



**BRIDGEHAMPTON CITIZENS ADVISORY COMMITTEE
ZOOM MEETING ON MONDAY, MAY 4, 2020**

CALL TO ORDER: Pamela Harwood called the meeting to order at 3pm. Thank you to Jenice Delano for hosting.

ROLL CALL

Julie Burmeister
Kathy Conway
Jenice Delano
Peter Feder
Susan Harrison
Pamela Harwood, Chair
Carey Millard
Alejandro Saralegui joined at 3:30
Nancy Walter-Yvertes
Tom Watson
Stuart Zuckerman
Non-member guest John Kriendler

MINUTES OF ZOOM MEETING OF APRIL 13, 2020 WERE APPROVED

AGENDA

BH Parks

Kathy Conway was in touch with Kristen Doulos of the Southampton Town Parks Department, who arranged for Militia Green Park (AKA Triangle Commons) on Ocean Road (also access from the parking lot on Main Street through a gate) to be cleaned of most of the accumulated garbage and tree/leaf litter. A meeting is set for Kathy and Pamela to meet with Kristen as well as Jonathan Erwin, Parks Maintenance Supervisor, on Wednesday, May 6th to discuss regular maintenance and possible improvements.

BH Parking Lots

Kathy Conway contacted Pamela to alert her to the fact the all the Bridgehampton Parking District lots as well as the spaces along Corwith Avenue and Main Street, are strewn with both garbage litter and tree/leaf litter. Pamela contacted Stephanie Vega, who works at the Highway Department. (Alex Gregor's email box is full, so we are not sure if he is working at this time.) Stephanie immediately sent a crew to clean all of the parking areas. Unfortunately, they use a backhoe or other large machinery, so they do not get the litter and leaves close to hedges or fences. We will have to continue to bring this to their attention.

There is a lot of money in the Bridgehampton Parking District account, mostly from funds paid by businesses who were given ZBA relief from providing required parking spaces on their own properties. We suggest some of this money be used to properly pave the east/west parking spaces on the north side of Corwith Avenue near Main Street.

Kathy is also concerned about the desultory maintenance of the bathrooms in the parking lot at Thayer's / Golden Pear. She pointed out that Bridgehampton property owners pay \$11,000 in taxes each year just for the cleaning of that bathroom.

Farrell Building Application for a Second Office Building Contiguous to Their Existing One on Bridgehampton Main St

This application has been referred to the ZBA for the following variances:

"42331 Montauk, LLC (app# 2000012) FARRELL BUILDING
900-86-1-6 Bridgehampton 2331 Montauk Highway

Applicant request relief from the following provisions of the Town Code for a proposed two-story office building: (i) §330-34 (business districts table of dimensional regulations) for a principal minimum side yard setback of 4 feet where 15 feet is required and a principal total side yard setback of 19 feet where 30 feet is required; and (ii) §330-30(B)(4) (General Regulations) as it relates to §330-162.18(A)(1) (Hamlet Office/Residential and Hamlet Commercial/Residential Building Size) to allow a proposed 5,587 square foot office building to contain one (1) 600 square foot apartment where three (3) apartments are required and any other relief necessary."

A SEQRA review will be made because it's classified as an "unlisted action" which is defined as changing the land of less than 10 acres of non-residential property. This is probably a non-starter.

All CAC members agreed, that we are against the variances and our suggestion is that Farrell build within their "as of right."

Impact on Affordable Housing: Farrell was already allowed, on their existing building, to provide only one affordable residential apartment, which the 6,000-sf size required three. They are asking for the same relief here. Our Town government continues to go against their own stated goal of having more affordable housing in our Hamlet. The 2004 Bridgehampton Hamlet Plan, written by the Town Board, sets a goal of more affordable housing units. Variances should not be given for the affordable housing apartments required of businesses in the Hamlet Office Zoning District, one also created by the Town Board's 2004 Hamlet Plan.

Impact on the Character of Main Street and the Neighborhood: We also oppose Farrell's request to reduce their side yard setbacks from 15 feet to 4 feet. This puts them right on top of the property to the east, and only 4 feet away from their own existing building. That would create a total of 12,000 square feet of Farrell Office buildings, side by side, only 4 feet between each 6,000 square-foot building. Farrell has the option of applying to build a smaller building in order to meet setback requirements. We consider them to be a wealthy company that has made a great deal of money in Bridgehampton, and they should in return respect the Hamlet Plan, the Town Building Codes and Zoning requirements, as well as look to further an attractive Main Street.

Impact on the Hamlet Plan: defies the goals of the 2004 Bridgehampton Hamlet Plan, written by the Town Board.

BH Trees: Susan Harrison and Alejandro Saralegui approached the Bridgehampton Village Improvement Society to fund the 8 trees not covered by the Town's plan for 14 replacement trees along the Main Street corridor. They were told that the BVIS does not have the funds. The CAC members will pursue other possible donors.

BH Benches: Pamela was told that a Bridgehampton resident would like to donate a few benches to be placed along Main Street starting at Hildreth Avenue heading east so that senior citizens may have resting spots when they walk along Main Street. She has contacted Tom Neely to get permission from the DOT.

163 Church Lane: Pamela reported that the Southampton Town ZBA had granted a variance to the applicant to build a tennis court nearer to the property line than allowed by the Building Code and Residential Zoning. This is one of the properties that was designated as a location within an Historic District, as part of the 2004 Bridgehampton Hamlet Plan. This district was never created and therefore the historic house that was on this lot was torn down.

Progress report on Main St Crosswalks and Traffic Lights: work will continue in mid-May according to Tom Neely.

Loaves and Fishes Expansion Application: All members agreed that we approve this application and laud the owner, Sybille von Kempen, for her plan to build 4 Affordable second-story apartments that are earmarked for Seniors.

BH Hamlet Plan: members are encouraged to continue to review the plan during the shutdown and share feedback with the other members. All suggestions will be compiled by the end of May.

Traffic Entry on to Montauk Highway and Main Street: members agree that there should be no left-hand turns when drivers are entering from local roads, as crossing the highway creates dangerous conditions except when there is a traffic light that allows access. Pamela has not heard back from NYS Assemblyman Fred Thiele about her request to have the state prohibit this. The sign at Corwith Avenue is actually across the Highway outside Bobby Van's, rather than being under the STOP sign on Corwith Avenue. Another dangerous spot is Hildreth Avenue and Montauk Highway, where cars jump out to cross the highway to make a left turn. We will relate this to Tom Neely.

Illegal Signage on both Private Property and the Montauk Highway easement: Kathy Conway has been in touch with Ryan Murphy, the Town's new head of Code Enforcement about repeat offender, Mattress Firm. Nancy Walter-Yvertes also mentioned the merchandise in front of Collette's on Main Street.

Bridgehampton School: it was mentioned that they are continuing with their building during the Coronavirus shutdown.

Meeting adjourned at 4:30pm. At 3:35 our first ZOOM session was cut off. Most called back to continue the meeting.

Submitted by Pamela Harwood