study. The main reason for the recommendation is prevent "big box stores" and certain uses. This proposal will be on agenda before the end of the year for public comment.**
- **Attendees voiced concern for the following reasons:**
 - **This process has been going on for many years and Montauk Highway/Main Street business district continues to deteriorate;**
 - **The recommendations may not be relevant and based on current data**
 - **The recommendations appear to be anti-business friendly.**
 - **The proposed zoning for the highway business properties allow for residential units that will add to the density of Hampton Bays, limit the use to 3,000 sf where most businesses are more than 3,000 sf and would drastically limit the use.**
 - **There does not appear to be any incentive for developers to do business in Hampton Bays**
 - **There appears to be limited input from the development and business community in a process that is supposed to help the business and development community.**
- **Other issues raised/discussed by the attendees:**
 - **The lack of police response to calls regarding the existence of Homeless camps behind the Methodist Church Thrift Store off of Cemetery Road. Supervisor Schneiderman indicated he would personally contact the Police Chief and have someone there the following Tuesday to address the issue.**
 - **The need to re-pave Montauk Highway east of the portion that was previously repaved. The section by the Carvel is now dangerous. Supervisor Schneiderman reported that this**

is a county road and indicated that it was determined that there was more of a need in other areas and if the community believes that the paving is a priority, they should notify the Town Board as such and they would work with the community and county to pave that part of Montauk Highway.

- The illegal use of motels and illegally overcrowded houses continue to be an issue limiting the number of available rooms where visitors can stay in Hampton Bays. Supervisor Schneiderman recognized the problem, but did not offer any solution.
- On-going issues of the Hampton Bays Water District report of water contamination.
- Need for programs for increased water quality. Attendees were referred to the Hampton Bays Civic Association meeting the following Monday.
- The status of the demolition of the former Hidden Cove. Town representatives indicated that they were in the process of selecting a bidder for the demolition and obtaining the necessary permits.
- Some positive private investment in the community including the renovation of the former 3Aces Restaurant, expansion of Francesca's in former Erika's clothing store, new owners for Jackson Marina.
- The potential support for Airbnb rental in the Town. Supervisor Schneiderman took a "show of hands" for support and indicated it was about 50/50.

Respectfully submitted,



Gayle Lombardi

Secretary

HB CAC

***Note minutes approved via email**