

Hampton Bays Citizens Advisory Committee Meeting
Minutes
June 20, 2018

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

Members Absent: Margaret Campbell, Michael Dunn, Joseph Ruggieri, Kevin Springer, Maureen Sutton, Zeb Youngman

Elected Officials: Councilpersons Julie Lofstad and Christine Scalera

Other Officials: Public Safety and Emergency Administrator Steven Troyd

Guests: various

- Call to Order by Co-Chairperson Ray D'Angelo
- Pledge of Allegiance
- Co-Chairperson Ray D'Angelo introduced and welcomed the elected officials
 - Julie Lofstad, Southampton Town Councilperson
 - Christine Scalera, Southampton Town Councilperson
- Co-Chairperson Ray D'Angelo introduced and welcomed the guest speaker
 - Steven Troyd, Town of Southampton Public Safety and Emergency Management Administrator
- Secretary Gayle Lombardi reported that Chairperson Kevin Springer had a conflict with his duties as the President of the Hampton Bays School Board.
- Secretary Gayle Lombardi explained the meeting format – Mr. Troyd would provide a brief report and update and the floor would be open for questions after being recognized by co-chairperson Ray D'Angelo.
- Mr. Troyd reported and discussed with attendees the following operational issues in his department:
 - Life, health and safety issues continue to be their main focus
 - The department has been busy with the logistics of the U.S. Open
 - Code enforcement includes animal control
 - There have been several positions filled and there is still position(s) open
 - The SOS system is providing resident complaints and seems to be working well to gather and monitor complaints.

- A statistical report from the SOS system will be available on the Town's website in the near future
 - The department has new noise meters that include measuring the "base" not just the decibel of the noise when answering noise complaints.
 - The department is part of the "hazmat" team
 - That there was a substantial number of complaints regarding pool enclosures
 - That code enforcement officers do issue notice of violations for unlicensed contractors
- Mr. Troyd reported and discussed with attendees the following specific locations and action items:
 - BelAire Motel:
 - The week before the U.S. Open, code enforcement did a comprehensive review and issued several notices of violation (nov). There was visible brown water flowing from the septic systems especially in the morning when occupants were showering. The novs were sent to the motel's attorney since the cumulative effect of the novs might result in the Town being required to shut down the premises for unsafe conditions under Property Law 108. The violations were corrected, but code enforcement will be returning to the site and continuing to monitor it.
 - There is potential transaction to sell the BelAire. Mr. Troyd could not disclose any additional information including whether it was a private or public entity transaction.
 - 114 North Road/Lyle Pike Properties
 - This is one of many properties owned by Lyle Pike that have multiple violations. Mr. Troyd reported that he is working with Mr. Pike to find a permanent correction to the situation such as converting the units to condominiums which is allowable as of right, While Mr. Troyd acknowledged that there may be considered some "mission creep" based solely on his role, this initiative is a collaborate effort with other departments including the planning department and has the support of the Town Board. By a show of hands of approximately 20 attendees, the majority of the attendees agreed with Mr. Troyd's approach.
 - 76? North Road
 - No additional information provided, but believed to be a property owned by Lyle Pike that is for sale.
 - Tiana Pines Short Form Court Order
 - Mr. Troyd could not provide any further information about the Short Form Order of the Supreme Court, State of New York, Suffolk County. Councilperson Scalera provided clarity as to the process – that this Order is only to close out the legal proceedings agreed to by both parties and the actual settlement and resolution is a separate process. Secretary Gayle Lombardi reported that she requested the documents referenced in the order from

the Town Attorney and will circulate upon receipt. Councilperson Scalera indicated that she was not in agreement with a settlement, but a settlement had been discussed among the Town Administration.

- **Hidden Cove**
 - **Mr. Troyd and Councilperson Scalera indicated that the property should be secured for demolition starting Thursday, June 21, 2018.**
- **Stepping Stone to Recovery facility at 4 State Street**
 - **Code Enforcement and the Town attorney's office researched the property and determined that it was potentially an illegal use of the property. Through contact with the property owner, the current use should be resolved in the near future.**
 - **Mr. Troyd also indicated that their research with the NYS Office of Alcoholism and Substance Abuse Services (OASAS) found that Stepping Stone did not appear to be an approved organization and their preliminary research indicated that that it was not an approved 501(c)(3) charity.**
- **Isabella Housing Foundation – Maternity Shelter**
 - **Mr. Troyd reported that he has been in touch with the person running the Thrift Store on Montauk Highway and running a maternity shelter out of her home Springville Road. He indicated that she is trying to be in compliance with all the rental and occupancy rules and he will continue to work with her to do so. He mentioned that the occupancy rules have certain exceptions and they are complicated. Mr. Troyd referred to the “5 unrelated persons living as a family can constitute a family” rule. He indicated that he will follow up if the organization is a valid 501(c)(3) charity. He was not aware if the mothers were from the Town of Southampton or not.**
- **Maintenance Complaints about the properties along Montauk Highway**
 - **Attendees reported that many of the properties along Montauk Highway are not being maintained including the former diner property. Mr. Troyd indicated that he would direct one of his officers to go along Montauk Highway and evaluate the properties and issue a notice of violation or have the property mowed and charged against the property owners tax bill.**
- **Other Items:**
 - **Gayle Lombardi provided information obtained from Police Chief Skrynecki and discussed with attendees:**

- **There will be more foot patrol – community policing along Montauk Highway over the summer and will follow up on complaints about the loitering and public urination by the Movie Theater in the morning**
- **The police department had addressed the homeless encampment behind the Methodist Church Thrift Store after receiving complaints from an attendee at the April CAC meeting.**
- **An attendee voiced concern that there seemed to be a loitering/encampment situation located by the railroad overpass by Gravel Hill Road. Gayle Lombardi will follow up with Chief Skrynecki.**
- **Chief Skrynecki indicated that it was public information that the overtime costs would be reimbursed by the USGA for the security.**
- **The traffic during the U.S. Open was monitored by helicopter and adjusted real time as the situation changed.**
- **Councilperson Lofstad and Scalera discussed the following with the attendees:**
 - **The gridlock in Hampton Bays during the U.S. Open especially the day of the dumpster fire and the potential safety hazard that may have had. The attendees also voiced concern about the length of time children were on school buses. The attendees also generally discussed whether the benefits to the taxpayers and residents and businesses in Hampton Bays exceed the cost. Attendees also voiced concern that the public roads were still closed and the area still required substantial clean up.**
 - **The Town Board is working on new Rules of Operations for the CAC. No date was provided for completion.**
 - **The Town –owned building on Main Street that was formerly used by the Hampton Bays Chamber of Commerce has structural issues that need to be addressed. These issues need to be addressed before a tenant can use the building.**
 - **There is revised pool enclosure requirements that the Town was required to adopt since NYS rules changed.**
 - **There are a number of distressed and vacant properties along Montauk Highway**
 - **The Trustees have allowed the Station Bar to use Town land to extend their parking lot.**
 - **The Ponquogoe Pavilion renovation will commence in the Fall of 2018.**

- **The specifications and design for the comfort stations for Good Ground Park are in process as well as application with the Suffolk County Board of Health. No date was provided when the construction would be completed.**
 - **Violations should be issued for public urination.**
 - **There is a dangerous situation that delays traffic coming off of Canoe Place Road here people make a U turn trying to make a left turn. Councilpersons Scalera and Lofstad took this as an action item to follow up.**
 - **The ribbon cutting for the Canoe Place Inn and Boathouse Townhouses is scheduled for Tuesday, June 26th.**
- **Gayle Lombardi reported that the Chamber Board spearheaded a joint meeting between all the various organizations in Hampton Bays looking to join forces on certain issues. The Chamber Board has taken the lead on circulating “the top 10” to be narrowed down to about 5 or 6. Ray D’Angelo, Adam Ortiz, and Gayle Lombardi attended the meeting.**

Meeting Adjourned 8:45 PM.

Respectfully submitted,



Gayle Lombardi

HB CAC

Secretary

***Note minutes approved via email**