

APPENDIX A

PUBLIC HEARING TRANSCRIPT

SPECIAL TOWN BOARD MEETING

October 29, 2015

6:00 p.m.

Public Hearing on the Brownfield
Opportunity Area (BOA) Riverside
Revitalization Action Plan (RRAP)
with Proposed Zoning Overlays; and
Draft Generic Environmental Impact
Statement (DGEIS)

Held at:

Phillips Avenue Elementary School
141 Phillips Avenue
Riverhead, New York 11901

Minutes of Proceedings Transcribed By
Pugliese Court Reporting Service
Agata Davis, Court Reporter

SOUTHAMPTON TOWN BOARD MEMBERS:

Anna Throne-Holst, Supervisor
Bradley Bender, Councilman
Christine Preston Scalera, Councilwoman
Bridget Fleming, Councilwoman
Stan Glinka, Councilman
Kathleen Murray, Deputy Town Attorney
Sundy A. Schermeyer, Town Clerk

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2 SUPERVISOR THRONE-HOLST: Hi,
3 everyone. We're going to try and get
4 started.

5 If we can all please rise for the
6 Pledge of Allegiance.

7 (At this time, the Pledge of
8 Allegiance was recited.)

9 SUPERVISOR THRONE-HOLST: Thank
10 you.

11 Good evening and welcome,
12 everyone. Today is October 29th and this
13 is a special Town Board meeting.

14 Madame Clerk, I'm going to ask you
15 to take attendance, please.

16 MS. SCHERMEYER: Members of the
17 Town Board, work session and special Town
18 Board meeting, Thursday, October 29th,
19 2015.

20 Please be advised that the work
21 session scheduled for Thursday, October
22 29th, 2015 at 10:00 a.m. is cancelled and
23 please be further advised that pursuant to
24 Section 62 --

25 UNIDENTIFIED SPEAKER: Can't hear

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2 you, in the back.

3 MS. SCHERMEYER: (Continuing)

4 Section 62 of the Town Law, a special Town
5 Board meeting will be held in the
6 cafetorium of the Phillips Avenue
7 Elementary School, 141 Phillips Avenue,
8 Flanders, New York, on Thursday, October
9 29th, 2015 at 6:00 p.m. for the purpose of
10 considering the following: Combined
11 Public Hearing on the Brownfield
12 Opportunity Area, Riverside Revitalization
13 Action Plan and Proposed Zoning Overlays,
14 and Draft Generic Environmental Impact
15 Statement. Anna Throne-Holst, Supervisor,
16 Town of Southampton, October 26th, 2015.

17 Supervisor Throne-Holst.

18 SUPERVISOR THRONE-HOLST: I'm
19 here.

20 MS. SCHERMEYER: Councilman
21 Bender.

22 COUNCILMAN BENDER: Here.

23 MS. SCHERMEYER: Councilwoman
24 Scalera.

25 COUNCILWOMAN SCALERA: Here.

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2 MS. SCHERMEYER: Councilwoman

3 Fleming, on her way.

4 Councilman Glinka.

5 COUNCILMAN GLINKA: Here.

6 MS. SCHERMEYER: Public Hearing

7 Number 1, on the Brownfield Opportunity

8 Area, Riverside Revitalization Action Plan

9 and with Proposed Zoning Overlays, and

10 Draft Generic Environmental Impact

11 Statement.

12 SUPERVISOR THRONE-HOLST: Okay.

13 Thank you.

14 I'm going to give a little bit of

15 background, but then I'm going to turn it

16 over to Kyle Collins who is our director

17 of Planning and Development.

18 But just to give you a little bit

19 of history here, too, we're here tonight

20 to hear several things. First of all, the

21 plan that Sean McLean of Renaissance

22 Downtown is going to present to us, that

23 we contracted with his organization a

24 couple of years ago to work on the

25 revitalization plan for this area. That

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2 came as a result of us putting together a
3 Riverside/Flanders/North Hampton task
4 force when I was first seated as
5 supervisor now almost six years ago. And
6 several of us came together with the
7 community and wanted to put together a
8 task force that would look at and work
9 specifically on the issues that were front
10 and center in this part of town. And one
11 of the very early results of that was the
12 call for a real look at how we might
13 comprehensively revitalize this area. We
14 worked then to put a lot of groundwork in
15 place for that and then we reached out
16 through an RFP and Renaissance was the
17 successful bidder on that RFP. And they
18 were given a timeline and a timeframe to
19 come back to us as a Town Board with a lot
20 of input from the community, from the
21 school, from FRNCA, from all the various
22 civics and CAC's and present to the Town
23 and to us what you will see tonight. If
24 you have not before, it's the RRAP. It's
25 the Riverside Revitalization Action Plan.

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2 We are also going to hear BOA,
3 which is the Brownfield Opportunity Act
4 that comes with this and the opportunities
5 that do come with that, as well, and also
6 form-based code and the proposed rezoning
7 that would go with this to encourage and
8 make possible some of the redevelopment
9 that has been talked about and seen as
10 appropriate for the area.

11 And we are also going to speak
12 about the DEIS, which is the Draft
13 Environmental Impact Statement, which is
14 part of this process. And part of that
15 then is giving all of you the opportunity
16 to be heard. Your comments will go as
17 part of the public record and then the
18 response to that will be what's known as
19 the FEIS, which is the Final Environmental
20 Impact Statement that addresses all of the
21 comments that have been submitted to us
22 both like this, live, as well as in
23 written form, and then that informs how
24 this moves forward.

25 We will do as we do during Town

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2 Board meetings. Each and every one of you
3 will have three minutes to comment. We
4 have a podium set up here and I'm going to
5 ask you after the presentations are done
6 to just raise your hand and you're welcome
7 to come and give us your comments. You'll
8 have three minutes at the podium. And
9 then also know that you will have about a
10 two-week written comment period after
11 this.

12 So with that, I'm going to turn it
13 over to Kyle Collins who is our director
14 of Planning and Development and he will
15 give you a more detailed outline of just
16 how we're going to do this tonight and
17 what the various aspects of what we're
18 talking about will be.

19 Kyle.

20 KYLE COLLINS: Thank you.

21 I'll just give a brief overview, a
22 little introduction, actually. The
23 Supervisor touched on some of the items
24 that I'll be speaking about. I'll give a
25 little more detail and then I will be

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2 turning it over to Sean McLean of
3 Renaissance Downtown to go over some of
4 the details of the plan.

5 As some of you may recall, this
6 did come out of a recommendation, this
7 initiative, through the Riverside Economic
8 Development Committee that was created.
9 There were a number of studies that have
10 been completed for Riverside starting with
11 the 1999 Comp. Plan, and then probably
12 about a half a dozen, close to a half a
13 dozen studies since then. And when the
14 subject of potentially doing some further
15 planning initiatives, we heard -- the Town
16 Board heard very clearly that they didn't
17 want to have another study but, in fact,
18 wanted to have an action plan. The Town
19 Board heard that loud and clear. And as
20 part of that, instead of doing our regular
21 process with, you know, reaching out to
22 consulting firms, whether they be planning
23 firms or otherwise, we chose to take a
24 little bit different model and enter into
25 a private public partnership with a master

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2 developer. As the supervisor said, we
3 went through an RFP process. Renaissance
4 Downtown was the candidate who was awarded
5 the contract.

6 As part of that master development
7 agreement, Renaissance was charged with
8 creating a plan within a one-year period.
9 Part of that plan -- and it was very
10 important for the Town Board to include a
11 large community participation process.
12 Sean will go into detail of the extent of
13 that, but it was very important for the
14 Town Board to have a large community
15 participation process. So this was a
16 bottom-up approach that this plan actually
17 came out of the community instead of some
18 of the other models where it's more the
19 plans developed and presented to the
20 community. This was really an exercise
21 where the community developed this plan in
22 conjunction with Renaissance Downtown and
23 was presented to the Town Board.

24 So Renaissance had a year to
25 prepare that plan. In April they

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2 presented their plan, the community's
3 plan, to the Board. Over a three-month
4 period after that the Town took that
5 document, did some revisions back and
6 forth with Renaissance Downtown and
7 culminated in August with the Town
8 accepting that plan as the Town's plan
9 and that kicked off the SEQRA process.

10 In addition, the Town was awarded
11 a little less than a quarter of \$1 million
12 from the State, Department of State, in a
13 BOA grant. That BOA grant was utilized
14 to, in one aspect, to create the Draft
15 Generic Environmental Impact Statement.
16 And they went out for an RFP on that and
17 hired Nelson, Pope & Voorhis to develop
18 that component as well as the ultimate BOA
19 study. That was -- the project was
20 ultimately passed back in September and
21 the draft GEIS was accepted as complete on
22 October 13th and was available for the
23 public.

24 All these documents have been
25 available on the Town's website.

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2 Tonight's hearing is to get, as the
3 Supervisor said, is to get those public
4 comments from the community so they can be
5 addressed as part of the Final
6 Environmental Impact Statement.

7 With that, I'd like to turn it
8 over to Sean McLean. Thank you.

9 SEAN McLEAN: Thank you, Kyle.

10 Supervisor, Board, it's great to
11 be here.

12 Again, my name is Sean McLean.
13 I'm vice president of development and
14 planning for Renaissance Downtown. Can
15 everyone hear me okay?

16 I'm humbled to be here tonight.
17 It's not every day you get to actually
18 work in the town you live in and do
19 something so meaningful. It's actually
20 emotional for me. We didn't do this work.
21 The community did this work, and you'll
22 see that, I think, through the comments
23 that will come out through this process.

24 So to present this, I also want to
25 point out Siris Barrios and Angela

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2 Huneault who are the community liaisons of
3 Riverside Rediscovered, the real heart
4 behind this operation and working with the
5 community to develop this in conjunction
6 with you. And I also want to thank the
7 Town, the staff and the working group.
8 Christine and Brad have been on a nearly
9 weekly basis with us, along with the
10 staff, and working with Anna and on a
11 constant basis with Frank in your office,
12 it's been really great, and constantly
13 working with Stan and Bridget on an
14 ongoing basis on their particular concerns
15 about the project, which we've heard, and
16 I'm sure we'll hear more about tonight and
17 in written comment through the period.

18 Now, after this public hearing
19 there's still additional time to submit
20 written comments both from the Board, from
21 staff, the ability to meet with us as the
22 master developer and the planning
23 department. So it's really important that
24 everybody still has enough time going past
25 tonight until November 12th to submit

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2 additional written comments which we will
3 work hard to answer in completeness in the
4 written FEIS.

5 So with that, I'll start the
6 presentation. Would the Board like to
7 move up to be able to see the screen?

8 So a lot of you have seen most of
9 this presentation before. I must have
10 given it 100 times or so. There's
11 probably people in this room that could
12 give it for me at this point. I promise
13 you, the next two slides I'm going to show
14 you I'm going to burn at the end of this
15 public hearing, and you'll see why in a
16 moment if you haven't seen this before.

17 This is Riverside, an overhead
18 shot, with the traffic circle here in the
19 corner and Route 24 running through here.
20 Sorry, going this way. There's Route 24.
21 105, to show you that.

22 So we all know about the tale of
23 two towns. It's Southampton Township.
24 It's Riverhead School District, Riverhead
25 Library District, Riverhead ZIP code. We

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2 all get our mail addressed to Riverhead
3 addresses, even though we live in
4 Flanders, Riverside, North Hampton.
5 Riverside has often been forgotten in the
6 conversation. So the Town of Southampton
7 has made a bold move to move forward in
8 the redevelopment of revitalizing this
9 area over a long period of time.

10 Now, this is the most economically
11 distressed hamlet in all of Long Island.
12 I know Steve Bellone said Wyndanch was
13 last night on television, but he's
14 incorrect by a long shoot. The median
15 income of the study area is \$33,000 a year
16 and the median home value is \$74,000 a
17 year. A lot of this has to do with the
18 isolationism that has actually surrounded
19 the community socially, environmentally
20 and economically for decades now. And
21 what we're trying to do is rectify that
22 situation through this process.

23 So I'm going to read this for the
24 last time tonight because I think after
25 tonight we no longer need this: A trip to

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2 Riverside provides a visitor with open-air
3 drug markets, prostitution, litter, a
4 general feeling of total disinvestment.
5 Many residents are forced to reside in
6 deplorable housing conditions. The
7 immediate area offers a few gas stations,
8 a handful of local shops whose owners work
9 very hard to stay open, and a plethora of
10 blighted and vacant buildings. The good
11 people who live here are diverse working
12 class with a rich history of acceptance
13 and entrepreneurship. These champions are
14 holding onto what's left of the great
15 place they call home. Now, this is very
16 important. After tonight I think we'll be
17 able to move past this to the future, to
18 the revitalized area, to the growth in the
19 economy and the social well-being of all
20 that live here.

21 So now we'll get into the boring
22 stuff about how we got to this point. You
23 heard a lot about the public partnership,
24 the Revitalization Action Plan. We're now
25 going through the form-based code overlay

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2 and SEQRA adoption process.

3 This is a public private
4 partnership. It's not only a partnership
5 with the municipality, itself, but the
6 community, all of the service providers,
7 local developers, transit agencies,
8 et cetera. We use our unified development
9 approach tools, including the form-based
10 code and really bringing the whole area
11 together.

12 Now, one thing I want to point
13 out. We are master developers,
14 Renaissance Downtowns. We have the right,
15 if this is successful, to buy
16 approximately ten acres of property out of
17 nearly 300 developable acres from the Town
18 of Southampton through an appraisal
19 process. The rest of this development,
20 the other 340 or so developable acres are
21 not controlled by us. There is no eminent
22 domain and the doors are open for all
23 other private investment developers,
24 landowners, property owners, home owners,
25 et cetera, to take advantage of the

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2 opportunities that are being put forward
3 by the Town in this process. So whether
4 you own a business, a house, a church or
5 any other property in the area or are
6 looking to invest, the doors are open to
7 just come in and work with the Town to
8 develop that property on your own. You do
9 not have to work with us. Our doors are
10 open, as well. But this is a community
11 effort that's much, much larger than us as
12 master developers. So don't let the title
13 fool you into thinking this is about our
14 project. This is about the entirety of
15 the area and making the ecosystem of the
16 development work.

17 I won't go through the Brownfield
18 Opportunity Area in detail. As Kyle said,
19 the State has invested nearly a quarter
20 million dollars in the Brownfield
21 Opportunity Area grant process to fund the
22 Town's efforts to go through the EIS
23 process. We are not the applicant.
24 Renaissance Downtowns is not the
25 applicant. This is being proposed on the

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2 Town's own motion to adopt an optional
3 overlay district. So nobody's properties
4 are being rezoned. There's no taking or
5 hardship. This is an option for you to
6 take advantage of, if you or your heirs or
7 your business interests choose to.
8 Again, it's very important. This is a
9 very smart way to go about it. It's very
10 inclusive. It gives people the
11 flexibility to participate over time when
12 they're comfortable.

13 So what are we trying to do?
14 We're trying to create a gateway to the
15 east end, give Riverside its proper place
16 in the geography of Long Island and its
17 important place in the ongoing
18 sustainability of the east end, leveraging
19 its existing assets, incorporating the
20 municipal properties with other
21 privately-owned parcels, reward for
22 aggregation and larger development
23 parcels, and, most importantly, adhering
24 to triple bottom line development, which
25 means we need equal responsibility to the

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2 environment, to the social aspects and
3 social equity of the people that live here
4 and in the area, and the economic side of
5 the development to make sure that the
6 project actually works and gets built. So
7 working all three of those together we can
8 come to a consensus on what the right
9 project is.

10 So we went through the timeline
11 and we've arrived here on October 29th at
12 this public hearing. So how did we get
13 here? First we went through the
14 development of the action plan. And the
15 cornerstone of the action plan is written
16 into our contract with the municipality,
17 was that we had to open a local office and
18 do substantial community outreach. So we
19 hired our superstar outreach team. We
20 opened the local office on Peconic Avenue.
21 We worked with the Town, the elected
22 officials and the community to reach
23 everybody we could. That includes door
24 knocking on a regular basis. Because of
25 the digital divide and the language divide

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2 in the area, bringing Spanish translated
3 and English paperwork to people to
4 participate in the process, bringing iPads
5 to people's doors, making sure we reached
6 everybody we could within the community.
7 This is an unprecedented effort for an
8 undertaking like this.

9 We went through community mapping
10 of where people feel unsafe, where they
11 know crime is happening but isn't
12 necessarily being reported, asset mapping
13 with very few assets actually in the area,
14 finding out a lot of people leave the area
15 in order to do their shopping or entertain
16 their children or go to school.

17 We launched a website called
18 riversiderediscovered.com where the
19 community can upload their own ideas and
20 vote on the ideas that the community
21 liked. Those that rose to the top were
22 astonishing. When we started this process
23 the community -- everybody told us,
24 everybody wanted a grocery store and jobs.
25 What turned out, seven of the top ten

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2 ideas were access to the public
3 waterfront, access to the natural
4 environment, use of 2,700 preserved acres
5 and the four miles of riverfront that
6 nobody can actually get to. So that's
7 very meaningful. That's something that we
8 took to heart. It says a lot about the
9 pride in the community and where the
10 community lives.

11 This has opened up doors to invite
12 groups like WaterFire International.
13 Their representatives are here tonight.
14 Lisa -- I'm sure everybody knows Lisa by
15 now, in the back. And working with
16 Riverhead and Suffolk County, we're
17 working to try and make this public art
18 installation a reality on the Peconic
19 River to activate the area and cause
20 additional economic development to come
21 in.

22 We're very excited about the
23 environmental side of this. And you'll
24 see when we get to SEQRA how complicated
25 it is. But the conservation of the

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2 Peconic Estuary and the area, the
3 groundwater protection that's in place,
4 the Pine Barrens, all of this is important
5 to us. And we think early education,
6 conservation programs is very important.
7 And a lot of early education options are
8 missing from this area of the town, so
9 we're trying to work hard to bring them
10 in, working with other groups, one of
11 which, who is also here today, is the
12 Children's Museum of the East End. After
13 doing a small pilot program with them last
14 year they came back to us with their own
15 funding and decided to invest in the
16 community and are currently running two
17 sessions out of our office on Peconic
18 Avenue under their own funding for groups
19 from two years old to nine years old for
20 learning through art and role play.

21 So we go through the RRAP. We
22 start to talk about architecture and
23 branding of the place. It was clear that
24 the population of Riverside, Flanders and
25 North Hampton wanted a branding effort

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2 that was going to be unique to them. And
3 so what came through the process was kind
4 of a southern seaside meets New England
5 look that fits in the context of the north
6 fork and the south fork but is unique to
7 Riverside and a branding effort to really
8 create a destination. Don't mind the palm
9 trees. We are working on cold, hardy
10 versions.

11 We went we through a lot of land
12 use and zoning analysis going through each
13 of the individual types of land uses, the
14 individual zonings and the other
15 restrictions on the area. Most of the
16 area, everything south of 24 is in the
17 compatible growth. The bright green is
18 the core of the Pine Barrens. To the
19 north we run into groundwater issues and
20 distance to the Peconic River. There are
21 a few regulatory agencies on Earth that
22 don't have some sort of regulatory
23 authority on this area so working through
24 this process is a complicated one, but
25 it's been very inclusive and creative as

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2 we've gone through this.

3 The biggest challenge we have is
4 the creation of sewer treatment. Right
5 now everybody is on septic tanks and
6 discharging right into the ground and the
7 groundwater. So without moving forward
8 with a significant sewer treatment to a
9 very -- to the top of technology's current
10 level, we're not going to be able to build
11 anything. So we've been working
12 collaboratively with the Health
13 Department, with the DEC, with Suffolk
14 County Department of Public Works and with
15 the Town to understand the options of how
16 to move forward with this. Also, this is
17 a large part of the conversation with the
18 Pine Barrens Commission and the staff of
19 the Pine Barrens.

20 Here's a schedule. I'm sure you
21 can read this, so we'll go through just a
22 little bit. We're at the public hearing
23 now at the end of October. And if all
24 goes well and the community continues to
25 support this, the zoning can be adopted by

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2 the end of this year, which means this
3 process can really kick into high gear
4 early next year. I'll be clear: There's
5 a lot of work to do when the zoning gets
6 passed. We still have to get the sewer
7 treatment plan done. We still have to
8 work through a number of other
9 environmental issues with environmental
10 agencies during this process. But without
11 zoning, we have no conversation to start.
12 Until we get the zoning, we don't actually
13 have a project to describe. We don't
14 actually have a project to move forward
15 with to try and attain any of the
16 environmental approvals or sewer approvals
17 that we'll need to move the project
18 forward.

19 So the zoning now, as we move
20 forward with the RRAP, is a form-based
21 code, which means we regulate the form of
22 the buildings and the height of the
23 buildings in a different way than you
24 typically would with very high flexibility
25 on use to encourage economic stability for

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2 a long period of time. The uses can
3 change and we don't get regulated out of
4 just light industrial or just residential.
5 We can have a mixed use of a building and
6 mixed use on the block.

7 So we'll go through three
8 different standards. There's bonuses
9 based on aggregating property. The larger
10 the property, the higher the density you
11 can actually build. So the first
12 condition, 75 feet of road frontage and
13 7,500 square feet of property, that's not
14 terribly hard to come by. The maximum
15 heights under this condition are 32 feet,
16 35 feet, 40 feet. And you can see, as you
17 get closer to the traffic circle the
18 heights get higher. As you approach the
19 Riverhead downtown near where the
20 Summerwind building, the new four-story
21 mixed-use building they built over on
22 Peconic Avenue, the heights increase as
23 you move up.

24 The second condition, you have to
25 aggregate 150 feet of frontage and 15,000

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2 square feet of property. That's starting
3 to get pretty hard to do. Now, in this
4 type of environment with a lot of small
5 subdivisions, that isn't everyday. You
6 have to actually aggregate properties to
7 do that. And in that condition, again, it
8 moves from 35 feet as you go into
9 Riverside up to 50 feet along the circle.
10 And at the tallest condition, which is at
11 the circle, is 55 feet and 55 here. So
12 you don't get a ton of extra height. It
13 stays stagnant. Still, you can see it's
14 35 feet at the entrances to the area, to
15 the core of the density of the downtown,
16 maxing out at four-and-a-half stories at
17 the circle.

18 Now, this is 300 feet of frontage
19 and 60,000 square feet of lot area. This
20 is very hard to come by. So a lot of
21 people have to work together. And again,
22 there's no eminent domain. Nobody's
23 forced to do this. Not all the buildings
24 and substantially a few of them will ever
25 reach this maximum height through these

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2 districts. That doesn't mean there's not
3 going to be a very viable and really
4 attractive code to develop one.

5 So the existing zoning, you can
6 see in a lot of the area we really don't
7 exceed the existing zoning by very much
8 until we get up to the area within a
9 quarter mile of the circle. So within
10 walking distance of the circle and
11 Riverhead's downtown is where we're
12 placing the height and the highest
13 density. But as you come down this way,
14 you can see currently it's 35 and it goes
15 up to -- it goes up to 50 along some of
16 the main arteries in the core of the
17 development area.

18 So some other aspects of the code.
19 I know the code is boring, but I have to
20 go through it. This is what this is all
21 about.

22 There's a lot of architectural
23 features that are regulated into the plan,
24 requirements for architectural
25 significance on significant corners

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2 determining distance, which means you'll
3 have a very architecturally sound and
4 impressive place. This can't just be
5 about building buildings. We have to
6 strongly regulate what actually gets built
7 here. For instance, there's also
8 storefronts that are required to be built
9 at the ground floor of buildings in
10 certain areas forcing the mixed use
11 downtown type of environment. That's very
12 good for walkability, for attractiveness
13 of living and for ease of living for many
14 different generations. Additionally, we
15 regulate where the building fits on the
16 lot. So we tell the developers that they
17 must put the building within 15 feet of
18 the curb and they must approve the
19 sidewalk and they must create a walkable
20 environment with landscaping and benches
21 and furniture and hardscaping in order to
22 create the real vibrant environment that
23 we're trying to create here.

24 So these are just examples of how
25 that's regulated, the distances to make

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2 sure there's enough room for people to
3 pass each other, strollers, people walking
4 down the street.

5 Civic spaces are regulated and
6 they're designed and people have choices
7 of what they can choose to build because
8 they are forced to build them.

9 Publicly-available civic spaces are
10 required as part of the code. Open
11 private spaces are required as part of the
12 code. This is a very innovative process.
13 A lot of places lose out on open spaces,
14 public plazas. They try to rebuild them
15 later on. And you see a lot of those
16 efforts going on in other areas of The
17 Hamptons. So we're regulating that
18 upfront.

19 Edging elements, landscaping
20 elements, all of these things are
21 regulated to make sure that all developers
22 are playing by the same rules. As I said,
23 there could be ten or 15 different
24 developers that develop underneath this
25 zoning code over time. So as they

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2 develop, they have to play by the same
3 rules. The form has to be right. It has
4 to be the same.

5 The environmental and social
6 regulations that are in this code also
7 have to apply to everybody. The uses are
8 very liberal. Now, noxious uses are not
9 allowed. They have to be complementary.
10 They have to be downtown-type environment.
11 They have to be something that's been
12 supported by the community. We are not
13 promoting methadone clinics. We are not
14 promoting asphalt plants. We're not
15 promoting chemical distribution areas.
16 One of the comments we got from the fire
17 department was, "Nothing that explodes,"
18 so we're not approaching anything that
19 explodes as part of this.

20 Some of the other development
21 standards that are different than you see
22 elsewhere, required portable water use
23 reduction as part of the zoning code.
24 That's a very special thing. It's unique
25 to Long Island. It's a problem that we

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2 have. So we're trying to regulate that
3 and make people use low-flow appliances,
4 low-flow toilets and reduce the amount of
5 wastewater and reduce the amount of
6 portable water use.

7 We're regulating the public travel
8 ways. We're increasing the number of
9 streets. We're promoting on private
10 property head-in parking in a more
11 downtown environment without actually
12 changing the streetscapes on 24 or 104 in
13 the main artery so we don't negatively
14 impact the traffic there. We bring the
15 cars onto other private properties and
16 increase the road frontage there.

17 We're also regulating the
18 waterfront and public boardwalks to make
19 sure that people who develop along the
20 waterfront also play by the same rules
21 that are already agreed to ahead of time
22 by all the regulating agencies.

23 One of the things that I didn't
24 point out in here is one of the few --
25 actually, the only time in Suffolk County

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2 and the second time in the US that I know
3 of, community benefit policies are being
4 regulated into the zoning code. So
5 there'll be public -- there'll be local
6 hiring requirements for construction jobs,
7 for permanent jobs and for construction
8 contracts to go to local contractors.
9 That's very important because this is
10 about the community in which we're
11 developing. So when a law firm moves in
12 ten years from now, their lease will say,
13 "You must look to hire locally if you are
14 expanding your workforce." So it doesn't
15 matter if it's a restaurant or a retail
16 operation or a professional firm.
17 This is something we have done elsewhere.
18 This is very inventive and I think it's
19 going to be very meaningful as we go
20 forward with this.

21 So these are renderings of what we
22 expect this to look like if the code
23 is implemented. This is Route 24 facing
24 the traffic circle. We're standing on the
25 north side, a little bit east of the

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2 McDonald's. Here's an overhead shot.
3 We're facing from Riverhead. Here is the
4 McDonald's. Here is the new egg-shaped
5 expanded traffic circle coming soon, and
6 the rest of the development as you go off
7 to the south and to the east.

8 So now we're in the EIS process.
9 First we have to define the area, which we
10 defined during the study, during the RRAP
11 period. Overlay that area, including the
12 zoning districts that were contemplated in
13 the action plan onto that area and then
14 start to develop a theoretical development
15 plan.

16 Now, the theoretical development
17 plan had to be of scale, three-dimensional
18 model in order to measure the amount of
19 space that could be built if all of the
20 properties were built out under the
21 environmental regulations under which
22 we're working. Now, we're not meeting all
23 of them at the moment and we're working
24 hard to make sure we can meet all those
25 environmental regulations, and that's part

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2 of what this process is. And the agencies
3 have been really interested in creating
4 and working with us. In fact, the DEC
5 this morning said, "This is
6 groundbreaking." DBW said, "This is
7 extremely interesting." The Health
8 Department was actually very excited to
9 try to use pilot programs for new ways of
10 treating stormwater and looking at the
11 septic systems in areas that are so
12 sensitive like this.

13 So this is a very exciting process
14 for a lot of agencies that aren't here on
15 an everyday basis that you don't typically
16 see because the SEQRA process was
17 different. Usually, you take the document
18 when it's finished, mail it out to a bunch
19 of people that are named interested or
20 involved agencies with a letter that says,
21 "Send us a letter back saying what you
22 think." In this case we presented to
23 admit with each of the critical agencies,
24 the service providers, whether it's fire,
25 EMS, the police department, parks

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2 department, the DEC, on and on and on. We
3 presented to the Pine Barrens Commission
4 and we're continuing to meet with them.
5 We met with the school district. We're
6 continuing to meet with the school
7 district and all of these individual
8 agencies as we go forward with this
9 process to make sure that the impacts
10 created by this are able to be mitigated
11 and that this is going to end up with a
12 net positive effect on the environment and
13 the community, because that's what we're
14 trying to do. That's what this is about.

15 Remember, this is not about my
16 site plan or my little ten acres in the
17 middle. This is about the entirety of the
18 area. So I have no motivation to push
19 anything on anybody. All we have the
20 motivation to do is the right thing by the
21 community and the elected officials that
22 brought us in to get this to happen,
23 right. We can't demand something that
24 will never happen. We have to work
25 creatively to cause this to happen. And

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2 that's a very different process than you
3 typically go through during SEQRA where
4 you ever hear at any of these public
5 hearings.

6 So that three-dimensional model
7 came to the conclusion of these numbers by
8 going through market analysis and overall
9 conceptual analysis of what needed to
10 happen to make this successful. The total
11 build-out is a little under 3.2 million
12 square feet in the entirety of the area.
13 The majority of that is in residential.
14 2,267 units are being considered and
15 studied. Now, also it's different than
16 what you hear typically in SEQRA, is that
17 the study will actually advise the action.
18 So 2,267 units may be too much. As we go
19 through this process we will determine
20 whether or not that is too much. We may
21 not be able to meet nitrogen loading from
22 the Peconic Estuary. We may not be able
23 to mitigate the school children, impact to
24 the school. So these types of things are
25 studied. They're documented in the EIS

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2 that's published on the Town website.

3 Tonight is for you to comment on
4 that or the zoning or the RRAP or the BOA
5 process, but you still have until November
6 12th to issue written comments that will
7 be addressed in writing in the Final
8 Generic Environmental Impact Statement,
9 also. So you can read about the impacts.
10 You can read about the suggested
11 mitigation and go through those documents
12 and actually analyze for yourself. We're
13 available as master developer. The Town
14 is available to continue to answer
15 questions and meet with anybody who wants
16 to. Our office is open full time on
17 Peconic Avenue for you to just walk in and
18 knock on the door and see Siris and Angela
19 there.

20 Now, it is also considered, as you
21 read it you'll see, of the 2,267 units, 50
22 percent is determined to be workforce.
23 Between 80 and 120 percent of the median
24 income under the community benefit
25 residential units in the Town ordinance

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2 which gives preference to Town employees,
3 people who live in the area, volunteers to
4 EMS, volunteers to the fire department,
5 school district employees. So it's really
6 about the workforce of this area and the
7 long-term permanent sustainability of that
8 workforce continuing to be here, keeping
9 the character of the full-timers, all of
10 us that live here full time on the east
11 end who depend on these critical services.

12 And I don't know if you saw
13 Channel 12 News sometime today, but they
14 had a whole article -- segment on 60
15 percent of everybody above the age of 50
16 is looking to leave Long Island because
17 they can't afford to live here. And then
18 they said even more than that applies to
19 people who are younger than 30. That's a
20 horrifying statistic. And the east end is
21 even worse. So we have to do something
22 about it. The Town has gone out on a bold
23 initiative to do this in a way that's
24 meaningful for the long-term
25 sustainability of the Town and I think

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2 that's extraordinarily commendable.

3 So we're studying all of the soil
4 classifications, the watersheds, the
5 depth, the groundwater, the traffic
6 studies, very in-depth traffic study that
7 had -- this is a very technical analysis
8 of the environment and everything that
9 could be effected. So there's a huge
10 traffic study in the document for you to
11 read. It contemplates the improved
12 traffic circle, which all of you in this
13 room made happen in 2016 which the county
14 was pushing out to 2018 and you activated
15 yourselves and you got out there and you
16 brought \$5 million back to Riverside to do
17 this now, which was hugely important to
18 the success of this process we're in right
19 now. So congratulations to you. I mean,
20 those are the types of things that move
21 people to action, all right. That's what
22 tonight is about and that's what this
23 whole endeavor since we were awarded the
24 master developer contract has been about.

25 There are additional regulations

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2 in there for the environment. No more
3 than 15 percent of your landscape site can
4 be fertilizer dependent. We're doing
5 significant pretreatment of stormwater and
6 stormwater recharge. We're encouraging
7 other growth, beneficial wetlands and
8 addition of beneficial wetlands along the
9 waterfront in some very large areas that
10 were already ruined by dredge spoils
11 decades ago. So we're doing really
12 creative things to try and help the
13 environment and raise the bar on Long
14 Island on how development is done.

15 So again, here we are. It's
16 tonight. The process doesn't continue
17 unless the community supports this. So
18 now it's up to the community to tell the
19 Town Board what you feel about this
20 project and whether or not you feel it
21 should continue to move forward at the
22 pace it's going. I, personally, hope you
23 do, not just as the master developer but
24 as a Flanders resident. My parents are
25 Flanders residents. They're here. This

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2 is important. This is personal. And I
3 really encourage you to get up and,
4 whether or not you like it, state your
5 mind. Give us your concerns. Your
6 concerns need to be addressed in writing.
7 So if you have concerns -- even if you
8 like the project, state them. Don't be
9 afraid to say, "Hey, I'm concerned about
10 the parking," or, "I'm concerned about the
11 sewer," or, "You have to make sure you
12 protect the shellfish, we had 1,000 die a
13 day last year." So those types of things
14 are very important to say. It's part of
15 this process. But it's the responsible
16 process that will help to fix those things
17 and mitigate them as we go forward with
18 this.

19 I know that was long, but it's a
20 lot, so thank you.

21 SUPERVISOR THRONE-HOLST: Thank
22 you, Sean.

23 And I have to say that Sean
24 started his presentation by saying that
25 this was emotional for him. I think it's

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2 emotional for all of us who have been
3 involved in this from the very beginning.
4 I can tell you that for me, it's extremely
5 emotional. This is a little bit of a
6 dream come true for me as I end my six
7 years as Town Supervisor. And I think
8 what you're hearing is someone who has put
9 his heart and soul into this.

10 Development tends to be a tricky
11 word for a lot of us. And when you hear
12 the language of a master developer that
13 talks about bringing together the idea of
14 much-needed economic development, bringing
15 together the idea that we can keep our
16 kids and families here and together, that
17 we have development that is geared towards
18 a big part of our population that is
19 leaving here, that we need to keep here,
20 that we need to support here, and that
21 we're talking about development that is
22 also meant to be as environmentally
23 sensitive as could possibly be the case
24 and that the net result is a better
25 product for the environment than what is

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2 there otherwise. Those are a lot of
3 elements coming together. The idea that
4 the community has been engaged in this,
5 welcome to be engaged in this and
6 continues to be a very important part of
7 this.

8 So I'm going to thank Sean now,
9 'cause I think we're going to be here for
10 quite some time. So I just want to thank
11 you for your presentation and I want to
12 thank you for your very, very dedicated
13 work to this. And I also want to thank
14 this Town Board. This Town Board has been
15 so dedicated to this process, each and
16 every one of them, as Sean pointed out.
17 And I think we all have a pretty heavy
18 emotional investment in all of this.
19 Thank you.

20 So Sean said something very
21 important at the end. The process
22 continues here. There are many
23 opportunities for us to think and rethink
24 this as this moves forward. So what
25 you've heard tonight is the foundation for

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2 what we're seeking comment from all of you
3 on today and then your written comments as
4 well, and then we have the ability to move
5 forward then with putting the zoning
6 changes in place and moving this forward.
7 But that doesn't mean that it's all
8 written in stone at this point. There
9 will be approval processes as this moves
10 along that will allow for public input as
11 it moves along as individual applications
12 come before the Town Board, as applicants
13 and developers are interested in
14 participating in the process, so just be
15 aware of that.

16 And with that, we'd love to hear
17 all your comments. We will stick to our
18 usual three minutes at the podium. Just
19 note that your comments will all go into
20 the public record and then again that you
21 will have two weeks to submit written
22 comments as well, and then that moves us
23 toward the form-based and zoning overlay
24 district consideration that we have before
25 us before, hopefully, the end of the year.

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2 So anyone who'd like to be heard.

3 Kevin McAllister, you want to start?

4 COUNCILMAN BENDER: Supervisor,
5 can I just add one thing?

6 As many of you know, I'm a member
7 of your community. I live in North
8 Hampton and former president of the
9 Flanders-Riverside-North Hampton Community
10 Association. But it was Supervisor
11 Throne-Holst upon taking office that said
12 it's time. And I want to personally thank
13 you for putting this committee together
14 and getting the ball rolling.

15 SUPERVISOR THRONE-HOLST: Thank
16 you.

17 Kevin McAllister.

18 KEVIN McALLISTER: Good evening,
19 Supervisor and Town Board members. My
20 name's Kevin McAllister. I'm the
21 executive of Defend H20.

22 KM-1 The Board's well aware that I've
23 3.2.1 been speaking to wastewater influences for
24 probably ten years now. And when I went
25 into the action plan I made a visual

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2 *KM-1* ↑ beeline for sewage treatment. And I have
3 *cont.* one word: Stupendous. I think it's
4 *3.2.1* outstanding what is being proposed.

5 SUPERVISOR THRONE-HOLST: Kevin
6 McAllister, that's pretty good.

7 KEVIN McALLISTER: Well, we'll
8 take that up later. Curious on that
9 comment.

10 SUPERVISOR THRONE-HOLST: No, no,
11 it's a good one.

12 KEVIN McALLISTER: I mean, I've
13 been speaking to advanced treatment, of
14 course, but I'll say in more the technical
15 phase.

16 You know, this wetland system,
17 you know, that is outstanding. That is
18 cutting edge, not necessarily across the
19 country but certainly in our region.
20 *KM-2* Looking at and addressing the stormwater
21 *3.2.1* and the reuse, you know, water
22 conservation, both quality as well as
23 quantity. And that will be a challenge
24 for us going forward. Quality already is.
25 Quantity will be with respect to sea level

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KM-2 cont.

3.2.1

2 rise. So all the key elements relative to
3 water management are here.

4 Any support in advancing this
5 living system, living machine is just --
6 I'm there to help because I'm a big, big
7 advocate and I really applaud this Board
8 and Mr. McLean for hatching this and
9 having such a model project. And aside
10 from the, you know, all the other
11 components in this, which certainly are
12 not my expertise, but water is, and this
13 really sets a high bar and particularly in
14 this region relative to revitalization and
15 a renaissance that's occurring.

KM-3

3.2.4

16 The last comment I will make
17 pertains to the waterfront. And this is,
18 I guess, the third component of my
19 attention to the plan. As I heard
20 Mr. McLean speak, I strongly encourage the
21 enhancement of wetlands along this
22 waterfront to the greatest extent
23 possible. They have been filled. They
24 have been degraded. And areas that are
25 filled, don't necessarily disregard them,

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2 *KM-3 cont.*

3 but restore them. And obviously access
4 with the walkways, it's a beautiful thing
5 if there's walkways, in fact, going
6 through a natural system to really bring
7 people to nature to enhance the viability
8 of the river.

9 *KM-5*

10 *3.2.1*

11 So I can't applaud you loud enough
12 to say what a great job. I'm so
13 impressed. And, you know, I used the word
14 "stupendous," but I have been wowed by
15 this, I'll say, vision and conceptual plan
16 and particularly as it relates to water
17 protection.

18 Thank you.

19 SUPERVISOR THRONE-HOLST: Who's
20 next?

21 LIZ BARD: Hello. My name is Liz
22 Bard. I'm the education coordinator from
23 the Children's Museum of the East End.

24 *LB-1*

25 *3.2.25*

26 And I just wanted to talk a little
27 bit about our eight-week pilot program we
28 did last spring and now we're lucky enough
29 to be back this fall to run another eight
30 weeks with ages two to five and six to

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2
3 *LB-1 cont.*
4 3.2.25

↑
ten. And being at Riverside Rediscovered
has been such a fulfilling experience for
me and hopefully for the families who have
been involved.

6 CMEC, parents and educators in the
7 community have had an opportunity to
8 revitalize the community through art and
9 through play. Furthermore, Siris has
10 mentioned that our programming has been a
11 way to get young parents, valuable members
12 of the community, involved in what is
13 happening and educated on the potential of
14 their community. Prior to the programming
15 this demographic was hard to inform or
16 maybe excited about the revitalization.

17
18 *LB-2*
19 3.2.25

In my time there I have seen a
definite change and an action in
Riverside. There is a pride, a sense of
culture and a hope for the community.
CMEC is looking forward to the
redevelopment and our continued commitment
and the investment of children and
families in the area.

24
25 Thank you.

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2 SUPERVISOR THRONE-HOLST: And I
3 think, going to speak on behalf of the
4 whole Town Board, we really want to thank
5 CMEE, the children's museum, for
6 envisioning this whole idea of doing the
7 pilot program here. As you probably know,
8 the museum, itself, is in Bridgehampton so
9 pretty much the eastern end of town versus
10 where we are here, the western end of
11 town, and there are quite a few miles in
12 between, as you know. And not very often
13 are there opportunities for interaction to
14 happen and this provided a great
15 opportunity for the interaction, for kids
16 to come together from all parts of the
17 community. And that was something that
18 was really important to us, that this be
19 the beginning of activities like that so
20 that kids that would maybe otherwise never
21 have an opportunity to know each other or
22 play together or grow together would have
23 the opportunity to do that. So CMEE has
24 just been a great force in doing this and
25 thank you for doing it and putting your

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2 time and your effort and your love into
3 this 'cause that was very, very apparent
4 to us that all of that went into it.
5 Thanks.

6 Who's next?

7 UNIDENTIFIED SPEAKER: Good
8 evening. I'm here on behalf of Suffolk
9 Community College on the eastern campus.
10 Nick Polumbo (phonetic) is absent at this
11 time, sorry for his regard. I'm here to
12 talk about something in college.

13 We have 26,000 students at the --
14 all over the campus college-wide, but
15 there's only 13,000 at the eastern campus.
16 As this program -- as this project was put
17 through, I support it, and the college
18 does support it on the ability to project
19 as job promotion. So it's as the business
20 come in, we are looking to the degrees
21 that the eastern campus can provide. They
22 provide whether design, accounting and
23 business, and those are the major degrees.
24 And that will keep people here on Long
25 Island as young people. As I have said,

US-1
3.2.14

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2 *US-1 cont.*
3.2.14

↑ that's a big issue. As where I'm from,
Southold town, that is a big issue, but I
represent the college today.

5 Thank you for my time.

6 SUPERVISOR THRONE-HOLST: Thank
7 you.

8 Next? Hi, Lisa. Come on up.

9 LISA LOWENSTEIN: Hi. Thank you
10 for letting me address you. Some of you
11 know who I am. My name is Lisa Lowenstein
12 and I'm an advisor to Barnaby Evans who's
13 a public artist who invented something
14 called WaterFire.

15 *LL-1*
16 3.2.20

WaterFire has embraced the RRAP in
as much as it is a quadruple bottom line
project, paralleling the RRAP which is a
triple bottom line project where we're
looking at economic, social and
environmental impact. WaterFire is also
centered around cultural impact.

22 *LL-2*
23 3.2.25

↓ At this point, what's interesting
for us is that as a community-based
project, one of the strongest voices that
has kept WaterFire International engaged

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LL-2 cont.

3.2.25

2 and allowed by knowledge to be transferred
3 to the community has actually been the
4 activity outreach that has been conducted
5 through Renaissance Downtowns Riverside
6 Rediscovered -- say that five times
7 fast -- program which has been spearheaded
8 by Siris Barrios and with Angela's help.
9 And I have to say that the community that
10 they've built around themselves has
11 allowed me access to do the type of
12 research I need to do in order to help the
13 community make WaterFire a reality.

LL-3

3.2.19

14 One of the strongest messages that
15 I've taken away from the RRAP is that I
16 really see the essential connection
17 between the two sides of the river, which
18 is something that as a creative
19 placemaker, which is what I do
20 professionally, meaning, I identify places
21 that are made of physical assets and human
22 assets and nature and I help communities
23 turn them into the optimal formula for
24 their success. And here, recognizing both
25 sides of the river together, something the

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LL-3 cont.

3.2.19

2 RRAP has done, and the proximity is not by
3 chance. There are many areas that could
4 be developed along the whole northern side
5 of Southampton. But positioning the
6 Riverside development in proximity to
7 Riverhead and rekindling the old vibrant
8 communities, whose history I have had the
9 pleasure of researching, and pulling them
10 together around this space is, I think, a
11 tremendous, extraordinary, extraordinary
12 opportunity for this community.

13 And I never would have expected --

LL-4

3.2.27

14 I've been coming to the Riverhead area
15 five years, vacationing here. I love
16 Riverhead. And I never expected in a
17 million years to fall upon this
18 opportunity for a community. So I thank
19 you for allowing me to address you and I
20 wholeheartedly encourage the adoption of
21 this project.

22 SUPERVISOR THRONE-HOLST: And I

23 encourage everyone who is not familiar
24 with the project, with the WaterFire
25 project, to Google it and look into it,

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2 look on the website, because it has been
3 done in several other communities and it
4 is pretty extraordinary and it's not only
5 the art of it. It is everything else that
6 comes out of this project. It's really
7 quite extraordinary. So I encourage any
8 of you who are not familiar with it to
9 look it up, because you'll see it has much
10 more to it than just this amazing art.

11 LISA LOWENSTEIN: If I can add
12 just to what the Supervisor has said,
13 LL-5 every politician, every leader, whether
14 3.2.13 they're in a civic organization or
15 business that I've encountered and spoken
16 to about WaterFire who has done their due
17 diligence, including Denise Civiletti
18 who's a, I would say, a leader in this
19 community as well as a journalist, has
20 actually understood the potential impact.
21 Hundreds of millions of dollars going to
22 the local economy wherever WaterFire goes.
23 And the opportunity to work with you to
24 help you transform this community via this
25 millennial-retaining mechanism, it's

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2 LL-5
3.2.13 ↑ incredible.

3 I would just like to encourage
4 everyone to go onto the Facebook page. We
5 have found that the presence on Facebook
6 is directly related to the ability to get
7 the project funded. So if you want to
8 know what you can do to help WaterFire,
9 get on Facebook.

10 Thank you.

11 MS. SCHERMEYER: Excuse me. As
12 the speakers come up, after you're done
13 speaking could you please print your name
14 on the pad that's there so that we can get
15 the correct spellings of your names for
16 the record.

17 Thank you.

18 FRANCESCA MARTINEZ: (Speaking in
19 Spanish.)

20 SIRIS BARRIOS: (Translating
21 Francesca Martinez' comments.) "Hi. My
22 name is Francesca Martinez. I'm a
23 FM-1
3.2.27 ↓ resident of the area. I've been involved
24 with this project for a year now, and I
25 support it. I'm in support of the

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2 *FM-2* ↑ economic development that's coming. I
3 *3.2.13* love the idea about retail, housing above.
4 *FM-3* It's something that we desperately need in
5 *3.2.11* this community and we need it for future
6 generations, so I'm in support."

7 I'm sorry, if anyone else needs
8 translation, we have translation equipment
9 translating live and I will translate for
10 you, if you need.

11 (Speaking in Spanish.)

12 SUSAN KOUKOUNAS: Good evening.
13 I'm Susan Koukounas. I'm president of the
14 Board of Education for the Riverhead
15 Central School District.

16 And I'd like to say that the
17 *SK-1* Riverhead Board of Education supports the
18 *3.2.27* revitalization and progress for our
19 neighboring towns. We would also like to
20 be proactive in accommodating the plan's
21 *SK-2* projected 283 additional students. This
22 *3.2.15* plan predicts an average increase of 28
23 new students per year over the course of
24 the 10-year construction. It also states
25 that a fair share of mitigation program

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SK-2
3.2.15

2 will provide an evaluation implementation
3 facility upgrades once a greater
4 understanding of future enrollment is
5 completed.

6 Riverhead, five years ago our
7 voters approved \$78.3 million to increase
8 the number of classrooms, expand our
9 common areas and upgrade. We will
10 complete this project next year and this
11 week we finally tore down our old portable
12 classrooms on our main campus.

13 Riverhead is one of the few
14 districts on Long Island experiencing
15 increased enrollment. Over the past ten
16 years we've had an average increase of 19
17 new students per year, and this school
18 year alone we currently increased by 187.
19 Therefore, I hope you understand our Board
20 of Education's concern and put more
21 concrete detail into answering the
22 question when, what and how will fair
23 share provide to Riverhead Central School
24 District's future students and taxpayers.

25 Thank you.

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2 SUPERVISOR THRONE-HOLST: Just to
3 reassure you, that has been very much part
4 of the conversation and it will be very
5 much part of the FEIS and the responses
6 that will be part of that document.

7 Yes, sir?

8 REVEREND JESUS MARTE: Good
9 evening. My name is Reverend Jesus Marte.

10 I'm really impressed with the new
11 development on the East Riverside and
12 congratulate -- where is he, the person --
13 the vice president for the beautiful
14 project. I'm very proud of it.

15 Now, as a pastor of a church I
16 understand that there is a separation
17 between the states and the churches. But
18 one point I would like to bring is that
19 somebody came over here, say that she been
20 around five years in this area. But I've
21 been running the church for 35 years. I
22 can say so much. I remember when probably
23 about 20 years ago, nobody was able to
24 walk on Flanders Road. We pay -- that
25 church at 207 Flanders Road, we pay all

RJM-1

3.2.27

RJM-2

3.2.21

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2 *RJM-2 cont*

3 *3.2.21*

↑ the inconvenience. People that was
walking around there breaking windows,
stealing church instruments. But when I
heard that this new project came through,
I feel so happy, because I know that there
will be great improvement even for me to
bring people around that church safely.

9 Thank you very much.

10 CHRISTINE PRETE: Hi. Nice to see
11 you all. Thank you for coming. My name
12 is Christine Prete. I'm on the Bay View
13 Pines Civic Association Board.

14 *CP-1*

15 *3.2.9*

This sounds really nice, but I'm
not too sure about the impact it's going
to have on our area. The amount of
development that I see is extremely high
and the density is extremely high. When

19 *CP-2*

20 *3.2.17*

you're talking about 2,267 residential
units, where are these people going to
park? Parking issue. The traffic issue,

22 *CP-3*

23 *3.2.16*

infrastructure. Is this going to -- are
we going to get a sewage treatment plant
in? Those are some of my questions. Can
they be answered?

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2 SUPERVISOR THRONE-HOLST: Yeah.

3 And I encourage you to look at the plan.

4 All of that is --

5 CP-4
3.2.25

CHRISTINE PRETE: Well, that's the
6 other question I have. The plan just came
7 out October 13th, the SEQRA report. So
8 this is where I'm getting actual figures
9 and numbers. Are you going to have
10 anymore public hearings on this?

11 SUPERVISOR THRONE-HOLST: There'll
12 be a number of public hearings as various
13 applications come before. What we're
14 talking about tonight is the zoning
15 overlay. But I encourage you to look
16 again at the larger plan that was
17 presented to the Town Board back in April
18 that addresses a lot of these things. As
19 you can see, it's a pretty comprehensive
20 plan. It is on our website.

21 CP-5
22 3.2.9
23
24 CP-6
25 3.2.15

CHRISTINE PRETE: Yes, I
understand that. But my concern is that
we have so much density in our area. And
just as you said, I was on the school
board at a certain point and we were

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2 CP-6 cont. trying to get a bond through for all of
3 3.2.15 the children coming in. This area is
4 inundated with taxes. We are in
5 Southampton Town, Riverhead School
6 District. We don't have an equalization
7 rate that is correct. There's a lot of
8 issues that you're really not looking at.

9 CP-7 And this is -- the density in this is
10 3.2.9 unbelievable.

11 SUPERVISOR THRONE-HOLST: This is
12 actually creating tax ratables that will
13 help with your school budget. Also, in
14 terms of parking, et cetera, our codes
15 absolutely require that an adequate amount
16 of parking goes with any size development,
17 be it single-family on up. So we cannot
18 permit any building to happen without
19 appropriate parking. We have to pay
20 attention to traffic impact. The sewer
21 and wastewater treatment is addressed
22 here. I think you heard from
23 Mr. McAllister who --

24 CHRISTINE PRETE: He spoke about
25 water. I didn't hear anything about

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2 sewage treatment.

3 SUPERVISOR THRONE-HOLST: Well,
4 they go hand in hand.

5 CHRISTINE PRETE: Well, that's
6 what I'm concerned about --

7 SUPERVISOR THRONE-HOLST: They go
8 absolutely hand in hand.

9 CHRISTINE PRETE: -- because
10 CP-8
11 3.2.1
12
13
14
15
16
17
18
19
20
21
22
23
24
25

homeowners cannot afford to do what
Southampton Town wants them to do with new
septic systems and everything else. This
is something that infrastructure that the
government needs to start putting in
place.

16 SUPERVISOR THRONE-HOLST: This
17 will be part of what the developers would
18 provide and pay for.

19 CHRISTINE PRETE: The thing is
20 CP-9
21 3.2.9
22
23
24
25

then, if we are talking about zoning,
okay, if we're -- you know, this is what,
RO-1 through RO-6, okay, I haven't heard
anybody speak about exactly what this
zoning is. Is it possible to get someone
to tell me what's allowed in RO-1 through

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2 CP-9 cont

3.2.9

RO-6? And, you know, that's what I'm here for, to hear the zoning, because we've been trying to get upzoned for years now.

5 CP-10

6 3.2.9

To me, what this is allowing is a tremendous amount of density and a tremendous amount of development that is really -- that's starting to look like Queens. So I don't think this would happen any other place in the Town of Southampton, other than this area.

I understand there has been a lot of work put into this, and I'm not saying it's bad, but I'm saying it's a lot. It is huge. It is -- the density is amazing to me.

17 CP-11

18 3.2.14

And if we want workforce housing, we need real jobs. So my other question is, what type of economic development are you talking about? Retail?

21 SUPERVISOR THRONE-HOLST: That's a whole litany --

23 CHRISTINE PRETE: That's why.
24 That's why we're here tonight.

25 SUPERVISOR THRONE-HOLST: The

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2 businesses, offices, retail. I mean,
3 there's a whole litany of businesses.
4 Construction. Sean, maybe you want to
5 speak to that.

CP-12
3.2.9

6 CHRISTINE PRETE: Because, I mean,
7 that's what I'm here for, to hear each
8 type of zoning, the permitted uses. To
9 me, this is --

10 COUNCILWOMAN SCALERA: The
11 difference between this and regular-type
12 zoning is that it's form-based. So you're
13 looking at the look and feel of the
14 buildings as opposed to the uses. So the
15 uses are -- what?

16 UNIDENTIFIED SPEAKER:
17 (Inaudible.)

18 COUNCILMAN BENDER: The
19 legislature is speaking, so that's okay.

20 COUNCILWOMAN SCALERA: What I was
21 saying was that the uses are expanded
22 because it's more about how the building
23 looks and feels, but Sean can go through,
24 because --

CP-13
3.2.9

25 CHRISTINE PRETE: I just want to

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2 CP-13 cont. ↑ make sure that we're not having mixed use
3 3.2.9 where we have all different kinds of
4 things going on in one area.

5 COUNCILWOMAN SCALERA: Understood,
6 understood.

7 SEAN McLEAN: I am happy to spend
8 whatever time anybody in the crowd here
9 needs to understand what the EIS says and
10 what the zoning says. This is absolutely
11 mixed use. It's mixed use in every
12 building, on every block, on every
13 development parcel, because that's the way
14 to cause the sustainability to happen the
15 right way. But I'm happy to go through
16 the details of that for anyone and happy
17 to hear more of the questions as we go
18 forward.

19 SUPERVISOR THRONE-HOLST: We would
20 refer you specifically to Section 2 of the
21 plan. That gives you -- you can hold them
22 up here. There are very detailed --

23 COUNCILWOMAN FLEMING: There is a
24 schedule of uses that suggests what uses
25 would be --

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2 CP-14

3 3.2.9

CHRISTINE PRETE: But does the
Town have this zoning already in place?

4 SUPERVISOR THRONE-HOLST: No.

5 That's what we're contemplating. But if
6 you look -- and again, this is all on the
7 website, but it's in the plan as well, and
8 there's some very detailed matrixes here
9 that speak to what the suggested zoning
10 would permit in terms of use.

11 CP-15

12 3.2.15

CHRISTINE PRETE: Think about the
13 school district and our taxes, because
development does not help taxes.

14 SUPERVISOR THRONE-HOLST: That is
15 a big part of why we are looking at this.
16 All right.

17 Who's next?

18 SANDY ADAMS: Hi. My name is
19 Sandy Adams. I'm the president of the
20 Riverwoods Civic Association.

21 SA-1

22 3.2.27

23 And we are hoping that the overlay
24 zoning, our zoning overlay, whichever is
25 the correct phrasing, is approved. We all
know that we cannot expect a magical
change to happen to our hamlet by doing

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2 SA-1 cont.

3 3.2.27

the same things over and over or by doing
nothing at all. We need this progressive,
well-planned, if not brilliant thing
called Riverside Rediscovered under the
expert direction and management of
Renaissance Downtowns in order to expect
and achieve a significant, positive result
for our downtrodden community. So
whatever it takes, we should forge ahead.

11 MICHELLE SCHAEFER: Good evening,

12 everyone, members of the Board. My name
13 is Michele Schaefer and I am the resident
14 manager and acting representative of the
15 management company for Riverwoods mobile
16 home community. I am here to speak on
17 behalf of this wonderful movement towards
18 building up our community.

19 MS-1

20 3.2.27

At Riverwoods we feel this is a
great venture and are in full support of
the Riverside Revitalization Action Plan.

22 MS-2

23 3.2.18

Having new opportunities just a short walk
away is beneficial to the seniors living
within Riverwoods as well as the families
within the area which inadvertently will

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MS-2 cont.

3.2.18

↑ allow a pedestrian-friendly neighbor.

MS-3

3.2.19

3 As many can see by driving into
4 our area and by the statements made here
5 tonight, our community is in need of a
6 so-called makeover, a way to take back and
7 be proud of what's our home. Our
8 community is considered the gateway to The
9 Hamptons. We are all in agreement that
10 there is a need for improvement.

MS-4

3.2.9

11 Riverwoods encourages new and restored
12 businesses as they will bring convenience
13 to the current residents as well as invite
14 newcomers. Having mixed use structures is
15 beneficial to everyone. It does not just
16 focus on one entity. More expansion
17 affords more opportunity.

MS-5

3.2.13

18 Lastly, as a resident myself and a
19 representative of a local business, I feel
20 that there is much needed economical
21 development. Everyone's dedication and
22 efforts to making this process possible is
23 greatly appreciated and I would like to
24 say thank you and offer support,
25 ↓ assistance and participation of Riverwoods

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MS-5 cont.

3.2.13

2 in any manner that we can.

3 Thank you.

4 MIKE BRUNO: Hello. My name is

5 Mike Bruno.

MB-1

3.2.9

6 First, I'm a little afraid about
7 this mixed use. And second, I really

MB-2

3.2.9

8 don't like too much about the four-story
9 type of a look. I'm retired. I come from

10 Brooklyn and I love the open air, that

11 type of look. I really don't like the

12 four-story and amount of people that's

MB-3

3.2.15

13 going to, you know, take into our school.

14 So that's what I don't like about it. I

15 come out here, I don't mind paying the

MB-4

3.2.19

16 taxes, and I just like the open type of a
17 look.

18 So thank you very much, and I love
19 you guys.

20 SUSAN TOCCI: Hello. I'm Susan

21 Tocci.

ST-1

3.2.19

22 I've heard people say they've been
23 a resident for 35 years. I've been a

24 resident for close to 50 years. And in

25 those 50 years you want to know what I've

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2 ST-1 cont.

3 3.2.19

↑ seen in this area? A decline. It went
from a wonderful neighborhood to I don't
even want to drive down Flanders Road,
what I have to look at.

6 And I have to say, I want to thank
7 the Supervisor, the Board, Sean McLean,
8 Siris, Angela for what they've presented
9 and put together and that you've all been
10 working wonderfully on this project.

11 ST-2

12 3.2.13

I hear over and over, you know --
I hear you, Christine Prete. I have the
same concerns. You know what I did? I
sat down, I stopped on Peconic Avenue and
they've always given me an answer, an
answer that I want to hear. We need this.
We are now the most economically
distressed. That is not where I want to
live.

20 ST-3

21 3.2.16

And I have to tell you that, you
know, the big thing that comes up
constantly is the traffic. You know what
traffic this is going to cause? There's
going to be an increase in traffic,
without a doubt. But that's traffic I

↓

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2 ST-4

3 3.2.16

want to see, not the drug dealers, not the
prostitutes. That is what we see now and
that is the only traffic we're seeing.

5 ST-5

6 3.2.27

This traffic has to change. This project
has to go through. And I applaud you all
for your work. Thank you very much. I'm
110 percent behind this.

9 ANN COTTEN-DEGRASSE: Good

10 evening. I'm Ann Cotten-DeGrasse and I'm
11 on the Riverhead Board of Education, but
12 my question doesn't deal with the school
13 district.

14 ACD-1

15 3.2.9

If I understand correctly, this is
a ten-acre area that you're talking about
developing into the downtown portion?

17 UNIDENTIFIED SPEAKER: 400.

18 ANN COTTEN-DEGRASSE: 400 acres.

19 But isn't it ten acres for what you're
20 considering to do downtown right on the
21 water?

22 COUNCILWOMAN FLEMING: No. It's

23 just the developer owns ten acres of the
24 400 acres. The whole plan is 400.

25 ANN COTTEN-DEGRASSE: All right.

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2 ACD-2

3 3.2.10

My question is, if there is no
eminent domain and you're not going in
that direction, how can you force anyone
to sell to you for this development?

6 SUPERVISOR THRONE-HOLST: We're
7 not forcing anyone.

8 ANN COTTEN-DEGRASSE: What if they
9 don't want to sell it?

10 SUPERVISOR THRONE-HOLST: They
11 don't have to.

12 ANN COTTEN-DEGRASSE: So you'll
13 have a little spot here and a little spot
14 here?

15 SUPERVISOR THRONE-HOLST: It's up
16 to them. There's probably -- you know,
17 the idea is that there'll be a lot of
18 incentive to participate in it. You don't
19 have to sell to participate in it. People
20 can redevelop their own properties or be
21 part of a larger plan. There'll be a lot
22 of incentive to do that.

23 And I'm going to encourage you to
24 think of when you think of the multistory
25 kind of Main Street part, I'm going to

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2 ACD-2 cont
3 3.2.10

4 encourage you to think of Sag Harbor that
5 has that as the Main Street and then it
6 tapers off, you know, as you go away from
7 the Main Street. It's a similar idea to
8 that.

9 ANN COTTEN-DEGRASSE: The only
10 thing is, Sag Harbor is much smaller than
11 Riverhead Town and the Riverside community
12 combined.

13 SUPERVISOR THRONE-HOLST: No,
14 actually not, not in terms of the area
15 that we're talking about here.

16 ANN COTTEN-DEGRASSE: Okay.

17 Let's talk about the school
18 system. Thank you.

19 COUNCILWOMAN FLEMING: Sean, if
20 you may, I think that the point Miss
21 DeGrasse makes is a very good one. I
22 think the point is a very good one 'cause
23 it's always one of the dilemmas that we
24 have when we're looking at revitalizing
25 someplace and you're not talking about a
develop it. And you have such a limited

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2 stake.

ACD-2 cont
3.2.10

3 Talk a little bit, if you could,
4 about what incentives you do look to put
5 in place, you do want us to look at or
6 other levels of government to look at.

7 SEAN McLEAN: Sure.

8 Well, your current zoning, even
9 with all the environmental regulations
10 would allow, like, another million square
11 feet to be developed and abandoned
12 buildings to be torn down now and all the
13 sewage dumped right into the ground, right
14 into the groundwater, drinking water and
15 out into the bay. Right now nobody's
16 building anything. Nobody's developing
17 anything. Nobody's moving here. Nothing
18 of any good is happening outside of the
19 efforts of the community as far as
20 investment goes.

21 So the idea is that this optional,
22 completely optional overlay zone will give
23 people incentive because it has mitigated
24 and explored all of the environmental
25 regulations that have prevented

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2 ACD-2 cont
3 3.2.10

development from happening in the past.
Everything that we're going through, the
sewer treatment is huge. I mean, the fact
that there's no sewers here means that
there's really very, very little
development that's available. And if you
opt into the zoning, then you go into the
sewer treatment plan. By going into that
and the zoning, you can now build two
stories, three stories, up to
four-and-a-half stories on the circle
where the old diner is. And regardless of
what everybody thinks about
four-and-a-half stories, it's better than
that old diner. That diner property, in
particular, I point out because for
decades now the owner's been trying to
sell it. And now that this is moving
forward, he's in contract to sell it.
It's going to turn around. It's going to
be something viable. So that's the type
of opportunity that this zoning is meant
to actually achieve.

25 COUNCILMAN GLINKA: Sean, just to

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ACD-2 cont
3.2.10

2 answer a concern of the lady that was up
3 from the school board, the Riverhead
4 school board, what has been the reaction
5 so far from people that own the properties
6 up and down the corridor that we're
7 looking to --

8 SEAN McLEAN: Hugely, hugely
9 supportive.

10 COUNCILMAN GLINKA: I usually go
11 by majority of what the majority of people
12 think in the community, not by --

13 SEAN McLEAN: Absolutely.

14 We've been meeting with as many
15 property owners as possible, all of the
16 very large property owners. There are
17 plenty of property owners in this room
18 that own more property than we control.
19 They have the right to develop. They're
20 going to develop it and they're going to
21 play by all the rules that are set up for
22 everybody. That's what's so special about
23 this.

24 COUNCILWOMAN FLEMING: I guess one
25 of the big questions, you know, we

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2 recently considered a project in Hampton
3 ACD-2 cont Bays on the canal and we heard from a lot
4 3.2.10 of people who didn't think that that
5 project was ideal, that they wanted to see
6 a Gosman's and they wanted to see a
7 Gosman's, and for years people have been
8 saying, "We want to see a Gosman's." But
9 we didn't have any magic formula to
10 attract private investment to create the
11 kind of things that people want to see.

12 So I'm just interested, really, in
13 what you've put together here but also
14 where we're going in terms of the future
15 to build that kind of willingness on the
16 part or to attract that kind of
17 willingness on the part of significant
18 people with -- I mean, people with
19 significant investment potential.

20 SEAN McLEAN: So there's been --
21 there's a tremendous amount of investment
22 looking at Riverside. There's a lot of
23 people that don't believe the Town will go
24 forward with zoning. We know how
25 contentious some other developments have

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2
3 ACD-2 cont
4 3.2.10

been. We know the differences between those developers and the community effort here.

5 But there's a three-and-a-half
6 acre piece of property on the waterfront
7 now. That property, if they decided to
8 try and build a Gosman's type of
9 environment on their own would have given
10 up. And they've never tried to develop it
11 because of the difficulty that they would
12 have to go through to try and get through
13 that.

14 This zoning and the effort that
15 the Town is making and the intense -- the
16 intensity of the studies that you're
17 performing under the Environmental Impact
18 Statement is going to allow that
19 development to happen free of charge to
20 that landowner, and that's what's amazing
21 about this process. The state has
22 invested a lot of money. Renaissance has
23 invested a lot of money. We don't get
24 paid by that landowner. We don't recoup
25 anything from that landowner. That

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ACD-2 cont
3.2.10

2 landowner now will have the right to
3 redevelop that property in a really
4 meaningful way to give public access to
5 the waterfront, bringing restaurants and
6 other amenities to that area. And that's
7 a special thing, because going at this
8 alone and meeting with Pine Barrens and
9 DEC and the water authorities and going
10 through all this process is not something
11 a landowner can do by themselves.

12 SUPERVISOR THRONE-HOLST: And you
13 bring up a very important point, because
14 that's part of the history here. And, you
15 know, the idea behind this plan and the
16 idea behind putting the task force
17 together, which is now six years old,
18 was -- a lot of it came out of the --
19 people came to me early on in my tenure as
20 supervisor and said to me, "You know, I
21 own a piece of property here, several on
22 Flanders Road, I have a business here, I'd
23 like to do something different but your
24 code doesn't allow for it, I'd like to
25 work with my neighbor and see if we could

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ACD-2 cont
3.2.10

2 work together on something." But there
3 just wasn't the foundation for making it
4 user-friendly for property owners to do
5 something really profitable and positive
6 with their properties. And that's why
7 you're seeing a lot of the properties that
8 are either vacant, blighted, have
9 businesses in them that are not, perhaps,
10 the ideal businesses for that location and
11 where the big idea behind this was that we
12 would create these overlay districts,
13 which, again, no one has to do anything,
14 but you can take advantage of them, that
15 there is positive zoning and incentive as
16 part of that. There are also grants.
17 There's small business loans. There are
18 all sorts of financial and economic
19 incentives out there in the private as
20 well as the public sector through this
21 state and through the county to help
22 encourage this kind of business
23 development.

24 SEAN McLEAN: And this isn't a run
25 down to the Town clerk and sign up

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2 tomorrow. Your grandchildren, when they
3 *ACD-2 cont* inherit the house or the business
4 *3.2.10* property, they can choose to do this,
5 right. This economic vitality lasts for a
6 time. It's a sustainability effort for
7 the region. It's not about any one
8 individual property. It's not about what
9 happens next door to me tomorrow. It's
10 about what happens in the community long
11 term, 'cause it has to work this time,
12 right. You know, I don't know that we
13 have another shot at this.

14 Thank you.

15 SUPERVISOR THRONE-HOLST: Thank
16 you.

17 Who's next?

18 JOHN LOCASCIO: Hi, good evening.
19 My name is John Locascio. I'm the manager
20 for the Parkview community located on
21 Flanders Road. It's a residential home
22 community. It's a mobile home park. We
23 have 47 homes. What makes us different
24 from a lot of the other mobile home parks
25 is that it's a co-op, all right. The

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JL-1
3.2.12

2 residents actually own the homes that they
3 live in, all right. When I took over
4 management of the community, you know, my
5 pledge to them was to increase the home
6 value and maintain the property so that
7 they retained the value of their home.

8 I was very skeptical, all right,
9 in the beginning of this whole Renaissance
10 project, okay, just by nature. And I sat
11 down a few meetings and I listened to what
12 was being presented to me and I almost
13 had, like, a negative thought in my
14 background here, this is just somebody
15 dipping into pockets trying to get paid.
16 But after working with Siris, Angela,
17 Sean, all right, that meeting with the
18 board of directors of my community, and
19 any time they wanted to meet and discuss
20 certain issues or had questions, whether
21 they were significant or insignificant,
22 they took the time and they explained so
23 that they understood what was going on,
24 what was being proposed, all right.

25 I do know one thing: If you

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2 *JL-1 cont.* | continue to do something the same way,
3 3.2.12 | it's going to remain the same. You have
4 | to give something a chance.

5 | In my experience from traveling a
6 *JL-2* | little bit and seeing other towns, cities,
7 3.2.13 | communities that have been planned with
8 | thought for the residents and actually
9 | have a workable plan, are thriving, okay.
10 | And that's what we need here, 'cause you
11 | have the perfect base. Out of all of Long
12 *JL-3* | Island, I look over and I say, wow, we
13 3.2.5 | have all this beautiful waterfront we
14 | can't access at all. You have access to
15 | both forks, and both forks have something
16 | to offer. And I just think that it's a
17 *JL-4* | great idea and we support this 100
18 3.2.27 | percent.

19 | DAWN GILLIAM: Good evening,
20 | everyone. My name is Dawn Gilliam.

21 | I was raised here in the Flanders
22 | area. I raised my children here and now
23 *DG-1* | my grandchildren. In all of that time
24 3.2.9 | nothing has changed for the positive. My
25 | main concern is the building next to the

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2 DG-1 cont.

3 3.2.9

church here in Flanders. It's a very
negative area. It has a history, a very
strong negative history.

5 COUNCILWOMAN FLEMING: I'm sorry,
6 next to which church?

7 REVEREND JESUS MARTE: 207
8 Flanders Road. I am the pastor.

9 UNIDENTIFIED SPEAKER: The
10 restaurant.

11 DAWN GILLIAM: Since December 2014
12 I have been fighting to make sure that
13 they do not obtain their liquor license.
14 Bringing liquor into that area will make
15 it just as crazy as its ever been. It
16 holds a very personal place in my heart.
17 I don't want to see that happen.

18 In fighting for that cause I ran
19 into Siris at Riverside Rediscovered and I
20 met some awesome people. I found out
21 about this plan. We need this here. Yes,
22 we're going to run into obstacles. Things
23 are going to happen and things aren't
24 going to go right, but we can make it
25 work. You can't do nothing. That's what

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2 DG-1 cont.

3 3.2.9

5 DG-2

6 3.2.16

8 DG-3

9 3.2.21

↑ we've been doing, nothing. Nobody wanted
to take a stand. Now we have someone here
that is willing to help and make that
difference. It has to be done. We're
going to have traffic regardless, but it
has to be that positive traffic. No more
drug dealings, no more prostitutes. We
have children. We have our future that we
have to worry about, my grandchildren,
everyone's grandchildren. It's going on
for too long now. I'm for it.

And as far as needing someone to
talk to those business owners who don't
want to sell their properties, I'll do it.
I'm not a big business person, but if you
need someone to stand up and make a
difference, I'm willing to do that. I've
learned that.

21 DG-4

22 3.2.25

Just one more. Those that are
against it, they're there with any
questions that you have. I've attended
those meetings. These guys are awesome.
So, make it work.

25 SUPERVISOR THRONE-HOLST: Thank

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2 you, Dawn.

3 ROSE NIGRO: Hi. My name is Rose
4 Nigro. I live in Flanders.

5 I'm embarrassed to say when I
6 first moved out here in 1997, before GPS I
7 used to direct people down Pleasure Drive
8 to come down to my house so they would
9 avoid driving through Riverside. That's
10 gotta change.

RN-1
3.2.9

11 I don't want to see prostitutes.
12 I want to see a pizza place. I don't want
13 to see drug dealing. I want to see a
14 donut place. I want to see maybe an annex
15 from the Riverhead Library and a little
16 coffee shop next door, maybe a walk-in
17 medical doctor, a doc-in-the-box
18 somewhere. This has to change. We have
19 to travel everywhere to go do anything, yo
20 know. Now is our opportunity to change
21 that.

RN-2
3.2.19

22 I'm a believer in the adage, a
23 rising tide rises all ships. With the
24 development of the Riverside
25 revitalization, I'm hoping that this will

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2 *RN-2 cont.*
3 3.2.19

not only have a positive impact on the
hamlet of Riverside but also the
communities of North Hampton and Flanders.

 This is an excerpt from an article
in the New York Times written June 9th,
1895: Flanders, Long Island, June 8th.
This is one of the most picturesque little
villages to be found on eastern Long
Island situated on the great Peconic Bay.
Its advantages for yachting, bathing and
fishing cannot be surpassed. It is four
miles from Riverhead, the nearest railway
station. People who wish retirement from
the city are charmed with this quaint
little town -- with this quaint little
town. The climate is helpful and
delightful. A large number of persons
come here annually. Many cottages are
being erected. And Flanders is vast
coming to the front as a summer resident
resort. The prospects are bright for this
coming season. The Flanders Club has its
home here. And then it mentions some of
the people, some of the men that were

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RN-2 cont.
3.2.19

2 going to the Flanders Club. It mentions
3 the Dunbar brothers, well-known actors who
4 are building new cottages here this
5 season. I live in one of those cottages.

6 With the right revitalization of
7 Riverside you can only hope that the tide
8 will rise and trickle down to this lovely
9 little place called Flanders, my home, and
10 the community of North Hampton.

11 I really appreciate all the work
12 you guys have put into it. Sean, you're
13 amazing. Siris, totally amazing.

14 Thank you very much.

15 DAVE COOK: My name is Dave Cook.
16 I'm a Flanders resident. I also am the
17 pastor of Calvary Baptist Church which is
18 in Riverside. I'm going to be short and
19 sweet.

DC-1
3.2.27

20 I just want to say, I want to
21 thank the Board for pushing this forward,
22 considering this redevelopment. I want to
23 thank everyone involved and I am 100
24 percent behind this.

25 Thank you so much.

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2 SUPERVISOR THRONE-HOLST: Thank
3 you.

4 JULIA HALSEY: Hello. My name is
5 Julia Halsey. I'm a Flanders resident.

6 And I'd just like to say thank you
7 to everyone who has put so much into this
8 project. And, I'm sorry, it's very
9 emotional for me because it's the first
10 time I've really lived in this area that
11 I'm really excited. This is something to
12 get excited about. We know what we have.
13 We know what we have. It's not working.
14 So, you know, it's a risk. It's a risk
15 for you to take. It's a risk for Sean to
16 take. It's a risk for anybody coming in.
17 But, you know, great risk brings great
18 reward and that's what I really see in
19 this project.

20 So, you know, I'd like to drive
21 down that street and say, you know, this
22 is the place I live instead of going, it's
23 Flanders, don't put 11901 in your GPS or
24 you're going to get lost and you're going
25 to go to Riverhead.

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2 But, you know, I mean, I'm
3 JA-2 excited. I'm afraid. I'm a single mom
4 3.2.20 living on Long Island, you know, just
5 banging it out every day trying to survive
6 it and not living a statistical life, but
7 we don't have to live a statistical life.
8 I want that for my son who's coming up. I
9 want that for my grandchildren. I want to
10 have hope, and that's what this project
11 does. It brings hope and united and unity
12 to our community, and that's what we need.
13 That's what we need. We know what we
14 have. We have to do something else.

15 Thank you.

16 DONNA STOVALL: My name is Donna
17 Stovall. And as a little girl I used to
18 come out here. My grandparents are from
19 DS-1 here. I haven't been here in decades.
20 3.2.18 And I decided -- originally from Brooklyn,
21 moved and lived up in Troy, New York,
22 worked in Albany. And I got tired so I
23 wanted to come back to Long Island.

24 So when I returned here, when I
25 first moved here I couldn't believe how --

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2 to me it just looked really dead. And I'm
3 *DS-1 cont.* a walker. So I have a car, but I haven't
4 *3.2.18* driven because I love to walk around Long
5 Island. I'm also a student at SCC. So
6 usually when I get off at the County
7 Center, sometimes the buses takes too long
8 and I walk. So that is a task in itself
9 if you're trying to get across from the
10 County Center to come all the way over to
11 this side.

12 I wasn't going to say anything,
13 but I don't like standing in front of
14 people. But nevertheless, since I've been
15 *DS-2 cont.* here I've taken a love for Siris and
16 *3.2.27* Angela's Renaissance office. Any time
17 that I have, I devoted to them. They know
18 that I never hesitate. When I found out
19 about what they were doing, I was
20 overwhelmed. I could not believe it. I
21 was like, this is going to be exciting.

22 Not too long after that I met Lisa through
23 *DS-3* WaterFire. So I'm like, oh, I want to
24 *3.2.27* help her, too, 'cause this sounds
25 exciting. So it got to the point where I

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2
3 DS-3 cont.

4 3.2.27

↑ had to divide my time and I said, this is
going to be a fierce collaboration. And
it's not about for me, it's not so much
about Riverhead and Riverside. It's about
the east end. When they have big
functions coming up in Brooklyn people
come out and just support it because it's
going to help that area. So if these two
can -- I forgot the term they use, like,
they're partners. If these two can
collaborate, this is going to be
phenomenal.

14
15 DS-4

16 3.2.18

I get tired of going to New York
to go and do something, you know, or go
into Manhattan and have to go and do
something or this is going on. I can't
wait 'til all I have to do is just walk
down the block. And that's the other
thing. As a pedestrian, there's no
sidewalks. I have to pick what streets to
walk down because it's too dark, it's
isolated, it's dangerous. It's just
scary. So just to see this here plan
coming, I'm excited for it. So I can't

24 DS-5

25 3.2.27
↓

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2 DS-5 cont.

3 3.2.27

↑ volunteer for anyone else, but I love the
plan and thank you.

4 ALEX DIJULIO: Hi. My name's Alex

5 DiJulio. I'm an artist and business

6 owner. I live in Southampton. I just

7 wanted to come up and say a few things.

8 I feel like I represent a

9 AD-1

10 3.2.20

demographic of being a young person living

11 in Southampton and also a member of the

12 creative community. And I think that I'm

13 interested in Riverside because it, first

14 of all, has embraced the WaterFire

15 project, which I think is a really

16 exciting way to bring people exposure to

17 the arts in the community. And I'm also

18 excited about the idea of affordable

19 housing and an urban environment similar

20 AD-2

21 3.2.11

to that happening in Riverhead right now.

22 I just think that continued

23 emphasis on things for younger people to

24 come into the community and stay in the

25 community is something that's an important

thing for the east end but hugely also for

↓ this redevelopment. And I'm excited that

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AD-2 cont.

3.2.11

2 this is -- there are already things
3 happening that entice me to stay in the
4 area and to pursue Riverside as a
5 potential for myself in the future.

6 So, thank you.

7 THEODORA COHEN: Hello. My name

8 is Theodora Cohen. I am actually a
9 resident of Riverhead but I do have a
10 business here on Riverleigh Avenue. It's
11 the junk shop, the antique shop. And many
12 people here, residents, are my customers.

TC-1

3.2.27

13 And what I need to say is that we
14 all are very thankful for all of your
15 cooperation, input and the calling in of
16 Renaissance Development Group and Sean and
17 Siris. They're the catalyst that pull
18 everything together and so are all of you.
19 But I do want to mention that -- well,
20 just to tell you a short story.

TC-2

3.2.21

21 In around 2001 I was living in
22 Riverhead. I didn't open up the shop yet,
23 but I brought my car over to the Getty
24 station at the circle to be repaired.
25 There was a garage there. And a few days

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TC-2 cont.
3.2.21

2 later I go to pick it up and it's gone.
3 It was stolen from the Getty station and
4 it was taken over to the gas station
5 across the street. They stole \$3,000
6 worth of cigarettes and we finally found
7 my car up on Old Quoque Road. It was used
8 by a group of drug addicts. And I said,
9 well, this is a pretty bad area.

10 So 2007 -- I'm a real estate
11 broker also in Riverhead. And when the
12 crash came in 2007 I said, well, I need to
13 have some cash flow. So I saw this
14 building for rent on Riverleigh Avenue and
15 I thought about whether I should come to
16 this area or not. But being that the rent
17 was very affordable, I took it and built
18 up the business in eight years, made a lot
19 of friends, and also got involved with the
20 original grass roots groups that used to
21 meet right here in this auditorium to try
22 and get Riverside kick started. And these
23 people are here in this room today and I
24 want to commend them for never giving up.
25 There have been people who said, "Oh,

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2 it'll never happen." So I want to commend
3 all the grass roots residents that kept up
4 with the vision and, of course, that, in
5 itself, is the catalyst to bring everybody
6 back on board.

7 So what I also want to say is that
8 the gentleman that just spoke about the
9 young artists and culture also coming to
10 this area is really very important. And I
11 have promoted through my real estate a
12 project of a very good friend of mine,
13 Gloria Kitsch (phonetic), who owned 40
14 acres up on the corner of 105 and 24, and
15 I was hoping and did ask Sean to
16 incorporate that property into the
17 planning code, which I did not see up in
18 the plan here. But if you would all take
19 that into consideration, because this
20 gentleman Alex and several renowned
21 artists have come to look at that property
22 to do art schools, sculpture schools,
23 Giancarlo, Biage (phonetic), Jill Ferg
24 (phonetic), very famous --

25 MS. SCHERMEYER: Three minutes.

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2 THEODORA COHEN: Okay.

3 And so if you would take that into
4 consideration.

5 This is a wholistic project, a
6 wonderful project that incorporates the
7 environment, the economical, and that's
8 what's so special about it and may be a
9 light to all the other projects that go
10 on.

11 SUPERVISOR THRONE-HOLST: What
12 happened -- we had some conversation some
13 time ago about the Community Preservation
14 Fund looking at that property.

15 THEODORA COHEN: I don't think
16 that's going to happen because -- well, 33
17 acres of that property is the conservation
18 easement by the Peconic Land Trust. But
19 there are six acres that can be used and
20 further developed. It would be a cultural
21 arts center not only used for the artists,
22 but the Bridgehampton Children's Museum
23 and WaterFire also partaking in the use of
24 it for the public. But I just find out
25 today that it's critically sensitive. So

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TC-5 cont.
3.2.9

↑
2 we have to look into that because I just
3 spoke with David Wilcox (phonetic)
4 about -- I don't know what part of that,
5 the 33 acres or the developable use.

6 So that would be -- I feel that
7 this whole thing is going to happen and if
8 it does, that would make a wonderful
9 cultural arts center for many of the young
10 people and artists that want to come use
11 it in the area, and the WaterFire which is
12 also a bright light. It's all happening
13 at the same time. I mean, everybody has
14 to see something's going to happen there.

15 So, thank you very much and --

16 SUPERVISOR THRONE-HOLST: So we'll
17 keep exploring that.

18 THEODORA COHEN: Okay. Very good.

19 Thank you very much.

20 NEIL YOUNG: Hi, folks. My name
21 is Neil Young. I have two points to make.

NY-1
3.2.19

22 One, I will miss that nice natural
23 side of the river when I walk the
24 boardwalk in Riverhead. They said a lot.
25 I understand that progress happens.

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2 Anyway, my biggest concern is when
3 NY-2 Riverside becomes new and improved, what
4 3.2.21 happens if all the problems move down the
5 road to Flanders where I live?

6 SUPERVISOR THRONE-HOLST: I'm not
7 sure I understand your question.

8 NEIL YOUNG: You have an element
9 in Riverside.

10 SUPERVISOR THRONE-HOLST: Oh, all
11 the problems.

12 NEIL YOUNG: All the problems,
13 right.

14 What happens when they're all
15 pushed out of Riverside and they're going
16 to head probably to Flanders, which could
17 use its own improvement.

18 SUPERVISOR THRONE-HOLST: Well,
19 the reason we are wanting to do this is
20 that it has shown itself time and time
21 again in areas where you go from blight to
22 light, which is the usual way of talking
23 about it, those elements actually go away
24 and don't move down the road. They simply
25 go away. And that is part of what is

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2 NY-2 cont. happening here.

3 3.2.21

NEIL YOUNG: Thank you.

4 KATHY KRUEL: Hi. My name is

5 Kathy Krue1.

6 I started the Flanders

7 Neighborhood Watch about 25 years ago when

8 KK-1 I moved to this area. It was infested

9 3.2.21

with drug dealers and it was infested with

10 hookers. A lot of my neighbors never came

11 out of their house. I'm very passionate

12 about where I live, very passionate about

13 my neighbors. I'm very passionate about

14 the children and safety.

15 I am for this project because when

16 I moved here I was told that the drug

17 dealers and the hookers, they tried to

18 confine to Cypress and they tried to

19 confine to Old Quoque Road. That was

20 unacceptable. We got the people together

21 and in numbers people realized that you

22 can speak, we do have a voice, and they

23 came out.

24 They need to clean up the area.

25 I'm tired of being -- I can't curse, can

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2 I? I'm tired of being the end of
3 *KK-1 cont.* Southampton. I'm tired of being -- "Oh,
4 *3.2.21* you live in Flanders? Oh, don't go to
5 Riverside. Oh, my, God, don't go down
6 Brown Street or Old Quogue Road. Oh my
7 God, Cypress is unsafe."

8 We all live here. We're a
9 community and together we're going to
10 clean it up. We're not going to take it
11 anymore. Southampton is going to realize
12 that we are part of Southampton and we are
13 going to make a difference. Our children
14 are going to grow up safe. They're going
15 to have a place to play. They're going to
16 have a place to go shopping. We need to
17 clean up this area.

18 We don't need the bar. I agree
19 with Dawn. I was there when everything
20 went on in that bar, and I agree we do not
21 need a bar there. It is nothing -- they
22 opened old Mike Esposito's. It was
23 supposed to be opened as a restaurant and
24 then it became a bar. The police are
25 *KK-2* there constantly. The people are getting
3.2.18

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2 KK-2 cont.
3 3.2.18

↑ hit leaving because when the bar closes
they're going to 7-Eleven trying to buy
beer and people crossing. We still don't
have a light. So our community's still
getting killed crossing the road, which is
something we're hoping will be up before
2016.

9
10 KK-3
11 3.2.21

I'm really praying that this goes
through because we need to clean up and it
needs to be cleaned up now. No more
waiting. I've been waiting for 25 years
to get something done over here. And all
I get is every time I get this point, I
get hit with a brick wall and everybody
stops answering their phone calls and
nobody wants to help again.

18 There'd be more people here, but
19 I'm telling you right now, this community,
20 three quarters of this community has given
21 up because people have gone to meetings,
22 they've gotten together. We did the
23 neighborhood watch. They cleaned the
24 streets. What more could they do? They
25 ↓ got to a point that they were getting no

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2 KK-2 cont.
3 3.2.21

↑ help anymore. And everybody needs to
stand together. You need to go to your
neighbors. You need to tell your
neighbors that we need the help, we need
more say. And everybody needs to stand up
and they need to stand up for yourself
because nobody else is going to stand up
for us but us. We live here.

10 MS. SCHERMEYER: 30 seconds.

11 KATHY KRUEL: Thank you.

12 Can I just say one more thing?

13 For people think, oh, she just lives in
14 the neighborhood. I don't just live in
15 the neighborhood. My nephew got involved
16 with the drug dealers and was murdered a
17 block away from my house because of what
18 goes on in my community. This needs to be
19 cleaned up now, not tomorrow. Today.

20 NIKKI SACCO: Good evening. My
21 name is Nikki Sacco.

22 NS-1
23 3.2.27

↓ I don't want to -- this is a nice
HUD-fest and I appreciate it. I
appreciate all the work the Board has done
and the Supervisor since you've come in.

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2 NS-1 ↑ We definitely need a project in our end of
3 3.2.27 town.

4 Just a real quick story to why I'm
5 going to say what I'm going to say, is
6 that for the last three years, four years,
7 actually, I took care of my husband who's
8 been ill and ultimately passed away this
9 year, so I have not been involved in my
10 community, in civics as much as -- at all,
11 actually. I had no opportunity. I
12 recently joined the board of Bay View
13 Pines, so this whole thing came very much
14 to light for me.

15 My big concern with this is that
16 NS-2 ↓ I've spoken to some of my neighbors. I
17 3.2.25 live in Flanders. Nobody is really aware
18 of this. And one of the reasons that
19 they're not aware that most of the -- for
20 instance, FRNCA -- the civic associations,
21 FRNCA, Bay View Pines, whoever, would say
22 to you, well, they didn't attend meetings.
23 Well, I don't think it's Susan's
24 responsibility to attend every meeting or
25 at all. I think when some project of this

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2
3 NS-2 cont.
4 3.2.25

heft goes into place, I think it's your
responsibility to make sure that every
citizen, even surrounding the area, is
aware of it and has some input. Now we're
talking two weeks away for input. We're
not even sure exactly what the zones mean,
which they weren't really explained. And
I would love to have invited some of the
people from Renaissance to our next
meeting. However, we have Fred Thiele
coming with the barracks thing, which I
encourage you all to come to our meeting
on the 6th. It'll be important.

So my -- other thing that I want
to say is, besides not having enough time
for the people in Flanders, in Bay View
Pines alone to give the input that they
could give intelligently, because we
really don't know what the zoning entails
and what the density is going to do, what
our school taxes are going to fly up to,
if at all.

I think I would ask you to maybe
have another meeting like this or lengthen

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2 NS-2 cont.
3 3.2.25

↑ your time for our input. I would
appreciate if you could do that. I'm sure
everybody loves that there is a project
going on and we're not looking to put a
damper on it, but we'd love to give some
intelligent input, if we could.

8 MS. SCHERMEYER: 30 seconds.

9
10 NS-3
11 3.2.9

NIKKI SACCO: The other thing I
did want to say to you is, I, too, come
from Brooklyn and I've lived in the city
and I live out here for a reason and it's
not to see five-story buildings as I drive
by. So if this thing could be done with
two stories, it would -- I don't think
you'd have an objection from anyone. But
anybody that I've spoken to has an
objection to a four- or five-story
building in this area.

And thank you for your time, all
of you. And I want to thank everybody
that's been involved with this project for
all their time and effort. We just hope
that you give us a little more time to
give input.

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2 Thank you.

3 SUPERVISOR THRONE-HOLST: I just
4 want to reiterate that this hearing is --
5 we will close the hearing, but there will
6 be a two-week written comment period which
7 will give you the opportunity then to look
8 at anything that you haven't had a chance
9 to look at. You will also have the
10 opportunity to reach out. You can go to
11 Sean's office and speak to everyone there
12 if you have any questions. The plan is up
13 on the website. And we won't be taking
14 any action before that time period, so you
15 will have opportunity to weigh in on it
16 over the next couple weeks.

17 I don't think that bell applied to
18 us, right?

19 LARRY OCHSMITH: Good evening. My
20 name is Larry Ochsmith (phonetic). I live
21 in the Remsenburg area, West Hampton
22 Beach. My office is on Main Street in
23 Riverhead. I've been driving through the
24 traffic circle to and from work for 20
25 years.

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2 LO-1
3 3.2.27

I commend this program. I commend
you guys for starting this. I'm a
youngster. I've only been attending the
Riverside economic development meetings
for three years. And during those three
years the Town put out an RFP. The Town
put out an RFP. They ended up selecting
this developer and this developer has done
a wonderful job.

11 LO-2
12 3.2.25

One of the things that have made
this where it is right now, the 300-page
document that, by the way, answers almost
all of the questions that have been asked
here, what kind of zoning. It just goes
into a merriment of detail. So it's a
long one, you just have to look at it.
But you closed timeframes. You asked the
developer to do something by a certain
date. They have. Two years ago they
started when they were selected. Now
they've come in with this very impressive
document.

I would encourage you to basically
do the same. I would ask that you do

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LO-2 cont.
3.2.25

2 close the public portion of this hearing.
3 I will submit some written comments on a
4 technical aspect about parking and sewage
5 treatment. But what's really driving this
6 is that it's moving ahead. It's not
7 getting bogged down. It's -- you know,
8 it's moving ahead. It's very exciting.

9 I would ask that you, again, do
10 not keep the public hearing open. Keep it
11 open for public comment. There's going to
12 be other public hearings, as everyone
13 knows.

14 So, thank you.

15 UNIDENTIFIED SPEAKER: I'm only
16 here for moral support. I had my three
17 minutes. Okay.

18 NATALIE TUCCI: Hi. I'm Natalie
19 and WaterFire's awesome.

20 ROBERT BROWN: Hi. My name is
21 Robert Bubbie Brown and I'm a resident of
22 Riverside.

RB-1
3.2.27

23 I look at this project as almost
24 as a rebirth. I grew up in Aquebogue but
25 most of my family and relatives live on

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RB-1 cont.
3.2.27

2 Old Quogue Road and Brown Street in
3 Flanders. And I can remember walking down
4 Old Quogue Road to my relatives, cousins'
5 and aunts' and uncles' houses and it was a
6 different neighborhood than the
7 neighborhood that's there now. It was a
8 vibrant, live, community-minded
9 neighborhood that people were proud to
10 live in. There was no drug problems.
11 There was no prostitution. It was a
12 community of family, of God-fearing
13 people. That has somehow diminished and I
14 don't know how it happened. I don't know
15 why it happened. But it happened and it's
16 not only happening in this community, it's
17 happened in other communities, too. And I
18 look at this project as a rebirth and
19 bring it back to where it used to be
20 without changing drastically the
21 demographics of the community.

RB-2
3.2.14

22 When you talk about jobs, I want
23 people that look like me to have jobs. I
24 want people on the boards that look like
25 me. In this community, whether it's in a

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2 RB-2 cont.

3 3.2.14

town hall, whether it's in the police
station, whether it's in the school
system, whether it's on the school board,
there is a lack of what the demographics
of this community should look like, okay.

7 Thank you.

8 PETER BOLMAN: Little change from
9 the speech.

10 MS. SCHERMEYER: Excuse me, sir.
11 Could you please identify yourself for the
12 record?

13 PETER BOLMAN: Peter Bolman
14 (phonetic).

15 Riverside Rediscovered, trying to
16 change the town can be a trying task.
17 Changes needed to be made bring about --
18 wait a minute. Okay.

19 PB-1

20 3.2.27

Riverside Rediscovered, trying to
change a town can be a trying task.
Changes needing to be made bring many
questions to ask. Where do you start?
Who do you put in charge? Is the change
small or is the change large? Will people
see the vision when you explain it to

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PB-1 cont.

3.2.27

2 them? Will they gather 'round and give a
3 hand and create a shining gem? Riverside
4 will be changing. Ask yourself what you
5 can do, because it's a long, long process
6 and can't be done by just a few.

7 The plans look good on paper and
8 the plans are for everyone, and my picture
9 of the future sees it all in place and the
10 job done. And many will come and see the
11 changes put in place, the new buildings
12 and attractions that will change
13 Riverside's face. So get ready and roll
14 up your sleeves, there's still more work
15 to be done. Contractors galore will
16 invade and Riverside will shine, bar none.

17 SUPERVISOR THRONE-HOLST: Thank
18 you, Peter.

19 I have to say that in my now eight
20 years of doing this, this is the first
21 time I hear it put into poetry, and I
22 thank you for that.

23 CHRIS SHELDON: Yeah. How do you
24 follow that, huh?

25 My name is Chris Sheldon. I've

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2 been involved for years and years with the
3 different groups, Riverside Economic
4 Development Committee, FRNCA, the CAC. I
5 have been before seven Town
6 administrations. See if I can remember
7 them: Marty Lang, Fred Thiele, Vince
8 Cannuscio, Skip Heaney, Linda Kabot and
9 Anna Throne-Holst. To be continued,
10 right?

11 And now we finally can see the
12 light. We finally see something
13 happening. I should have brought the list
14 of all the different hamlet studies that
15 have happened over the past 15 years. And
16 one of the speakers was correct when she
17 said that three quarters of the people
18 have just given up, and that's not good.

19 So we hung in there. We wish you
20 well. And what happens in Riverside
21 affects not only the three hamlets of
22 Flanders, Riverside, North Hampton, it
23 affects downtown Riverhead and it affects
24 the Town of Southampton and the entire
25 east end. This is going to be such an

CS-1
3.2.27

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2 CS-1 cont.

3 3.2.27

↑
exciting, celebratory place. I just can't
wait to see it happen, and let's go, go,
go.

5 Thank you.

6 VINCE TALDONE: As you all know,

7 I'm fairly limited in my vision. But

8 nonetheless, my name is Vince Taldone.

9 I'm the president of the

10 Flanders-Riverside-North Hampton Community

11 Association.

13 VT-1

14 3.2.27

And on behalf of my board, I would
like to express our full, total support
for this project. In particular, the
momentum that is continuing to this night
which is so, so very different from the
history, the many, many years of inaction.

18 So I'd like to first thank the
19 entire Town Board for its work, but, in
20 particular, Anna Throne-Holst, Christine
21 Scalera for really lighting a fire and
22 making this happen and happen quickly so
23 that people can regain their hope and with
24 a united board. I think that's probably
25 the only way that things really do move
↓

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2 forward.

3 VT-1 cont.

4 3.2.27

I'm thrilled with this project for
a number of reasons. We' started with
this asking for economic development that
would create jobs and tax ratables that
would help pay our school taxes, help
generate jobs for the people who live
there, decent housing for people who live
in substandard housing in the area and
people who work in the area but can't find
housing. So Riverside can serve so many
purposes in addition to serving the people
who live there and it's such an
underutilized resource that it's really a
pity.

17 VT-2

18 3.2.5

But the one point I really want to
bring home, to me the day that the kids at
this school can walk down the river to a
park rather than seeing a rubble-strewn,
garbage-covered lot with prostitutes and
crack dealers on several streets on their
way home will be a day that's worth
waiting for in my life. I hope it comes
soon. They deserve the riverfront. They

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2 VT-2 cont.

3 3.2.5

↑
deserve to enjoy the environment that we
have and I'm just thrilled to see this all
moving forward.

5 Thank you all for your work.

6 COURTNEY SURMANEK: Hi. My name
7 is Courtney Surmanek.

8 And I just felt it very important
9 to note that that lovely poem that was
10 just recited was part of an amazing
11 unprecedented adventure that Siris, Angela
12 and a core group of community members,
13 artists and visionaries, brought together
14 Riverside's -- one of Riverside's first
15 cultural events. That's incredible, and I
16 hope to see more of that.

17 I'm also the assistant director of
18 Suffolk Long Island Mentor and Mentee
19 which is an all-volunteer, nonprofit
20 mentoring initiative for adults ages 18 to
21 34, my generation.

22 CS-1

23 3.2.27

↓
This project gives me and also my
project hope for what can happen, and the
ability for myself and also my generation
to stay on Long Island. It resonates.

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2 CS-1 cont.

↑ It's not -- it gives Long Island hope.

3 3.2.27

Thank you.

4 SUPERVISOR THRONE-HOLST: Anyone

5 else?

6 ANGELA HUNEALT: Hi. My name is

7 Angela Huneault. I am an assistant

8 AH-1

liaison for Riverside Rediscovered, but I

9 3.2.27

stand before you as a mom, as a woman who

10 has lived in Flanders for 37 years.

11 I don't want to see my babies

12 leave, I don't. And when I saw this for

13 the first time in an article in the paper,

14 in the newspaper August of last year, I

15 grabbed my mom, I called Siris, and I went

16 that same day and I sat in the office and

17 I heard all about it. And I just lit up,

18 completely lit up to the point now I am an

19 assistant liaison.

20 This project cannot be pushed

21 aside. It needs to just -- it needs to be

22 signed, delivered, done, sealed. Please

23 don't let it go any further.

24 My babies are -- I call them

25 ↓ babies. They're 20 and 18. They're not

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AH-1
3.2.27

2 babies. But, you know, they saw the joy
3 on Mom when I came home and told them
4 about this project. And, of course, I
5 talk about it daily. And I have one in
6 college and one who's an electrician
7 trying to find what he wants to do and I
8 keep showing him and telling him, "Hold
9 on, honey, hold on. Soon you can move out
10 of Momma's house and you can live down the
11 road." So we gotta do this. This has to
12 happen.

13 Thank you, thank you guys so very
14 much.

15 ANDREW SILVOY: My name is Andrew
16 Silvoy (phonetic). I hadn't planned on
17 speaking, but I'm not for the project.
18 I'm not against the project, but --

19 UNIDENTIFIED SPEAKERS: Can't hear
20 you (inaudible).

21 ANDREW SILVOY: I'm not for the
22 project, nor am I against the project.

AS-1
3.2.10

23 What I'm concerned about are --
24 it's very dreamy and wonderful to think
25 that this is what it could become, and I

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AS-1 cont.
3.2.10

2 wish it could become this. On the other
3 hand, the reality is, this is Riverhead.
4 It's not Manhattan. It doesn't have the
5 base of business that Manhattan has,
6 nor -- okay.

AS-2
3.2.10

7 I think part of the concern I have
8 is the devil's -- they say the devil's in
9 the details. As Sean pointed out, you're
10 going to dictate to businesses that they
11 have to employ ten percent of local
12 people, how the buildings are going to
13 look and the architectural details. And I
14 don't know, you know, if that's going to
15 fly with many businesses or developers, to
16 have all the details spelled out early. I
17 think you're maybe cutting off your nose
18 to spite your face and discouraging people
19 from coming in and partaking in this
20 redevelopment.

AS-3
3.2.13

21 Also, I own a business on
22 Flanders. It is a vacant building. How
23 am I going to attract someone now as
24 opposed to people waiting, Sean said 50
25 years, for someone's grandchildren to

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AS-3 cont.
3.2.13

2 develop their property? I need something
3 to be done now. I'm paying the taxes.
4 It's vacant. I can't attract anyone to
5 the property. If I put this development
6 up, it's going to be in a sea of vacant
7 land around me. I don't know if I can
8 attract anybody, nor attract a large,
9 large company. I mean, local businesses,
10 maybe. But you need the basis for a
11 basement corporation so that if the little
12 ones leave, at least I have some income
13 from the big guy. I don't mind having
14 small local people. They need to know
15 that I'm not going to have turnover every
16 two years because business isn't as good
17 as they'd like. Same thing with the
18 housing. People move in, people move out.
19 There are vacancy factors that have to be
20 figured in.

AS-4
3.2.10

AS-5
3.2.10

21 So as I said, I'm not against it.
22 You really have to start considering the
23 details. I mean, think about Old Country
24 Road. All the big businesses have left
25 Riverhead, Main Street and have gone up

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AS-5 cont.
3.2.10

2 there. That's where people want to shop.
3 That's how they want to shop. I don't
4 know that they want to shop the same way
5 you're projecting to put onto Flanders or
6 Riverleigh. You don't have the Long
7 Island Railroad nearby. So attracting
8 people to come in here isn't the same
9 thing as having a subway stop or, you
10 know, a Long Island Railroad stop close
11 by.

AS-6
3.2.15

12 Also, one last thing, taxes. Most
13 of the school taxes are dictated by the
14 state, so Suffolk County has control of a
15 lot of taxes. That's not going to change.
16 Those problems are still going to be
17 presented upon Southampton. As I said,
18 I'm not against it, but, you know --

19 MS. SCHERMEYER: 30 seconds.

AS-7
3.2.25

20 ANDREW SILVOY: I was only
21 approached once in the very beginning and
22 never had a chance to give anymore input
23 into the business aspect of it.

24 Thank you.

25 SUPERVISOR THRONE-HOLST: You have

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2 plenty opportunity to give your comments.
3 And I'm going to give you my own personal
4 pep talk here for why I think this is
5 going to work.

6 There is nowhere on Long Island
7 that represents the gateway to the north
8 and the south fork. There is nowhere on
9 Long Island that presents an unfulfilled
10 opportunity the way this does. There is
11 nowhere that has the beauty of this area,
12 that has the traffic that's already going
13 through on its way to the south and the
14 north fork to areas that are already a Sag
15 Harbor or a cute little town somewhere
16 else. This is an opportunity to create
17 that.

18 And the businesses that have
19 wanted to come into this area, that have
20 been talking to us for years about wanting
21 to come into this area have not been able
22 to do it because the zoning has not been
23 in place, the sewerage has not been in
24 place. The opportunity to be part of a
25 concerted movement that has some planning

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2 behind it, good planning behind it has
3 never been here before.

4 So I'm going to encourage you to
5 work with us on this, work with Sean and
6 Siris and everyone on it. I think you
7 will find that you will be caught into a
8 very positive forward momentum here and
9 your business will thrive as a result of
10 that and other businesses will come as a
11 result of that.

12 I think Sean can speak to the
13 interests that has already been expressed
14 by developers and businesses that are
15 interested in coming to the area.

16 SEAN McLEAN: Yeah. And again,
17 any time, if you want to meet, we're happy
18 to spend the time to meet and go through
19 all the zoning regulations, the options on
20 your actual development parcel, your
21 business plan. We have in-house
22 architects and planners that we provide
23 free of charge to property owners so you
24 can actually understand what your property
25 is capable of or whether or not you need

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2 to knock on your neighbor's doors and say,
3 "Hey, do we want to do this together?" So
4 we will knock on their doors for you. We
5 may know a number of them already.

6 So anything you need in that
7 sense, we're happy to provide. That's
8 part of our responsibility. It's in our
9 contract with the municipality, to help
10 other property owners develop their
11 property without us. And if you want us
12 involved, then we can talk about whether
13 or not that's feasible. So there's a lot
14 of options on the table.

15 And also, again, any of the other
16 groups, Bay View Pines, Waters Edge, any
17 of the other groups that want to have us
18 there, I'm happy to attend. We've been
19 to -- I must have had 75, 80 meetings over
20 the last year, year-and-a-half. Again, I
21 live -- I can practically walk there. I'm
22 over by the Hampton Deli, so it's not very
23 far for me to go, whether it's a Saturday
24 or a Sunday, as long as I'm not watching
25 my kids. So, you know, whatever the

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2 people in the community need, we're going
3 to make ourselves available as we have for
4 the 18 or so months we've been doing this.

5 Thank you.

6 SIVI REGIS: Because I'm new to
7 these meetings, forgive me if there's any
8 redundancy, and I'll be quick. Of course
9 I agree 100 percent with what you said.

10 SUPERVISOR THRONE-HOLST: Would
11 you state your name?

12 SIVI REGIS: Oh, yeah. Sivi Regis
13 (phonetic).

14 I agree 100 percent with what you
15 said. 15 years ago you wouldn't even
16 really want to walk into Patchogue. Now
17 it's an absolute destination that
18 everybody wants to go to. Now that and
19 even better can happen to Riverhead
20 because, as you said, it's at the mouth of
21 the two forks.

22 But I'm an idea person and I have
23 a lot of really good ideas for this area.
24 I'd love to be part of a group that brings
25 the idea people and the make-it-happen

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SR-1 cont.

3.2.27

2 people together once a month to keep
3 things moving. So if there is such a
4 group, I'd love to know what it is and, if
5 not, I'd like to call for one to come into
6 committee.

7 SUPERVISOR THRONE-HOLST: I

8 suggest you reach out to Siris. She has
9 been an amazing spearhead to that. And
10 the group meets on a very regular basis
11 and does exactly what you're talking about
12 and, I'm sure, would love to have you as
13 part of its idea group.

14 Anyone else? Here comes the
15 formal invitation.

16 SIRIS BARRIOS: So first of all,

17 my name is Siris Barrios. I'm the
18 community liaison for the Riverside
19 Rediscovered project. I'm going to share
20 a little bit about my personal journey,
21 how I arrived at this project.

SB-1

3.2.25

22 So I moved to this area four years
23 ago, fell in love, came out here for love,
24 had a baby. Was very happy at home with
25 my 18-month baby. And a year before I had

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2 SB-1 cont.

3 3.2.25

4 seen, actually, a posting for a similar
5 position in Huntington and I was like,
6 what? A developer interested in engaging
7 the community? Ridiculous. This doesn't
8 happen. We're usually fighting developers
9 'cause they don't give us a seat at the
10 table. So I researched, researched,
11 researched. I was like, they seem to be
12 credible. So I applied, got hired.

13 My training, my background is in
14 geography, geographic rating system. I've
15 done -- I think I've knocked on thousands
16 of doors in my lifetime, not because I
17 need to because I can sit behind a desk
18 and make maps, but I do like the community
19 engagement. I think that oftentimes
20 researchers, elected officials have ideas
21 about communities and what should happen
22 in their communities. But it's really the
23 people that live in these communities, the
24 businesses who need to dictate, and that's
25 what happened here. And that's the one
that thing that I can appreciate about
this process.

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2 We've had an opportunity to door
3 SB-1 cont. knock. 75 percent, I would say, of all
4 3.2.25 Riverside, not once, twice -- I don't know
5 how many people have walked these streets.
6 I have residents that live in Flanders,
7 that live in Riverside and say, "You know
8 what? I've never walked down these
9 streets. I'm scared." After knocking on
10 several doors and seeing different
11 characters and seeing that they're humans
12 like us, they got over that and we went
13 back time after time. We can invite
14 people to come to meetings. We can't
15 force them. That's the reality.

16 I want to thank the press,
17 Riverhead Local, News Review, Southampton
18 Press, the East (inaudible), Newsday, Tim
19 Gannon, because they've been really the
20 folks bringing the message to those that
21 don't attend meetings, to those that don't
22 go online, to those that don't
23 participate, because when we knock on
24 those doors they're like, "Oh, have you
25 ↓ heard about the project," "Yes, I've been

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2
3 SB-1 cont.
4 3.2.25

keeping up through the newspaper." So I
want to really thank the press on the role
that they played these past four months
because without their help, this would not
be possible.

7 Lastly, from a geographic
8 perspective, and now I'm going to take my
9 hat. This is a model. I've done national
10 work training other organizations on how
11 to engage communities. And to me, the way
12 that this has happened between the
13 municipality, the master developer and
14 communities is the model for other places
15 to follow. I think it should be --
16 somehow we should package it and take it
17 all over because, like I said, oftentimes
18 people don't have a seat at the table. We
19 have to fight usually for community
20 benefits and we have to fight to even get
21 a word in. So I'm thankful that I've been
22 on both sides and that I'm satisfied as a
23 human being that it's -- that people had
24 an opportunity to engage. And you can go
25 online. All information is there.

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2 SB-1 ↑ Actually, all your questions to taxes,
3 3.2.25 dwellings, it's all in the last document.

4 So that's all I have to say. And
5 thank you for engaging in the process in
6 the last four months.

7 SUPERVISOR THRONE-HOLST: Siris,
8 before you walk away -- Siris, before you
9 walk away or write your name, I think we'd
10 all like to take this opportunity to
11 publicly thank you because you have been
12 amazing, amazing.

13 When she talks about the doors
14 that she has knocked on and the amount of
15 time and real love that she has put in
16 this project, it really is extraordinary.
17 I mean, she has walked, as she just
18 described. And for those of us who have
19 to walk and knock on doors, you know, for
20 other reasons, we know that it's a
21 drudgerous thing to do, but she has been
22 out there doing it and put so much of her
23 own love and care into this. And we
24 really thank you because this would not be
25 where it is today if it weren't for you.

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2 SIRIS BARRIOS: Thank you.

3 SUPERVISOR THRONE-HOLST: Last but
4 not least, our trustees.

5 RAYMOND OVERTON: Hi. I'm Ray
6 Overton and this is Scott Horowitz from
7 the Southampton Town Trustees.

8 It's very interesting tonight to
9 be here to hear the passion that's
10 involved in this community. I'm from West
11 RO-1 Hampton. My mother was from Riverhead so
12 3.2.27 I came through this area constantly when I
13 was a kid. And to watch the change has
14 been disappointing. To see the
15 possibilities is exciting.

16 But more than anything else, what
17 RO-2 Scott and I would like to do is thank the
18 3.2.25 Town Board and Supervisor for making the
19 trustees an interested party in this
20 application. There's a lot of work that's
21 on the riverfront, trustee property, and
22 we look forward to working together with
23 the developer and the Town Board to
24 protecting that property and making
25 V certain that it's great a community

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2 RO-2 cont. ↑ resource over here in Flanders, Riverside
3 3.2.25 and it stays that way.

4 Thank you.

5 SCOTT HOROWITZ: Thank you very
6 SH-1 much. It's very refreshing to see so many
7 3.2.25 people from the public come out and speak
8 so passionately about such a great
9 project, so my hats off to the public. My
10 hats off to you as a Board. Thank you
11 very much. Look forward to working with
12 you on this.

13 Thank you.

14 SUPERVISOR THRONE-HOLST: All
15 right. Anyone else? No one else? One
16 more.

17 RON Fisher: I'm Ron Fisher and I
18 RF-1 support the project.

19 3.2.27 I've been following for over a
20 year. I've gotten to know Siris and Sean
21 and I've sat through this presentation at
22 least a dozen times. I think the housing
23 is a great component. I love the triple
24 aspect of the social approach and economic
25 ↓ approach and environmental approach that

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RF-1 cont.
3.2.27

2 will ensure sustainability and I just
3 wanted to voice my support for the
4 project.

5 So thank you all for the
6 understanding. Siris, it's been a
7 pleasure to get to know you. Sean, as
8 well. It's nice to see so many members of
9 the community coming out and supporting
10 this.

11 Thank you.

12 SUPERVISOR THRONE-HOLST: All
13 right. Anyone else? Okay.

14 We actually have two resolutions
15 we have to vote on totally unrelated to
16 this, but we have some other business we
17 have to conduct, so we're going to do
18 that.

19 But before we do that, I want to
20 thank everyone who's here tonight. I want
21 to thank everyone who has been involved,
22 interested, participated, contributed,
23 et cetera, et cetera, to this project.

24 I think you heard some of us talk
25 from the early parts of this meeting about

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2 how emotional this process has been. And
3 I have exactly two months left as your
4 Town Supervisor and I have to tell you
5 that I love working on this and, you know,
6 dreaming about it and wanting to see it
7 happen. And it's just been a pleasure
8 working with so many of you on it and I
9 thank you for your participation. And I'm
10 not going to walk away from working on it.
11 I will stay involved in it, even though I
12 won't be in the position anymore. But I
13 want to thank you all. It's been really a
14 wonderful thing to work on and couldn't
15 have done it without all of you. So thank
16 you very, very much.

17 So I'm going to make a motion to
18 close this hearing then, and with a 15-day
19 written comment period, which means that
20 you can e-mail us, you can write us, you
21 can stop by our offices and submit your
22 written comments. You can call us and
23 we'll transcribe your comments. Any way
24 you'd like to contribute your comments,
25 we're happy to take them for the next two

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2 with weeks. Then that will leave our land
3 management department to develop the FEIS
4 which is the Final Environmental Impact
5 Statement which will incorporate all of
6 your comments and our responses to those
7 comments. And then that gives us the road
8 to move ahead with the overlay district
9 and the form-based code.

10 COUNCILWOMAN SCALERA: I just
11 wanted to add, if during that time you
12 have questions that you wanted to ask
13 before you get to make those comments,
14 we'll make ourselves available for that as
15 well over the next, you know, week or so
16 and so will Sean so we'll get those
17 answers to you, as well.

18 SUPERVISOR THRONE-HOLST: But the
19 plan is to adopt the rezoning and the
20 overlay district before the end of the
21 year. It's something that I definitely
22 want to see done before I go. So the plan
23 is to have it done at -- what meeting are
24 we hoping for?

25 KYLE COLLINS: December 22nd.

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2 SUPERVISOR THRONE-HOLST: 22nd.

3 Okay. December 22nd, which is our last
4 meeting of the year.

5 So if you want to come and, you
6 know, have a last say on this, you're
7 welcome to do that. It's a 1:00 p.m.
8 meeting. But that is our intention at
9 this point, is to move forward with it
10 before the end of the year.

11 COUNCILMAN BENDER: I'd like to
12 second the motion on the floor.

13 SUPERVISOR THRONE-HOLST: All in
14 favor?

15 ALL BOARDMEMBERS: Aye.

16 SUPERVISOR THRONE-HOLST: Thank
17 you.

18 (Time noted: 8:35 p.m.)

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C E R T I F I C A T I O N

I, Agata Davis, a Notary Public in
and for the State of New York, do hereby
certify:

THAT the foregoing is a true and
accurate transcript of my stenographic
notes.

IN WITNESS WHEREOF, I have
hereunto set my hand this 4th day of
November, 2015.

Agata Davis

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