



JAY SCHNEIDERMAN
Supervisor

TOWN OF
SOUTHAMPTON
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TO: Members of the Town Board

RE: **SPECIAL TOWN BOARD MEETING**
Tuesday, February 7, 2017 at 6:00 p.m.

PLEASE BE ADVISED THAT pursuant to Section 62 of Town Law, a Special Town Board Meeting will be held in the Auditorium of Southampton Town Hall, 116 Hampton Road, Southampton, New York on **Tuesday, February 7, 2017** for the purpose of considering the following:

- Public Hearing to hear any and all persons on the subject of a Draft Environmental Impact Statement (DEIS) related to a zone change petition entitled "The Hills at Southampton" requesting to change four separate land holdings totaling 591 acres located in the Hamlet of East Quogue, from Residential 200 (CR200) to Mixed-Use Planned Development District (MUPDD) (*adjourned from November 7, 2016, December 5, 2016, and January 10, 2017 Special Town Board Meetings*)

JAY SCHNEIDERMAN, SUPERVISOR
TOWN OF SOUTHAMPTON

Dated: January 25, 2017
Southampton, New York

In The Matter Of:
THE HILLS - PUBLIC HEARING

**MINUTES OF THE SOUTHAMPTON
TOWN BOARD MEETING**

February 7, 2017

TC REPORTING, INC.
1 DEERFIELD EAST - 1850
QUOGUE, NY. 11959

**MINUTES OF THE SOUTHAMPTON TOWN BOARD
MEETING - Vol. IV**

MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING

FEBRUARY 7, 2017

6:02 P.M.

VOLUME IV

Terri Fudens
Court reporter

MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING

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- 1 TOWN BOARD APPEARANCES:
- 2
- 3 Sundy A. Schermeyer - Town Clerk
- 4 Jay Schneiderman - Town Supervisor
- 5 Christine P. Scalera - Council Person
- 6 Stan J. Glinka - Council Person
- 7 Julie Lofstad - Council Person
- 8 John Bouvier - Council Person
- 9 James M. Burke, Town Attorney
- 10
- 11 * * * * *
- 12
- 13 Mark Hissey - SVP, Discovery Land Company
- 14 Ed DiVita - Partner, Discovery Land Company
- 15 Chic Voorhis - Principal, Nelson, Pope and Voorhis
- 16 Wayne Bruyn - Attorney, O'Shea Marcincuk and Bruyn
- 17 Don Vita - President, VITA Planning and Landscape
Architecture
- 18 Paul Grosser, Ph.D., PE, P W Grosser and Assoc.
- 19 Bob Grover, Ecologist, Greenman Pedersen Inc.
- 20 Steve Adelson, Partner and COO, Discovery Land Co.
- 21
- 22
- 23
- 24

1 SUPERVISOR SCHNEIDERMAN: Good
2 evening everyone. If you could please turn
3 your cell phone ringers off. Thank you. If
4 you haven't found a seat, try to do so. I
5 see there's quite a number of empty seats.
6 I'd like to call this special meeting of the
7 Town Board on this 7th day of February to
8 order.

9 Please rise and join us for the
10 Pledge of Allegiance lead by our Town Clerk
11 Sundy Schermeyer.

12 (At this time, the Pledge of
13 Allegiance was recited.)

14 SUPERVISOR SCHNEIDERMAN: If you
15 could just remain standing for a brief
16 moment of silence as we join together and
17 keep in our thoughts and prayers all the
18 brave men and women of our armed services
19 who put their lives on the line in defense
20 of our freedoms.

21 In particular we mourn the life of
22 Chief Petty Officer William Ryan Owens, a
23 Navy Seal who died in a raid in Yemen, an
24 Al-Qaeda raid just about a week ago. So

1 let's pause together in his memory and as we
2 keep all the others in our hearts.

3 Thank you.

4 Madam Clerk, would you read the
5 special hearing -- special meeting notice
6 and then call the role, please.

7 TOWN CLERK SCHERMEYER: Members of
8 the Town Board, Special Town Board Meeting,
9 Tuesday, February 7, 2017 at 6 p.m.

10 Please be advised that pursuant to
11 Section 62 of Town Law, a special Town Board
12 meeting will be held in the auditorium of
13 Southampton Town Hall, 116 Hampton Road,
14 Southampton, New York on Tuesday,
15 February 7, 2017 for the purpose of
16 considering the following:

17 Public hearing to hear any and all
18 persons on the subject of a Draft
19 Environmental Impact Statement, DEIS,
20 related to a zone change petition entitled
21 the Hills at Southampton requesting a change
22 for separate land holding totaling 591 acres
23 located in the Hamlet of East Quogue, from
24 residential 200, CR 200, to Mixed Use Plan

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1 Development District, MUPDD, adjourned from
2 November 7, 2016, December 5, 2016 and
3 January 10, 2017, Special Town Board
4 Meetings. Jay Schneiderman, Supervisor,
5 Town of Southampton, January 25, 2017.

6 Supervisor Schneiderman.

7 SUPERVISOR SCHNEIDERMAN: Present.

8 TOWN CLERK SCHERMEYER: Councilwoman
9 Lofstad.

10 COUNCILWOMAN LOFSTAD: Here.

11 TOWN CLERK SCHERMEYER: Councilwoman
12 Scalera.

13 COUNCILWOMAN SCALERA: Here.

14 TOWN CLERK SCHERMEYER: Councilman
15 Bouvier.

16 COUNCILMAN BOUVIER: Here.

17 TOWN CLERK SCHERMEYER: Councilman
18 Glinka.

19 COUNCILMAN GLINKA: Here.

20 SUPERVISOR SCHNEIDERMAN: Before we
21 go on, I just want to check on the sound.
22 It sounds like there's a reverberation,
23 Charlie.

24 CHARLIE: Working on it.

1 SUPERVISOR SCHNEIDERMAN: We'll
2 proceed while you work on that, because I
3 don't want to lose any time.

4 So we have one thing to do before we
5 go to the public hearing. I just have to
6 make a motion to approve the minutes from
7 our last Special Town Board Meeting of
8 January 10, 2017.

9 COUNCILWOMAN SCALERA: Second.

10 SUPERVISOR SCHNEIDERMAN: Seconded by
11 Councilwoman Scalera.

12 All in favor.

13 ALL BOARD MEMBERS: Aye.

14 SUPERVISOR SCHNEIDERMAN: Approved.

15 So we all know why we're here. This
16 is the fourth and I believe the last public
17 hearing on the application by Discovery Land
18 Corporation to build a golf course and
19 resort housing incorporated with that golf
20 course in property in East Quogue.

21 Tom Collins, who is our land planning
22 and development administrator is here to
23 just very briefly introduce this, and then
24 we're going to go right to public hearing.

1 When we go to public hearing, you all
2 -- most already know you have to fill out a
3 card. I'm going to limit each speaker to
4 three minutes, no more. The time is going
5 to be strictly kept. People who have not
6 yet had a chance to speak, because this is a
7 continuation of the other three hearings,
8 people who have not yet spoken will be given
9 the first priority in the order that their
10 cards were received.

11 Then everyone else who has spoken at
12 an earlier hearing will also have an
13 opportunity to speak again. We ask if you
14 said it already, it's already in the record,
15 you don't have to say it again. If you want
16 to, you can. If you want to add something
17 new, that is certainly preferable, to add
18 new information to the record.

19 I just ask -- I know that feelings
20 are deep on both sides of this. Please be
21 completely respectful of the speaker whether
22 you agree, whether you disagree. Do not
23 interrupt them. Allow them to get through
24 what they want to say.

1 It's not easy speaking in front of a
2 crowd of probably a couple hundred people.
3 Show them respect, please. It doesn't help
4 your cause to interrupt with geers, boos, or
5 anything like that. Just let the people
6 speak, and then you'll get your chance to
7 speak as well.

8 So I'm going turn it over to Kyle,
9 and he's going to introduce it.

10 MR. COLLINS: Good evening. I just
11 want to remind the Board and the public the
12 intention of this public hearing -- this
13 public hearing is on the DEIS, public
14 hearing accounted for under the State
15 Environmental Quality Review Act, and the
16 intention of the public hearing is to allow
17 the public the opportunity to provide
18 comment on any environmental issues that
19 were raised in the Draft Environmental
20 Impact Statement, as well as on the possible
21 alternatives and the mitigation offered to
22 those alternatives.

23 In addition to the public comments
24 that are made at this hearing, as well as

1 the previous hearings, the public also has
2 the opportunity to submit comments in
3 writing, which all will be taken under
4 consideration in the preparation of the
5 final Environmental Impact Statement.

6 The final Environmental Impact
7 Statement is a review of the comments
8 received to date as part of the public
9 hearing process as well as from other
10 involved agencies, and ultimately culminate
11 in the SEQUA findings.

12 If those findings move this process
13 forward, there will be additional public
14 hearings on the change of zone itself and
15 whatever comes out in terms of the proposed
16 legislation.

17 SUPERVISOR SCHNEIDERMAN: Can I ask,
18 can the audience hear?

19 AUDIENCE: Yes.

20 SUPERVISOR SCHNEIDERMAN: Can you
21 hear particularly that microphone, because
22 that's where the speakers will be going?

23 What I will do is I'll call the
24 speaker. I will also name the individual

1 who is speaking after that speaker so we
2 don't have to wait for you to come up. You
3 can cue up right behind that person.

4 I will tell you we have 98 cards, of
5 which 66 are new, and 32 are previous
6 speakers. If everybody uses the full three
7 minutes, we're looking at close to five
8 hours of testimony. So hopefully some
9 people won't use all three minutes. If you
10 know you have a high number and you don't
11 want to listen to everybody speak, I'm not
12 sure how we can manage that, but you can
13 probably go and -- you're taking a little
14 bit of a risk if your number or name is
15 called and you're not here.

16 If you need to stretch, obviously,
17 you know, do so. There's water fountains in
18 the hallway if you need water, and the
19 bathrooms are just out that door and to the
20 left as well.

21 All right. One other note. To some
22 of you, probably many of you, you've never
23 been in this room before. This is the old
24 auditorium from the Southampton High School.

1 The Town Hall is in the old Southampton High
2 School building. This unit -- this room has
3 been used for many years for storage, and
4 knowing we had a large crowd expected, we
5 set it up actually for one other hearing
6 before this one. And we put this room back
7 in service, and seems to be working quite
8 well.

9 The auditorium where we normally meet
10 only holds maybe 55 people. So it may not
11 be perfect acoustically, but I think it will
12 serve today's purpose.

13 So I'm going to go to the cards.

14 TOWN CLERK SCHERMEYER: Public
15 Hearing number 1, the Hills at Southampton,
16 MUPPD, zone change petition deemed scoped
17 and content of September, 2016, Draft
18 Environmental Impact Statement, DEIS,
19 adequate for purpose of commencing public
20 review.

21 SUPERVISOR SCHNEIDERMAN: Thank you,
22 Sundy.

23 So the first speaker is going to be
24 Bob Liner, and the second speaker Justine

1 Diianni. While those speakers make their
2 way to the podium, I just ask you when you
3 come up, even though I've called your name,
4 try to state your name again. It helps with
5 our stenographer. It helps with our
6 recordkeeping.

7 Also so if you can state the area.
8 Don't give us your actual address. We don't
9 need to know exactly where you live. It
10 probably would be a good idea not to give
11 your exact address.

12 But if you can tell us the area that
13 you're from, the Hamlet, if you're from East
14 Quogue, that's particularly important
15 because that's the community that is most
16 affected by this development.

17 But we recognize that there's people
18 from all over the community that have an
19 opinion or a comment on this matter. So
20 we'll start with you, Mr. Liner, and you
21 have three minutes.

22 MR. LINER: My name is Bob Liner. My
23 family has lived in Hampton Bays for over 40
24 years. I've appeared before this Board many

1 times on various issues and have learned to
2 understand the Town codes and procedures
3 involved.

4 Professionally, I'm a practicing real
5 estate attorney for over 40 years and
6 counsel my clients in real estate
7 transactions. In such capacity as one of my
8 responsibilities is to take the emotion out
9 of the transaction so that the decision that
10 is reached is on the merits.

11 The application before this Board has
12 a great deal of emotion on both sides. I
13 respectfully request that the Board look at
14 the substance herein, take out the word
15 emotion, forget your campaign promises that
16 were made prior to the submission of
17 evidence.

18 Rather study the submissions, look at
19 the facts, look at the science submitted.
20 Look at the issues from the perspective of
21 what's in the best interests of your
22 constituents, the residents of East Quogue
23 and the surrounding communities in the Town
24 of Southampton.

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1 When studying the merits of this
2 transaction, I usually make a checklist
3 listing the pluses and minuses to get the
4 best results. One of the items included on
5 the checklist is reputational value. The
6 Town, by way of this process, has set a very
7 high bar for a developer to achieve in order
8 to have the application granted, knowing
9 this high standard applicant has engaged in
10 the process and has reached out to the Board
11 and community in good faith to seek approval
12 of the project.

13 The applicant is an international
14 company with significant resources. The
15 applicant will be spending in excess of
16 \$100 million on the project. In addition
17 thereto, the applicant will be investing its
18 brand of the project, which is high value.

19 When I first started to study this
20 project, I asked Mr. Hissey that you have to
21 be correct on the water issues. I believe
22 that they are correct.

23 Looking at the benefits, start with
24 the taxes and the benefits to the schools.



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1 Additional tax revenues will be generated
2 over time. The benefits to the schools
3 cannot be achieved without tax increases,
4 which no one wants. These benefits can go
5 to aid a child with special needs whose
6 mother testified before you earlier.

7 The project will create jobs. A
8 local plumber testified before this Board
9 and was criticized by the press because he
10 would get work out of the Hills. I submit
11 the creation of this type of work is exactly
12 what the Board should encourage.

13 We shop in East Quogue all the time.
14 Parking is difficult. Without this project,
15 how will East Quogue get additional parking?
16 What's occurred here is a financially strong
17 applicant who is attempting to become a good
18 member of the community has been demonized
19 by a small local group who is not truthful
20 in the message they're spreading. This
21 local group of naysayers is making factually
22 inadequate statements and working by
23 intimidation, which was demonstrated two
24 hearings ago when an elderly woman was



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1 verbally accosted in the halls.

2 TOWN CLERK SCHERMEYER: 30 seconds.

3 MR. LINER: This intimidation goes
4 beyond the room. We live and we shop in
5 East Quogue. Everyone is in favor of it,
6 but we're afraid of retaliation. Is this a
7 Board who wants to do this, who wants this
8 reputation tarnished by a group of people
9 like this?

10 I know this Board. I know you're
11 deeply concerned with your constituents.
12 Remember, the applicant is committed to
13 proceed with the project with or without the
14 benefits. If this application is denied and
15 the project is built, as of right, the
16 people who will lose are your constituents,
17 the residents of East Quogue and the
18 reputation of this board.

19 TOWN CLERK SCHERMEYER: Three
20 minutes.

21 MR. LINER: I respectfully request
22 that the applicant be granted.

23 SUPERVISOR SCHNEIDERMAN: The clerk
24 will let you know when you have 30 seconds

1 remaining.

2 Justine Diianni, and Justine will be
3 followed by Dan O'Callaghan.

4 MS. DIIANNI: I'm a homeowner in
5 Hampton Bays since 2002 and a lifelong
6 visitor to the South Shore. What brought me
7 here to this area was the ocean, the beaches
8 and the bays.

9 You've heard reports from marine
10 biologists about the declining health of the
11 Baker's Bay Reefs near the golf course and
12 resort where Discovery Land Company promised
13 zero impact in the Bahamas.

14 Suffolk County is already home to
15 over 35 public golf courses and 24 private.
16 Our community does not need another golf
17 course promoting the nitrogen loading that
18 put our bays in crisis. Toxic algae already
19 plagues our local waters. Brown tide, rust
20 tide, toxic blue/green algae, hypoxia, Ona
21 (phonetic) diuretic and shellfish poisoning
22 have killed off plant and marine life.

23 There have been bans from harvesting
24 shellfish from the Ponquogue Bridge to

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1 Moriches Bay. Our waters, waterfront and
2 beaches are the reason people want to come
3 here. They're crucial to the livelihood of
4 our local economy and the value of our homes
5 and property.

6 Please do what's in the best interest
7 of our sole source aquifer, the health and
8 vitality of our marine resources and
9 ultimately our whole community. With
10 evidence you've heard during these sessions,
11 it is critical that you do not approve this
12 PDD. Thank you.

13 SUPERVISOR SCHNEIDERMAN: Dan
14 O'Callaghan.

15 MR. O'CALLAGHAN: O'Callaghan.

16 SUPERVISOR SCHNEIDERMAN: Then Don
17 Bouchard will be on deck.

18 MR. O'CALLAGHAN: I am not a resident
19 of Quogue, but I've been asked to be here on
20 behalf of David Marr who is a resident of
21 Quogue, and he asked me to read this for
22 him.

23 My name is David Marr, and my family
24 moved to Quogue from Westhampton in 1977. I

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1 had truly hoped to be with you for your
2 final Town Hall meeting regarding the
3 Discovery Land project in East Quogue. My
4 work schedule won't allow it.

5 As a member of both the golf and
6 Quogue communities, I thought you might find
7 my opinion to be of value.

8 In the 1970s, my uncle saw an
9 increasing number of cars on our local roads
10 in the summertime and started a service
11 intended to decrease congestion and improve
12 the quality of life on the East End.

13 His efforts became the Hampton
14 Jitney, and his eye toward preserving the
15 charm of our area led him to become a
16 trustee of the group of the South Fork.

17 Not too much later, my mother bought
18 a discotech around the corner from our house
19 and forfeited the cabaret rights for the
20 property ensuring that the Village of Quogue
21 never had to endure the disruption of a
22 nightclub again.

23 It was with this civic priority in
24 mind that I had concerns when I first heard



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1 about the idea of developing a golf course
2 community in the area. And as a commentator
3 for the Golf Channel, I've seen such
4 projects become burdens to a community or an
5 eyesore to the landscape.

6 However, when I heard that Discovery
7 Land was involved, my concern became
8 excitement. Discovery's reputation is
9 impeccable, but without seeing first hand
10 the quality and care taken in every step, it
11 is not possible to get a full understanding
12 of the company's mission.

13 While not a homeowner of Discovery
14 property, I have had the opportunity to
15 visit different projects, play their courses
16 and get the complete picture of Discovery
17 and its principles. It is, quite frankly,
18 the finest company of its kind in the
19 business.

20 Discovery takes a property in an
21 area, and rather than put its generic stamp
22 on a project, creates a project of
23 unsurpassed quality, which melts seamlessly
24 into the community surrounding it, be it a



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1 Bohemian golf resort or a ski and outdoor
2 community in Big Sky Montana, Discovery's
3 communities absorb and enhance and enrich
4 the local culture. I'm excited to see how
5 they blend into our lovely hamlet.

6 Thank you.

7 SUPERVISOR SCHNEIDERMAN: Don
8 Bouchard followed by Lara Shriftman.

9 MR. BOUCHARD: Don Bouchard. I am a
10 long-time East Quogue resident and maybe a
11 lifelong resident. I plan on staying here
12 as long as I can.

13 I followed the Hills plan involving
14 district applications since first announced.
15 I've attended public hearings, and letters
16 to the editor, reviewed information from the
17 developer, spoke to my neighbors and
18 communities members in East Quogue about
19 this project.

20 While the four public hearings have
21 been held on this project are intended for
22 the Board to gain response and reaction to
23 the Draft Environmental Impact Statement,
24 it's not truly why we are here.

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1 We are here tonight because of the
2 Planned Development District legislation, or
3 PDD, that makes this application possible.
4 This is a law that has allowed unthinkable
5 projects to be proposed on environmentally
6 sensitive properties. This is a law that's
7 allowed Town planning to be turned into
8 political feeder.

9 In the time of the Hills proposals,
10 we have seen weekly newspaper ads by the
11 developer a storybook picture and a
12 sugar-coated version of what is being
13 proposed. We received dozens of glossy
14 mailers sent to residents selling as opposed
15 to community benefit, and multiple cocktail
16 parties held by the developer to sweeten the
17 public. A refreshment stand at a public
18 hearing. A website created to sell the
19 project. Paid local lobbyists hired to the
20 swipe public opinion. And most recently, a
21 storefront to promote and distribute more
22 propaganda.

23 This sounds more like an election for
24 office than it does proper planning for an

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1 environmentally sensitive piece of property.

2 All of this was not done because the
3 developer cares for a community its trying
4 to create a better environment. Discovery
5 Land Company is a business. They're here
6 for one reason, to make money, and they will
7 say or do whatever necessary at this point
8 to receive an approval from you.

9 The Hills proposal of nearly a
10 100-acre golf course, large clubhouse and
11 catering facility, 118 homes, and all the
12 necessary infrastructure provides no
13 intrinsic benefit to the community.

14 If constructed, this will be a
15 private resort development not intended for
16 any of us residents in the town, but only
17 for the select group who can afford entry.

18 TOWN CLERK SCHERMEYER: 30 seconds.

19 MR. BOUCHARD: The supposed community
20 benefit only comes in the form of one-time
21 cash payouts, cash payments to the public
22 school, cash for a playground, cash for
23 shellfish seeding, septic subsidies, and I
24 previously heard talk of paving a private

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1 parking lot in town.

2 None of these cash payouts have
3 anything to do with the project. Any
4 benefits will disappear quickly while the
5 large scale development will remain. The
6 acceptance of cash payouts in exchange for
7 zoning does not make for a sound zoning
8 policy.

9 TOWN CLERK SCHERMEYER: Three
10 minutes.

11 SUPERVISOR SCHNEIDERMAN: Sir, you
12 will have to wrap up.

13 MR. BOUCHARD: Okay.

14 This property was up-zoned years ago
15 as an acknowledgment of the environmental
16 report has long been a target of
17 preservation. The public benefit, the one
18 time cash payout being offered here to alter
19 the zoning is in no way commensurate with
20 the beneficiary to the developer. This was
21 not the intent of the PDD law and should not
22 be allowed by this Board.

23 SUPERVISOR SCHNEIDERMAN: That's
24 time, Sir.

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1 MR. BOUCHARD: Thank you.

2 SUPERVISOR SCHNEIDERMAN: All right.

3 Lara Shriftman.

4 MS. SHRIFTMAN: Hi, I'm Lara
5 Shriftman, and I'm here representing --

6 SUPERVISOR SCHNEIDERMAN: Just give
7 me one second. And you will be followed by
8 Larry Baum. Go ahead.

9 MS. SHRIFMAN: I'm here representing
10 Rita Shrager. I've lived in Southampton for
11 over 25 years, and I believe that The Hills
12 would prove to be a wonderful addition to
13 the Hamptons. Discovery Land Company is a
14 solid trustworthy company that has plans to
15 do great things for the community. The
16 benefits are endless, and this Town would be
17 lucky to be a recipient of their generosity.

18 I urge everyone to keep an open mind
19 and support this wonderful project.

20 Thank you very much.

21 SUPERVISOR SCHNEIDERMAN: Who is the
22 individual you were speaking for?

23 MS. SHRIFTMAN: Rita Shrager.

25 SUPERVISOR SCHNEIDERMAN: And where

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1 does Rita live?

2 MS. SHRIFTMAN: Southampton.

3 SUPERVISOR SCHNEIDERMAN: The Town of
4 Southampton or the Southampton Village area?

5 MS. SHRIFTMAN: Yes.

6 SUPERVISOR SCHNEIDERMAN: Do you know
7 which one?

8 MS. SHRIFTMAN: The Town of
9 Southampton.

10 SUPERVISOR SCHNEIDERMAN: Okay.
11 Thank you.

12 MS. SHRIFTMAN: Thank you.

13 SUPERVISOR SCHNEIDERMAN: All right.
14 You are -- before you speak, you're
15 Larry Baum; right?

16 MR. BAUM: Yes.

17 SUPERVISOR SCHNEIDERMAN: And you're
18 going to be followed by Lance Nill.

19 MR. BAUM: Thank you.

20 So Larry Baum. I'm from Sag Harbor.

21 Let me start by saying having lived
22 in East Quogue for years, and now a
23 full-time resident on the East End, I as a
24 parent, local leader, coach and community

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1 volunteer am excited by the prospects for
2 our community with the Hills potentially
3 coming online. They will add so much to our
4 East End hamlet.

5 Discovery is a world class
6 environmentally sensitive developer. I
7 believe I'm hearing for the first time since
8 it's my first meeting some negative things
9 about the sensitivity to our environment.

10 It's my understanding that they've
11 done a lot of work, a lot of research that
12 has proven this to be accurate versus some
13 of the inaccurate things we're hearing, and
14 I hope that you will take that into
15 consideration.

16 I've done a lot of research on this
17 group, and everywhere they invest, they are
18 consciously active members of the community
19 and remain environmentally forward thinking.

20 The Hills plan is significantly
21 better for our community than the existing
22 zoning, which is for a standard subdivision.
23 I for one would rather have the project,
24 this project, than some builder coming in

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1 and adding a bunch of monochrome houses to
2 the area, which again I would suggest would
3 most likely be a lot less environmentally
4 sensitive than what The Hills are proposing.

5 It is my understanding that Discovery
6 has addressed every issue and concern
7 brought forth by the community in designing
8 a plan to fulfill the long-range plans for
9 East Quogue.

10 In closing I sincerely hope that this
11 Board will approve the Hills project which
12 would not only benefit so many local people
13 like myself, but all the people in the
14 community as well. It would also help keep
15 the beauty of our small East End hamlet as
16 it is.

17 We're very lucky to have such a
18 wonderful team of professionals willing to
19 work with our local leaders and bring such
20 an amazing project to East Quogue and the
21 Hamptons.

22 I would suggest again and I would ask
23 please for you to listen very carefully this
24 evening. I believe what they're proposing



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1 will be very good for our community, very
2 good for the local people of our community,
3 which I am one of, and I do understand some
4 of the negative things people will say. But
5 at the same time, if you do the research and
6 you listen and do the homework, you'll
7 see --

8 TOWN CLERK SCHERMEYER: 30 seconds.

9 MR. BAUM: -- that they have been
10 extremely environmentally sensitive and
11 thoughtful through this whole progress.

12 Thank you for your service to our
13 community and your time this evening.

14 SUPERVISOR SCHNEIDERMAN: All right.
15 So next up is Lance Nill followed by Mindy
16 Reyer.

17 Lance, you've learned to get here
18 early if you want to speak; right?

19 MR. NILL: Yes.

20 SUPERVISOR SCHNEIDERMAN: The other
21 night he ended up in the back end of the
22 stack.

23 So you did better tonight.

24 MR. NILL: Yes. All right. Thank

1 you very much.

2 My name is Lance Nill. I'm here to
3 speak to the Southampton Town Board, the
4 group for the East End and everybody in the
5 Township of Southampton.

6 I live in East Quogue. All four of
7 my children attended East Quogue Elementary.

8 So before our January 24th hearing
9 for the Tuckahoe Center, there was a day
10 where nearly 50% of the negative letters,
11 against a much needed grocery store came in.
12 They all came in one day.

13 SUPERVISOR SCHNEIDERMAN: We're
14 speaking about The Hills and not any other
15 subject, Lance.

16 MR. NILL: It's related to --
17 directly related to credibility.

18 This is an ad the East End put out.
19 This ad has nothing to do with the Tuckahoe
20 Center. Here it is. This is California,
21 four lane traffic, one way. Expect delays.
22 320,000 square feet. Will increase traffic
23 300%. Send an E-mail now.

24 SUPERVISOR SCHNEIDERMAN: Lance, the

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1 public hearing isn't on the Tuckahoe Center.

2 MR. NILL: I know that, but it goes
3 to the credibility of the number 1 opponent
4 fighting the Hills project.

5 Just today I was in the Clerk's
6 office delivering hundreds more signed
7 letters, 43 just from yesterday that walked
8 up or whatever. They're all on record. 43
9 very local.

10 You can check with the clerk. It was
11 all delivered today. Today I'm in there and
12 I learned something new today. It's even
13 worse than I thought with what goes on.

14 I learned that the group for the East
15 End can simply take a 500-page document from
16 2010, add 10 pages to it, slap it on the
17 desk and resubmit just to keep burying
18 paperwork and make it appear the public is
19 against the project. That's very good for
20 the public.

21 As every expert agrees, including the
22 Town zone, it will not have an adverse
23 effect on traffic, and we'll save 700,000
24 vehicle miles per year. You can't build



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1 5,000 units, not build a grocery store, run
2 IGA out of town, drive the rent up from \$14
3 a foot to \$40 a foot and don't think the
4 local community needs groceries. It's a
5 fact.

6 TOWN CLERK SCHERMEYER: 30 seconds.

7 MR. NILL: All I'm asking for tonight
8 is for this to stop. Let the Board look at
9 the clear facts so they can make the right
10 decision for all the people. And most
11 important, please stop and let the people of
12 Southampton, East Quogue, Hampton Bays make
13 an informed decision to better all of our
14 communities based on facts and just stop
15 putting out anything to manipulate the
16 public. Please base it on facts.

17 Thank you.

18 SUPERVISOR SCHNEIDERMAN: Mindy Reyer
19 is next, followed by Peter Reyer.

20 MS. REYER: Mindy Reyer.

21 Good evening. Thank you Town Board
22 for allowing us the opportunity to speak
23 tonight. My name is Mindy Reyer, and I've
24 lived in East Quogue for 25 years.

1 East Quogue provided my daughters
2 with a sound elementary education. They're
3 both college graduates, and I credit East
4 Quogue for giving them they're academic
5 groundwater.

6 When my daughters attended East
7 Quogue, there was a high level of community
8 and volunteerism. And I would like to think
9 this is still the case. I'm a public school
10 teacher myself, and I've seen first hand how
11 a motivated community can help our schools.

12 I believe in the people of East
13 Quogue. I believe that Discovery cares not
14 one teensy bit about our community, our
15 school or our water quality.

16 This is a billion dollar company that
17 thinks people will only respond to one
18 thing, money. I don't want to believe that
19 we are the Town that would sell our last
20 important resource, our open space, for
21 money.

22 If the Town Board approves this PDD,
23 we will lose so much and gain so little. We
24 don't need their money for our school's



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1 success. Please, Town Board, please vote no
2 to the PDD. Thank you.

3 SUPERVISOR SCHNEIDERMAN: Peter
4 Reyer. Peter Reyer will be followed by Vito
5 Gentile.

6 MR. REYER: Hello, Town Board. I
7 want to thank you for letting me speak here
8 tonight. I'm also a resident of East
9 Quogue. Been living here for 25 years. And
10 tonight I'm going to be -- I'm here in the
11 capacity of a contractor, because I think
12 I'm the only contractor in this entire room
13 who is against this PDD.

14 I mean everybody else really seems to
15 be very much in favor of it. And there's so
16 many obvious reasons why they are, and I get
17 it, because that's how we make our living.

18 And I've had the great pleasure of
19 working in this area on some really fine
20 beautiful lovely buildings all over the East
21 End. And I gotta tell you, what we're
22 talking about here is what this Hills
23 project is going to look like after it's
24 done.

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1 I've seen the photographs. I image
2 that this company is going to do a great,
3 great job, and it's going to look really,
4 really beautiful, because they always do
5 look really beautiful when they're done.

6 Well, one of the things that we
7 forget about is the process and how we get
8 to that point of getting these jobs done. I
9 mean I gotta tell you something. When you
10 go into these projects, you go in with
11 bulldozers and payloaders and stump
12 crushers, and all kinds of heavy equipment.

13 And all attendant fluids and
14 gasolines and other things that are part of
15 this process all defy gravity. They don't
16 defy gravity. Everything just drops
17 straight down.

18 So once you clear this whole site,
19 then you have to build all this
20 infrastructure. With the infrastructure
21 comes the curbing, and the foundations, and
22 the electrical lines, and the water lines,
23 and the cesspools and everything else, and
24 all those attendant chemicals.



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1 I can tell you when people are done
2 doing their little jobs, they're not packing
3 the stuff real neatly and putting them away
4 somewhere and taking it off-site. This
5 stuff stays right on that site. When these
6 guys are all done, then the rest of us guys
7 like me come in there, and we make this
8 thing look really beautiful.

9 You've got the framers and you've got
10 the insulators and the painters, and the
11 faux finishers, and the electricians and
12 everybody else. And I've got to tell you,
13 when we're doing a job out there and we're
14 finished with our painting products and
15 stuff and it's really cold, we're not
16 sticking it in a plastic bucket every single
17 time and putting it away per all these OSHA
18 regulations. A lot of times this stuff just
19 gets poured right down. I'm telling you
20 I've been there for 20 years and I've seen
21 it done. I'm not saying that I do it. I
22 hope you guys still hire me in the future.

23 TOWN CLERK SCHERMEYER: 30 seconds.
24 It gets done every single day.

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1 MR. REYER: I'm reminded of this
2 great book that I read when I was a kid. I
3 loved it very much. It's James Herriot's
4 All Creatures Great and Small.

5 What I love about it is not just the
6 way that he would barter for all his work,
7 but it's great seeing where he's trying to
8 pull a calf out of the -- out of a cow
9 that's trying to give birth and it's
10 breached.

11 TOWN CLERK SCHERMEYER: Three
12 minutes.

13 MR. REYER: They describe how he's
14 all the way up to his arms and he's pulling
15 this thing out. And I'm telling you, when
16 you build a construction site like this,
17 you're taking the land and you're tearing it
18 inside out. And it really is very, very
19 ugly before it gets very pretty again. I'll
20 tell you that right now.

21 Thank you very much. Please vote no.

22 SUPERVISOR SCHNEIDERMAN: All right.
23 Vito Gentile followed by Maria Gambino.

24 MR. GENTILE: Hello. My name is Vito

1 Gentile, and I live in East Quogue. Prior
2 to that I both lived and worked here in the
3 United States and in Europe. Then around
4 eight years ago, thinking of retiring, which
5 didn't happen, I moved out here.

6 Why East Quogue? Well, there was
7 something about that old mailbox on the
8 corner of Box Tree Road proclaiming that it
9 was the first in the U.S. saying -- which
10 sort of intrigued me. Perhaps it was -- it
11 had an inviting quality. You know, like
12 beaconing a second mailbox out there to come
13 find it.

14 Well whatever it was brought words
15 like new, different and fresh to mind along
16 with a broad smile. Unfortunately, soon
17 after joining the East Quogue Civic
18 Association and the CAC, I realized none of
19 those positive words I had dreamt up applied
20 to the community that I was bent on living
21 in, which was sort of living in a fabricated
22 past.

23 It puzzled me as to why we paid
24 school tax when all we know every one of our

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1 bright students will have to go elsewhere to
2 find employment. We had a revolutionary war
3 in this country based on no taxation without
4 representation. Somehow that slogan never
5 made it to East Quogue.

6 Believe me, I'm not saying a golf
7 course is a great job for our brighter
8 students, but history has shown when there
9 is a successful business that takes root, a
10 community starts getting other quality
11 businesses as well.

12 A few years back I went to a joint
13 meeting of the East Quogue various
14 committees to complain why there weren't any
15 proper East Quogue signs on Sunrise Highway.
16 An answer was swift. We don't want people
17 to know we were here.

18 Well, I came here to live, not to
19 disappear. So I wrote to Suffolk County and
20 assumed proper signs were erected. And as a
21 bonus, we were finally put on the Weather
22 Channel and the traffic channel.

23 With that I connected the Highway
24 Department, and paving stones on Main Street

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1 were either repaired or replaced. What took
2 almost three years was having a crosswalk in
3 front of our school removed because a
4 massive tree stood in its path. What
5 bothered me the most about the crosswalk was
6 no one else seemed to care. We're talking
7 about the childrens' lives. Eventually I
8 found an answer. They were all too busy
9 saying no.

10 The bottom line is the Hills is a
11 once in a lifetime opportunity. Please
12 don't let these naysayers screw it up. If
13 not for yourself, then let us do it for the
14 kids. Thank you.

15 SUPERVISOR SCHNEIDERMAN: All right.
16 Maria Gambino followed by Kathleen Lomas.

17 MS. GAMBINO: Hi. I'm Maria Gambino
18 and I live in Westhampton and grew up in
19 East Quogue. My father owned a landmark
20 restaurant in Westhampton Beach for 46
21 years.

22 I was originally opposed to the
23 project as I am not a fan of development. I
24 have been a licensed real estate broker in

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1 Westhampton Beach for over 16 years. There
2 are so many houses around, I don't believe
3 we need any more of them built and any more
4 land cleared.

5 But when I found out about the
6 details of the project, I completely changed
7 my mind, and I learned two important things.
8 One is that the property is currently zoned
9 to be built on. And two is that they're
10 proposing to build it is a far better choice
11 than allowed there now.

12 I had an opportunity to visit
13 Discovery's office and see what they do.
14 It's a vacation club of sorts, seasonal
15 resorts. These will not be homes. The
16 properties are pristine and beautiful, and
17 it's clear that they care about them and the
18 communities they've become a part of.

19 I think the Hills is the absolute
20 best solution for this property in all
21 respects, and I hope the Board feels the
22 same way. Thank you for listening to me.

23 SUPERVISOR SCHNEIDERMAN: Kathleen
24 Lomas followed by I think it's Jim

1 McDermott.

2 MS. LOMAS: Good evening. My name is
3 Kathy Lomas. My husband and I are full-time
4 resident of Quogue, and our daughter owns a
5 home in East Quogue. And we're just as
6 concerned as everyone in the audience about
7 protecting our water, preserving our land
8 and enhancing our community.

9 After attending several of these
10 meetings and educating ourselves, we have
11 decided to voice our support of the Hills
12 program. If you have not yet visited the
13 Discovery website, and you're in this
14 audience, I strongly encourage you to do so.

15 What you will find that Discovery
16 Land Company is a premiere resort builder
17 with properties around the world. Mexico,
18 Dominican Republic, Bahamas, Scottsdale,
19 Hawaii, Idaho, North Carolina, Montana,
20 Texas, California. All of these places were
21 chosen by Discovery Land Company because
22 they offered sanctuaries of natural beauty.

23 In all of the places they have built,
24 they've respected the local heritage and

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1 enhanced the beauty of the land around them.

2 We in the East Quogue area should be
3 welcoming Discovery with open arms and
4 thanking them for appreciating the tranquil
5 character of East Quogue. They have made
6 public promises to us to preserve our land.
7 The Hills project will preserve 72% of the
8 property in its current state. That
9 correlates to 95 percent of open space.

10 They've made a public commitment to
11 protect our drinking water and the surface
12 water quality through cutting edge water
13 treatment and advanced waste technologies.
14 They will be our neighbor. And as such,
15 they too will care about the sustainability
16 of our community as much as we do because
17 they will be investing in us.

18 Main Street, East Quogue Fire
19 Department, taxpayers, East Quogue School
20 and school children will benefit from The
21 Hills project. To care about the children
22 in a community to is care about the future
23 of a community. And quite honestly, as a
24 retired educator, that's enough for me.



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1 Please vote yes to the Hills.

2 SUPERVISOR SCHNEIDERMAN: Jim

3 McDermott followed by Stephen Marcincuk.

4 MR. McDERMOTT: Jim McDermott lives
5 in Quogue, Long Island, New York.

6 In an effort to ingratiate myself to
7 this very attentive, very active audience,
8 I'm going to strive to make the shortest
9 presentation of the evening. I'm going to
10 start by asking two questions.

11 My first question is: Does the East
12 End of Long Island really need another golf
13 course? I don't think so. No, it doesn't.
14 It doesn't. However, the plans of Discovery
15 Land Management Company, these plans and
16 housing represent an environmentally
17 consistent positive way of handling the
18 600 acres that the company owns.

19 My second question is is Discovery
20 Land Management Company ardent in its
21 environmental proclivities? And I would say
22 no, they are not. They are interested in
23 developing a reputable community that will
24 serve its constituents. But they have hired

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1 environmentalists to advise them so that
2 they can do it in a most satisfactory
3 manner. Not only that, they're going to
4 spend \$3 million to improve various aspects
5 of the East Quogue community.

6 It seems simple to me if -- if they
7 want to -- if they're going to drop
8 \$3 million on the community, and they're
9 going to stop the nitrogen effluence and
10 improve the qualities of our bays. I urge
11 you to vote yes for The Hills project.

12 Thank you for your attention.

13 SUPERVISOR SCHNEIDERMAN: Stephen
14 Marcincuk followed by Si Anthony.

15 MR. MARCINCUK: Good evening. My
16 name is Stephen Marcincuk. I grew up here
17 in Southampton. My entire family has lived
18 here for over a hundred years. My father
19 went to high school in this building, and I
20 went to high school here -- not here in this
21 building.

22 Anyway, I currently live in
23 Southampton Village and work here. Three
24 years ago I moved to Southern California for

1 the sunshine, found out it was a great place
2 to visit, but I don't want to live there.
3 So I moved back here, and I plan to live
4 here for the rest of my life.

5 I have looked at the Hills proposal,
6 and I think it looks pretty good. I think
7 one thing we need to hear -- need out here
8 are partnerships with companies that develop
9 this area, not destroy it.

10 I think Discovery Land seems like a
11 good partner. I like that the resort is
12 seasonal and won't crowd an already crowded
13 school system. I also know that Discovery
14 Land will donate a significant amount of
15 money to the schools, some of which is going
16 to scholarships.

17 This proposal seems to me to put
18 little stress on our resources and provide
19 significant tax revenues. I'm also aware of
20 some of the high levels nitrogen in the
21 water. I feel it's imperative to partner
22 with a group that will -- that's committed
23 to providing nitrogen-free water like
24 Discovery Land. They explained this to my

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1 satisfaction in their paperwork.

2 Why not go with a company that will
3 work with us to protect and fix these
4 important issues. Some of the money --
5 sorry. They're also giving money to the
6 fire department in East Quogue. Most
7 developers aren't so invested as they are.
8 I think The Hills will benefit the East End
9 as a whole. Thank you.

10 SUPERVISOR SCHNEIDERMAN: Si Anthony
11 followed by Tom Monti.

12 MR. ANTHONY: My name is Si Anthony.
13 I've owned a home in Westhampton Beach for
14 over 45 years and still live there.

15 I want to thank the Board at this
16 fourth and final public meeting for letting
17 all of us local homeowners and lovers of
18 this part of Suffolk County to be heard on
19 this very important project. The Hills
20 affects all of this.

21 I've been following these hearings
22 since November. I read about what's being
23 proposed and researched Discovery Land
24 Corporation. It is my strong opinion it's

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1 time we got onboard and supported The Hills
2 Our entire community will benefit immensely
3 from The Hills. They are not false hope
4 proposals. We need to pay attention and
5 stop being blind to the opportunity in front
6 of us.

7 Discovery's shares or concerns about
8 water quality, our shorelines, our Pine
9 Barrens region and are ready to address them
10 through scientific research and funding.
11 They will partner with us to ensure and
12 preserve our natural resources. They're
13 environmentally conscious and dedicated to
14 enhancing local communities. We need their
15 influx of funding and scientific help.

16 We have neglected these issues long
17 enough hoping someone will come along and
18 fix them. Now someone has come, Discovery.
19 My grandchildren will thank you, our Town
20 Board, for a vote yes to The Hills.

21 SUPERVISOR SCHNEIDERMAN: Tom Monti,
22 you're next followed by Clare Bisceglia.

23 MR. MONTI: Good evening. My name is
24 Tom Monti. My wife and family have been

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1 residents, seasonal, of Quogue for the past
2 26 years. During those 26 years we've seen
3 economic good times and quite bad times.

4 It appears to me that the Hills
5 project is nothing more than a great plus
6 for the community and the economics of the
7 community. Certainly for the tradesmen,
8 certainly for the workers, the tradesmen,
9 the service providers, the restaurateurs,
10 the merchants, all these people will
11 benefit. I see no negatives whatsoever.

12 Also, I see a major plus for the
13 school system which, I understand is in dire
14 straights and could use some extra money.
15 And also I feel strongly that it's going to
16 be very helpful to the environment.

17 Thank you. I support The Hills.

18 SUPERVISOR SCHNEIDERMAN: Clare
19 Bisceglia followed by Ellen Cea.

20 MS. BISCEGLIA: Good evening. I'm
21 Clare Bisceglia. I'm a full-time resident
22 in Quogue, and I work full time in the Town
23 of Westhampton Beach.

24 And I am here to say yes to The

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1 Hills. I see no down side to this proposal.
2 They have done a remarkable job with all of
3 their properties. I've done a lot of
4 research into them. They're top notch and I
5 think they're going to bring an enormous
6 amount of economic boon to the community.
7 Whether you're a roofer, or a gardener, or a
8 pool man, or you're the babysitter, or
9 you're the waitress at the restaurant,
10 there's going to be an enormous influx of
11 people who are going to have to entertain
12 and are going to be here in the height of
13 the season.

14 Westhampton Beach has too many empty
15 stores on Main Street, and we could really
16 use a lot more people in the community who
17 are going to support us that way. I find
18 the idea of keeping a prestigious property
19 like this out of the community would be a
20 real waste. I think we would all benefit,
21 and I'm here to say yes to The Hills. So I
22 hope this Board will do the same.

23 Thank you.

24 SUPERVISOR SCHNEIDERMAN: All right.

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1 He will see I can't followed by John Cahill.

2 MS. CEA: Good evening, members of
3 the Board. I'm Ellen Cea and I'm a resident
4 of Westhampton Beach. My son was formerly a
5 student at East Quogue. And I can tell you
6 that myself, along with many parents,
7 support the school. We also support our
8 teachers. We support our students.

9 We also want to protect and improve
10 our water quality. We are interested in
11 preserving our land. And for these reasons,
12 The Hills gives us those options and gives
13 us the reasons why we want to support this
14 project.

15 First of all, it protects the school
16 from over-enrollment. It protects the water
17 quality. It also helps our community to
18 start addressing septic issues. And The
19 Hills also preserves property.

20 For that reason, I support The Hills
21 and I find that a better choice for the
22 community instead of a subdivision. Thank
23 you.

24 SUPERVISOR SCHNEIDERMAN: John Cahill

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1 followed by Timothy Fennelly.

2 MR. CAHILL: Good evening, Town
3 Board. My name is John Cahill. I'm a
4 lifelong New Yorker and a lifelong and
5 frequent visitor to the East End.

6 I've spent my entire career working
7 on environmental issues. I formerly served
8 as General Counsel to the New York State
9 Department of Environmental Conservation as
10 well as its commissioner from 1997 to 2001.

11 I served as the chief of staff to
12 Governor Pataki and helped him craft some of
13 the most successful environmental
14 conservation policies New York State or any
15 state has ever seen, including the
16 preservation of over 1 million acres, much
17 of that -- a good portion of that here in
18 Long Island, as well as protecting New York
19 City's watershed.

20 More specifically, I worked with the
21 Pataki administration on enhancing and
22 implementing the Long Island Pine Barrens
23 Protection Act. I am actively engaged as an
24 environmental lawyer and consultant and

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1 serve on the boards of both statewide and
2 nationwide environmental nonprofits.

3 I'm here tonight because I understand
4 the environmental issues of the East End and
5 because I believe Mike Meldman and the team
6 of Discovery have conceived of a wonderful
7 project for the Town of Southampton. In
8 reviewing The Hills DEIS, and I have
9 reviewed countless DEISes over the years, I
10 was extremely impressed with the careful
11 design of the project.

12 Unlike the vast majority of large
13 development projects where environmental
14 issues are treated as secondary procedural
15 considerations, the team at Discovery has
16 taken the opposite approach to The Hills.
17 The entire concept of this project begins
18 with the environment.

19 In my opinion, the most important
20 component of the project is nitrogen removal
21 and the water recharge design it
22 incorporates. I understand how important
23 the island's water quality issues are. I
24 also understand how important it is to



1 environmental regulators that private
2 developers embrace environmental problem
3 solving.

4 I can say from experience that the
5 level of environmental commitment and
6 innovation Discovery is proposing for this
7 project is refreshingly unique. I also want
8 to touch briefly on the intent of the Pine
9 Barrens Protection Act. A fundamental part
10 of the legislation is designed to ensure
11 that truly compatible development takes
12 place surrounding the core of the Pine
13 Barrens.

14 Compatible development does not mean
15 no development. This project will protect
16 and enhance water quality by removing
17 thousands of pounds of nitrogen from the
18 aquifer annually. It will preserve 72% of
19 the property owned by Discovery and will
20 further protect the indigenous habitat and
21 wildlife surrounding the Pine Barrens.

22 You are an environmentally
23 sophisticated Town Board. You've been
24 active in tackling Long Island's water



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1 quality issues, and as a body, you've
2 preserved nearly 33%, from what I
3 understand.

4 TOWN CLERK SCHERMEYER: 30 seconds.

5 MR. CAHILL: Mike Meldman is an
6 enthusiastic partner to your efforts. He
7 and his team are proposing a plan that
8 utilizes the best water technology
9 irrigation designs available. He's willing
10 to dedicate \$1 million in subsidies to
11 address the Village's existing nitrogen
12 loading issues and preserve over 400 acres.

13 I respectfully urge the Town Board to
14 consider how objectively beneficial this
15 proposal is before you and how important it
16 is to Long Island's great environment that
17 innovative projects like this have a chance
18 to be built.

19 Thank you.

20 SUPERVISOR SCHNEIDERMAN: Okay.

21 Timothy Fennelly followed by Mark Shortall.

22 MR. FENNELLY: Good evening. My name
23 is Tim Fennelly, and I'm from Hampton Bays.
24 I've been a resident at Hampton Bays for 50

1 years. I came in here 1967 when I came out
2 of the Service, and I raised four adult
3 children in the Hampton Bays School
4 District.

5 I have seven grandchildren, three of
6 which go to school in the Hampton Bays
7 School District. And I have a tremendous
8 amount of support for this project because
9 of the fact that I want to protect the
10 environment for my grandchildren.

11 I'm very impressed by the fact that
12 they're going to be putting some 400 acres
13 away and that they're going to preserve it
14 so it can't be built on. I'm very impressed
15 with the fact that they're putting a
16 facility together to help to protect our
17 groundwater, which we drink. I still live
18 in Hampton Bays, as my children do. I think
19 it's very important.

20 I know that they didn't pollute
21 Weesuck Creek or damage any of the bay
22 waters. But I do know that one of them was
23 standing up and saying that they're going to
24 do something to try to protect our

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1 groundwaters and hopefully even make it
2 better.

3 I think it's a great thing if you put
4 money towards the school district in East
5 Quogue to benefit the children and the
6 community. I know some of the people on --
7 at the DOV, and I find them to be upstanding
8 people. Their reputation is impeccable.
9 I've seen the projects. I've seen what
10 they've done at other places. I can only
11 say that as a resident of Hampton Bays, I
12 strongly, strongly request that you support
13 them.

14 I also own a business in Hampton
15 Bays, and being a business member/owner with
16 my son, we have a very short season in the
17 summertime, which many small businesses have
18 to make a substantial amount of money in the
19 summer to carry us over through the winter
20 months.

21 And with the influx of business and
22 with the influx of people coming in and
23 building their homes and living here in the
24 summertime, and with the workers and



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1 everything else that's coming in, it's a
2 home run for the local businesses, the small
3 businesses, and I strongly urge that you
4 support The Hills. Thank you.

5 SUPERVISOR SCHNEIDERMAN: All right.
6 Mark Shortall, and he'll be followed by
7 William Hughes.

8 MR. SHORTALL: Good evening. I thank
9 you for the opportunity to address the
10 Board. My name is Mark Shortall. I've been
11 a full-time year-round resident in Hampton
12 Bays for over 20 years. I'm the owner and
13 operator of Buckley's Inn Between in Hampton
14 Bays for the last 14 years, and my business
15 depends greatly on the local community.

16 How it grows and diminishes is the
17 difference between a small business like
18 mine succeeding and failing. We as a small
19 business have to be in support of events
20 that effect the residents in our community.

21 We were asked for donations for local
22 school fundraisers, football, baseball
23 programs, golf outings, parades, and are
24 happy to support all these events in

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1 whatever way we can simply because we value
2 what the members of this community do for
3 us.

4 I ask the Board to consider what has
5 happened to our hamlet recently. The diner
6 left vacant a very focal landmark in our
7 town that does not offer much of a welcome
8 to visitors. The sights of the old CPI and
9 tide runners on the canal purchased by
10 developers lie vacant as an ugly reminder of
11 the lack of concern by companies that wish
12 to invest in property in our community and
13 do not have a concrete plan laid out.

14 With this in mind, I would like to
15 fully support Discovery Land Company's Hills
16 project because they have carefully put
17 together a plan. I watched over the past
18 months, probably a year how things have
19 unfolded regarding the Hills project and
20 Discovery Land group's involvement and
21 interaction with groups such as this one
22 gathered here tonight.

23 They have presented something very
24 good for our area. It's well planned out



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1 considerate of the residents in the area.
2 It's the concerns from both sides. It has
3 made available to us the investigative work
4 it has been performed concerning water
5 quality, and the numerous list of these
6 concerns have been backed by experts in the
7 field.

8 Julie will probably appreciate this
9 in so far as her husband makes a living from
10 the ocean. To object to this project, as
11 some people have done, and list a laundry
12 list of different environmental problems
13 that pre-exist in the ocean, is not really
14 an argument against The Hills project. It's
15 merely stating the fact that it exists prior
16 to this happening.

17 TOWN CLERK SCHERMEYER: 30 seconds.

18 MR. SHORTALL: It does not do justice
19 to simply object to this project because of
20 the fear of change or because people like
21 the status quo of how things are. Simply
22 put, growth is change. I would ask those
23 opposed to this project to play under the
24 same rules and support your objection with



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1 fact. To date that has not been done.

2 I urge the Board respectfully to vote
3 in favor of The Hills project. Thank you
4 for your time and your service to our
5 community.

6 SUPERVISOR SCHNEIDERMAN: William
7 Hughes will be followed by Dick Herzing.

8 MR. HUGHES: Good evening. My name
9 is William Hughes. I'm from Hampton Bays
10 and thank you for you holding these
11 hearings.

12 I want to first start out and talk a
13 little bit about my own history. I thought
14 as a child, as a young man, one of my first
15 projects as an Eagle Scout was a water
16 quality project. And like some on this
17 Board, I consider myself kind of a water
18 guy. I swim in these waters. I have since
19 I was a child. I still do today. I don't
20 mean get my toes wet. I'm a long distance
21 swimmer. I love the water. I love the
22 environment.

23 Some might call me a tree hug. I
24 fish in these waters. I clam in these

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1 waters. So it's of paramount importance to
2 me, as to everyone in this room, that the
3 water we drink, and we play in, and we fish
4 in. But we need commerce. We need commerce
5 in our world, and it's not a bad thing to
6 have good commerce. This isn't some
7 fly-by-night casino where it's crummy jobs,
8 a ruin to the neighborhood. This is good
9 commerce, and we need good commerce. The
10 world works on good commerce.

11 The third component is what is the
12 history of this company. And we've heard
13 many people talk about them. Look at the
14 history of this company. They've done
15 fantastic projects with negative, negative
16 environmental impacts. They've had
17 positive, positive projects throughout the
18 world. I ask for your support for this
19 project. I think it's going to be a boom
20 for our community as a whole.

21 Thank you very much.

22 SUPERVISOR SCHNEIDERMAN: Dick
23 Herzing followed by Brian Grogan.

24 MR. HERZING: Members of the Board,

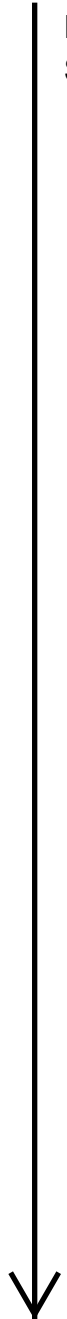
1 my name is Dick Herzing. I want to
2 congratulate you for the work you do, and
3 I'm sure when it's all over and done, you
4 will do your job as you usually do your job,
5 which is good.

6 I'm -- 40 years I've been in East
7 Quogue. I'm the director of the Southampton
8 Town PAL for boys and girls 7 to 11 in
9 football, lacrosse and cheerleading, but I'm
10 up here speaking for myself.

11 I'm not signing any association,
12 meaning that the association is doing the
13 talking for me. I'm doing the talking all
14 for myself. I'm going to make it very
15 short, and I do apologize to the latest
16 speakers because I have a commitment. So I
17 have to run out of here. And as I say, I
18 apologize, especially to the latest
19 speakers.

20 I feel it's a win/win situation. I
21 don't know the chemistry formula involved,
22 but I do know we're going to know what goes
23 into the land as far as chemicals and what
24 have you for the golf tournament. I don't

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1 know what Al puts in his lawn. Maybe he can
2 tell us later. But anyway, I want to thank
3 you and hopefully vote yes. Thank you much.

4 SUPERVISOR SCHNEIDERMAN: Bryan
5 Grogan followed by Zachary Vichinsky.

6 MR. GROGAN: Good evening. My name
7 is Brian Grogan, and I reside in Center
8 Moriches. I'm a senior project manager with
9 PW Grosser and a member of The Hills design
10 team.

11 I would like to take this opportunity
12 to address some of the comments we've
13 received through these public hearings from
14 the community members and environmental
15 groups including Kevin McAllister and Chris
16 Gobler with respect to the sewage treatment
17 for this project.

18 In the Draft Environmental Impact
19 Statement, The Hills committed to utilizing
20 the innovative alternative on sight sewage
21 treatment systems for each of the individual
22 homes and community center. Given the
23 current and ongoing concerns of nitrogen in
24 our groundwater and surface water, The Hills

1 is now committed to utilizing a formal full
2 scale sewage treatment plan to serve the
3 entire community.

4 This system will be able to reduce
5 nitrogen to single digit numbers in effluent
6 concentration. Again, this is above and
7 beyond what is being required as per part of
8 the Suffolk County Department of Health
9 Services rules and regulations.

10 This is also in addition to all of
11 the offsite -- the funding provided for the
12 offsite septic improvement and the use of
13 the irrigation well in the property, all of
14 which are aimed to reduce the nitrogen
15 concentrations in the groundwaters, and not
16 just our parcel, but in the surrounding
17 parts of the town.

18 Again, this is all discovery going
19 above and beyond what is this required to
20 make this project truly unique. Thank you.

21 SUPERVISOR SCHNEIDERMAN: Zachary
22 Vichinsky? Is there a Zachary? Any
23 Zacharys? He stepped out. All right.
24 We'll move on.

1 Cody Vichinsky? Is there a Cody?

2 All right.

3 How about a Mike Cantwell? Mike
4 Cantwell from Hampton Bays. Where is Mike?
5 Three in a row. Maybe they didn't think
6 we'd get here this quick.

7 How about a James Casale. James
8 Casale? Do I here bingo? James Casale.
9 All right.

10 How about James Vlahadamis? That's a
11 lucky number.

12 MR. VLAHADAMIS: Good evening members
13 of the Board.

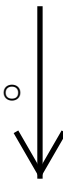
14 SUPERVISOR SCHNEIDERMAN: Let me get
15 the next one before you start. Jay Jinks.
16 Raise your hand if Jay is here. All right.

17 You may start.

18 MR. VLAHADAMIS: Good evening members
19 of the Board. My name is James Vlahadamis.
20 I am a life-long resident of the hamlet of
21 Hampton Bays. I'm a graduate of the Hampton
22 Bays School District.

23 I pursued my undergraduate and
24 graduate degrees out of state and chose to

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1 come back to Hampton Bays and the beautiful
2 Southampton Town for that, its beauty.

3 What we've heard tonight is there
4 must be a balance between the environment
5 and the economics of a project like this. I
6 think it's very clear, and my personal
7 experience is that I grew up on the west
8 side of Hampton Bays and East Quogue area.
9 And you can see that the -- that area from
10 Hampton Bays, and west within the Town of
11 Southampton is right for economic
12 development.

13 And I think what the Discovery Land
14 project has shown is that they were
15 balancing the economics and the environment
16 with the proposal of this project. I urge
17 this Board to make a difference. In my
18 opinion, prior Southampton government
19 administrations have done things to stifle
20 economic growth while touting their
21 environmental benefits that they've created.

22 But this project handles both of
23 those matters. You've heard many local
24 business owners. I'm a local professional.



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1 I chose to come back to Hampton Bays for my
2 personal and professional life. I think
3 it's important and I urge this Board to
4 consider the facts, and the facts are we
5 have a project that wants to preserve 72% of
6 the beauty of the land that they plan on
7 developing.

8 I've had a wonderful opportunity to
9 meet some of the members of the Discovery
10 Land project, and in my lifelong history in
11 Hampton Bays, I don't think I've ever heard
12 of a developer that wanted to interact with
13 the community and find out what the
14 community wants and address the concerns of
15 the community as the Discovery Land project
16 group has.

17 We have the environmental -- the
18 science behind the environmental impact is
19 quite clear. You have cutting edge
20 technology that the Discovery Land Group
21 wants to bring in in order to remove
22 nitrates from our community.

23 We know that over the last several
24 years, nitrates have been a big topic with

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1 respect to the environment of Southampton
2 Town. They have proven that their science
3 behind the project shows that they will be
4 removing nitrates from the groundwater.

5 TOWN CLERK SCHERMEYER: 30 seconds.

6 MR. VLAHADAMIS: In addition to that,
7 they're willing to make continual
8 contributions to the community. And again,
9 I urge this Board to consider the voices of
10 the community members here who are in
11 support of the Discovery Land project and
12 make a difference. I think this
13 administration has the opportunity to make a
14 lasting difference on this community, and I
15 urge you to do so with the passage of this
16 project.

17 Thank you.

18 SUPERVISOR SCHNEIDERMAN: All right.
19 Jay Jinks followed by Marcus Stinchi.

20 MR. JINKS: Hi. My name is Jay
21 Jinks. I'm the owner of -- I live in
22 Southampton. I'm the owner of CrossFit
23 Hamptons. I'm a 15-year Vet of the Special
24 Forces. I grew up in Quogue and went to

1 Westhampton Beach High School.

2 I think The Hills makes sense in the
3 subdivision. It pays a lot of taxes and
4 doesn't use a lot of resources. It also
5 creates jobs for the locals who stay out
6 here year round. I also feel that the
7 resort can be used for use by the community.

8 They also support the Veterans and
9 the VFW, which is a great concern to me. A
10 subdivision can't do these things. I
11 support The Hills because it does a lot more
12 for our community.

13 Thank you for your time.

14 UNKNOWN SPEAKER: Thank you for your
15 service.

16 SUPERVISOR SCHNEIDERMAN: Marcus
17 Stinchi, you're up next, followed by Pamela
18 Liebman. Pamela Liebman, are you here?
19 Yes.

20 MR. STINCHI: Good evening,
21 Supervisor and Members of the Town Board.
22 My name is Marcus Stinchi. I was born and
23 raised in Westhampton Beach. I built my
24 home in East Quogue 14 years ago. For

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1 anybody who does not know me, I'm the house
2 with two big trees at Christmas that are lit
3 up.

4 And if nobody knows where that is,
5 even though the Supervisor asked us not to
6 mention our address, I think it's important
7 that as a speaker, if you don't know where
8 the trees are, I live on Lewis Road.

9 As you know, that's where The Hills
10 project is proposed. I'm a neighbor. Just
11 a little more background of me. I was in
12 the political arena for over 20 years. I
13 was on the Conservation Board. I'm familiar
14 with PDDs. I'm familiar with environment
15 protection.

16 I think we all can agree that we want
17 to see preservation, but that comes in many
18 forms. Preservation of land in its
19 entirety, preservation of landmarks, public
20 building for our future. The other
21 preservation is one of change, but in
22 combination with protecting our future.

23 There's a balance and we see that in
24 the Hills project. Preservation of our

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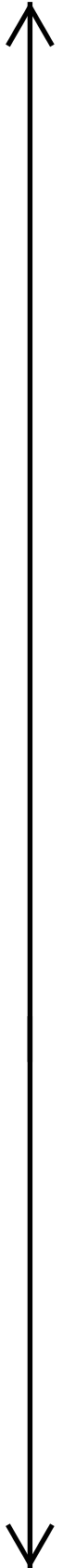
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1 future, preserving our quality of life, not
2 overburdening our schools, police and EMS.
3 Allowing development but in a responsible
4 reasonable way. Certainly great if the land
5 was preserved. That was my first initial
6 reaction when I heard about the project.

7 I reached out to Mark Hissey, who
8 answered all of my questions articulately.
9 I looked up Discovery. I found all the
10 projects that they have done. This is such
11 an exiting project. For me living down the
12 road, those trucks are going to go by my
13 house 24/7. I welcome it. I think this is
14 an amazing project. We should all get
15 behind it.

16 Discovery Land is a proven leader in
17 upscale development that will provide
18 positive change for our growing community.
19 Growth at a reasonable rate is not only
20 necessary, but healthy. As of right, this
21 property could be done extremely destructive
22 environmentally and to the community as a
23 whole. The benefits of the currently
24 proposed project to the community by far



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1 outweigh any negative impacts. Preservation
2 by protecting 400 acres and the reasonable
3 responsible plan by the developer.

4 TOWN CLERK SCHERMEYER: 30 seconds.

5 MR. STINCHI: I ask the Town Board be
6 swift in your decision and move to approve
7 this project. Thank you.

8 SUPERVISOR SCHNEIDERMAN: Pamela
9 Liebman is next, followed by Helen Monti.

10 MS. LIEBMAN: Hi. My name is Helen
11 Liebman. I live in New York, but I've been
12 a lifelong visitor to the East End of Long
13 Island. It's very amazing to me that we are
14 having the fight or this fight is taking
15 place here when we think about what the
16 other options could be.

17 I'm not going to rehash what a lot of
18 speakers have already said regarding taxes,
19 environmental issues and the school system
20 and how it will have a positive, not
21 negative, affect there. I'm a 30-year
22 veteran of the real estate community, so I
23 will speak just from a real estate point of
24 view.

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1 Through my career I have dealt with
2 some of the best and some of the worst
3 developers. Discovery Land Company is
4 unequivocally one of the best developers I
5 have ever encountered in my 30-year career.

6 I've had the great pleasure of
7 visiting several of their communities and
8 they are spectacular. Most communities
9 welcome them early on when they say they're
10 going to build there. And for those that
11 don't, they eventually embrace them and
12 embrace the people who live there.

13 People like Discovery so much that
14 owners in different communities keep buying.
15 Discovery will not be a love them and leave
16 them, and I think it's important for people
17 to note that. They're not going to be a
18 developer that comes in, puts up a
19 subdivision and runs away.

20 Their name will exist on this
21 property for many, many years to come. And
22 when you are an international company
23 building all over the world, you cannot
24 afford to make a mistake. If you speak to



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1 people who are familiar with Discovery, they
2 will tell you they don't make mistakes.
3 They are simply the best, and I hope you
4 vote in favor of Discovery. Quogue would be
5 lucky to have them.

6 SUPERVISOR SCHNEIDERMAN: Helen Monti
7 followed by Laraine Gordan.

8 MS. MONTI: Good evening and thank
9 you for the opportunity to address you.

10 My name is Helen Monti, and my
11 husband and I have owned or rented a home in
12 Quogue for over 25 years. Both our
13 daughters were raised on summers in Quogue
14 and spent a lot of time here during the off
15 seasons as well.

16 We care deeply about the area and its
17 people. The reasons we love the area so
18 much is because of its magnificent natural
19 beauty, it's splendid beaches and the
20 amazing friends we've made. Over the years
21 we have made many wonderful friendships and
22 so many traditions that we value.

23 Quogue is the place we call home. In
24 addition to the human attachment we have to

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1 the town, we appreciate strong property
2 values and stable economy the area enjoys.
3 I work in senior management at the Torkian
4 Group Real Estate. As a real estate
5 professional, I am confident that the
6 development of The Hills project will add
7 enormous value to the community and to the
8 local economy and will bring significant tax
9 revenue to the East Quogue school system,
10 which is so crucial. Best of all, because
11 The Hills has been conceived as a seasonal
12 getaway and will not have full-time
13 residents, the school system will not be
14 overburdened.

15 The Hills will create jobs. It is
16 estimated that more than a hundred jobs will
17 be available at The Hills during the summer
18 season, and that local businesses will be
19 given the priority for subcontracted work.
20 This will help the local business economy
21 grow, which is a win/win for everybody in
22 the surrounding communities.

23 I look forward to another 25 years in
24 Quogue with my family and friends. I am



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1 confident that if you approve the
2 development of the Hills project, these
3 years will be filled with an even more
4 vibrant economy and a beautiful new addition
5 to our community.

6 Thank you for your consideration.

7 SUPERVISOR SCHNEIDERMAN: Is Loraine
8 Gordon here?

9 THE WITNESS: She had to leave.

10 SUPERVISOR SCHNEIDERMAN: Okay. This
11 card is -- the new people have not spoken,
12 it's number 35. And Jeffrey Greenblatt,
13 it's his card, followed by it looks like Zeb
14 Youngeman. I apologize for anybody whose
15 name I mispronounce.

16 MR. GREENBLATT: Good evening. My
17 name is Jeff Greenblatt, and I want to thank
18 you for the opportunity to speak tonight.

19 I am here as a resident of East
20 Quogue, which community I believe your
21 ultimate decision in this matter will have
22 the greatest effect on.

23 I have watched over the last few
24 years with increasing dismay the severe

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1 difficulties that the East Quogue school
2 board has had putting together and passing a
3 budget that both provides the educational
4 services the community wants and meets -- I
5 lost my speech. I will do it from my mind.

6 -- and meets both the tax numbers and
7 budgets that financially can be provided.
8 You may know from the past that a few years
9 ago the School Board presented a budget that
10 what's called pierced the tax gap, and as a
11 result, it had to go out for a super
12 majority vote of the town. That vote was
13 not obtained, and that further divided the
14 community.

15 As a result, I think at this point
16 you're presented with a proposal that can
17 solve many of the issues with the Town
18 Board. If you look at the plan for the next
19 five years, it shows increasing deficits
20 with no solution. This proposal, if
21 approved, will provide a solution. The
22 alternative will be continual decreasing in
23 either salaries, or teachers, or services,
24 decreasing the quality of the school system,



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1 which in turn can decrease property values
2 and the community overall.

3 From my point of view, I believe that
4 the single-most important factor for the
5 long term well-being of a community is the
6 quality of its school system. I think with
7 the great school system, you can maintain
8 property values which in turn maintains tax
9 revenues.

10 Without a great school system, I
11 think you get into a vicious cycle where you
12 have decreasing quality of education,
13 decreasing property values, and there's no
14 way out. I don't see a reason in the
15 alternative to turn this proposal down. I
16 understand there are environmental concerns,
17 which I take quite seriously, but I also
18 believe you have the ability to monitor
19 those concerns.

20 So I think from the point of view of
21 an East Quogue resident for the long-term
22 benefit of the community, I see turning down
23 this proposal as a tragedy and approving and
24 monitoring it is the best result for all.



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1 Thank you.

2 SUPERVISOR SCHNEIDERMAN: Zeb, you're
3 next followed by Forrest Barnett.

4 MR. YOUNGEMAN: Good evening, Board.
5 Most of you know me pretty well, but for
6 those of you who don't or have forgotten, my
7 name is Zeb Youngeman. I'm a full time
8 Hampton Bays resident and small business
9 owner. I was also raised in Southampton
10 Town since the age of five. I have a
11 wonderful wife and four baby girls who will
12 be raised in Southampton Town and will
13 attend the local school district.

14 I initially became involved in this
15 PDD application due my lack of involvement
16 in the CPI PDD and planning process. My
17 personal feeling is that the CPI project as
18 approved could have offered more community
19 benefits. However, due to my failure to
20 attend hearings on this project, I cannot
21 comment.

22 To be involved with The Hills PDD, I
23 have attended two informal -- informational
24 events sponsored by the developer. I have

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1 attended one event sponsored by the East
2 Quogue Civic Association, and I've attended
3 two of the Board's public hearings. I have
4 also printed out and read the entire DEIS.

5 Based on the information that I have
6 gained from both sides, it's clear that this
7 PDD, as detailed in the DEIS, is responsible
8 and a well thought out plan from both an
9 economic and environmental standpoint.

10 I also understand that there will be
11 additional public hearings following the
12 acceptance of the PDD, and you will be
13 hearing from me again. Thank you.

14 SUPERVISOR SCHNEIDERMAN: So I want
15 to clarify the record on this. This is the
16 last hearing on the draft GEIS, Generic
17 Environment Impact Statement.

18 Should the project be approved, there
19 would be a PDD log.

20 COUNCILWOMAN SCALERA: We're going to
21 be introducing -- once the DEIS is finalized
22 and we close it, we will be in the process
23 of preparing an FEIS, which will be open for
24 comment and public review. I believe at the

1 same time -- Kyle, you can speak to this in
2 terms of the process, but we'll also be
3 introducing a PDD local law, which will then
4 also go through its process and public
5 hearings.

6 At the end of all of this, there will
7 be findings that will be made and a vote up
8 or down on the ultimate PDD legislation.

9 SUPERVISOR SCHNEIDERMAN: That's
10 stated correctly.

11 So the next speaker is Forrest.
12 Forrest will be followed by Wendy Prior.

13 MR. BARNETT: Thank you so much for
14 letting me talk.

15 I'm a village resident here in
16 Southampton. I have also own a local
17 business here. But prior to this, I am from
18 the Westhampton area and have lived in East
19 Quogue as well. I know Spinney Hills well.
20 I grew up there. You know, as a kid, we
21 went sledding there. As adolescent, we went
22 sledding there and, you know, it's a great
23 place, and it's near and dear to may heart.

24 And, you know, if we move forward

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1 with this, I'm not sure where people are
2 going to dump some of their spare tires and
3 their 1984 computers, but I think this is a
4 really good project in the sense that I'm
5 about to have to my first child. I want to
6 bring her back there. The fact that the
7 majority of this parcel of land is going to
8 be protected, you know they're looking into
9 trail systems. I hike on the Promenade Path
10 every weekend. It's a place that I would
11 like to show them. You know, that's where
12 daddy went sledding.

13 You know, I think it's a win/win.
14 You know, between, you know, the
15 preservation coupled with just the
16 environmental factors of not putting in
17 private residences and letting them do their
18 own septic, and whatever they want to spray
19 into the ground, this would be much more
20 regulated.

21 I've done research into Discovery.
22 They do fantastic work. In terms of the
23 school district, you're getting millions of
24 dollars right there not having, you know --



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1 without the burden of a lot of extra
2 children.

3 So for me it's a win/win/win. I very
4 much urge you to support this. Thank you.

5 SUPERVISOR SCHNEIDERMAN: All right.
6 Wendy Pryer followed by Frank Martuscello.

7 MS. PRIOR: Hi. I'm Wendy Prior. My
8 family has owned a house on Lamb Avenue in
9 Quogue for over 40 years. Our house was
10 just granted landmark status. We are very
11 proud Quogue residents.

12 I'm here in support of The Hills.
13 Here is one of the many reasons why. My
14 family and I have spent time at some of
15 their other properties. We spent a week at
16 Baker's Bay down in the Bahamas. It was
17 very beautiful, it was very tasteful, and
18 most importantly it was extremely low key.

19 We were there at the height of spring
20 break in March, and we practically had the
21 place to ourselves. So I think that's a
22 really important thing to know about
23 Discovery Land, is that this is nobody's
24 primary home. It has very limited use and

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1 very little impact on our Quogue residents.

2 I know that when you guys have to
3 deal with developers all the time, that's
4 the realty of living in the Hamptons. I
5 think this is a dream scenario. I think
6 Discovery Land is going to go above and
7 beyond what any other developer would ever
8 do. They will make it very beautiful. It
9 will be low key. They will make it
10 tasteful, and they -- no other company holds
11 such a high standard of environmental
12 consciousness. So I'm passionate about
13 Quogue, and I'm for The Hills. Thanks.

14 SUPERVISOR SCHNEIDERMAN: Frank
15 Martuscello followed by Barry Klarberg.

16 MR. MARTUSCELLO: Good morning. I am
17 Frank Martuscello, a Westhampton Beach
18 resident, small business owner and terrible
19 public speaker.

20 I felt firmly that I should come up
21 and tell you that I support this project due
22 to the fact of my children possibly having
23 potential jobs as they grow up. You know,
24 caddy anything, just work. You know what I

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1 mean. It brings great potential jobs for a
2 lot of people, especially myself as a
3 contractor. I think it's a good idea for
4 the Town and everyone. I don't know what
5 else really to say except I'm in full
6 support of it.

7 SUPERVISOR SCHNEIDERMAN: You must be
8 Barry Klarberg. You will be followed by Tim
9 Fox.

10 MR. KLARBERG: Hi. Thank you for the
11 opportunity to speak. My name is Barry
12 Klarberg, and my fiancé and I, Sarah, own a
13 home in the Town of Southampton.

14 Prior to that, we spent a dozen years
15 in the Village of Quogue. Our family home
16 has been a place of relaxation and
17 tranquility for over 30 years. We were very
18 active in the community since we arrived.
19 Our support of the local charities are
20 important to us. We're also concerned about
21 enhancing the Hamptons in the future.

22 We are unique. Well before Discovery
23 was involved in the Hamptons, our family was
24 exposed to one of their other properties as

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1 an owner. They mean what they say. I was
2 immediately impressed how Discovery blended
3 their property into the area and enhanced
4 the beauty of that community. Discovery's
5 investment in the local community benefited
6 all. They're good and caring people.

7 As such, in my opinion, we should
8 embrace Discovery property in the Hamptons.
9 Discovery's proposal for seasonal resolved
10 The Hills is a much better use than the
11 standard subdivision we were accustomed to
12 when I saw the original plans. From my
13 study of the plans, the project will not
14 utilize any town resources, preserve the use
15 of the property to raw usage and land up to
16 80%, protect the environment, help our
17 charities, provide jobs and invest in the
18 community.

19 Discovery's support of our school
20 system is not affected by adding children,
21 just money. Finally, Discovery in their
22 proposed plans emphasize the improvement of
23 local water. I've seen Discovery in action.
24 We all will benefit from the investment in



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↑⁷¹¹

1 our community. Please support them.

2 SUPERVISOR SCHNEIDERMAN: Is Kim Fox
3 here? Kim? No?

4 How about Rae La Magna. Is Rae here?
5 How about Mark Robertson? Okay, followed by
6 Mark Messier. Is Mark here?

7 MR. ROBINSON: Yes. Mark Robinson.
8 I have a home in Southampton. I know and
9 believe in this team, and I've visited many
10 other properties around the world and can
11 tell you first hand they're a family and
12 community first organization, and I believe
13 in this project and what it brings to this
14 area.

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15 Discovery respects the environment
16 and their neighbors always. I also believe
17 in my community. Thank you.

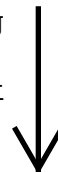
18 SUPERVISOR SCHNEIDERMAN: So you're
19 Mark Messier?

20 MR. MESSIER: Correct.

21 SUPERVISOR SCHNEIDERMAN: Before you
22 speak, on deck is Joe Tortonelin.

23 MR. MESSIER: Thank you for being
24 here and having the opportunity to speak

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1 about the project. And I'm disappointed I
2 won't have a chance to toboggan down on The
3 Hills.

4 I'm here more as a character witness
5 for Discovery Land Company and Mike Meldman.
6 I've come to know Mike as a personal friend
7 over the years. We first met on a good will
8 tour overseas to visit a town where their
9 whole entire hockey team had perished in an
10 accident, and spent two weeks over there
11 playing in some of the towns and visiting
12 the families, and got to know Mike on a
13 personal level over that time.

14 I became interested in his projects
15 for a couple of reasons. One was his
16 passion for community and his passion for
17 kids and families. The things that struck
18 me the most was that he felt that a real
19 opportunity to create an environment where
20 families could get back together and spend
21 quality time together, which I was fortunate
22 to have as a child growing up. We'd pack up
23 the station wagon and drive across the
24 country and spend quality together. Mike's



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1 projects do that.

2 I understand and have read through
3 all the environmental impacts, the
4 questions. I think through the advancement
5 of technology, all these can be addressed.
6 I will leave all those decisions up to the
7 experts and the numbers, but first and
8 foremost I want to say that you're inviting
9 somebody into your community that has
10 integrity, impeccable integrity and
11 accomplishes what they say they're going to
12 do. They over promise and they over
13 deliver, which is not normal.

14 I know Mike's team is here as well.
15 I got to know them on a personal level. You
16 invited a top quality organization into your
17 community that will advance to everybody
18 here. So thank you for the time.

19 SUPERVISOR SCHNEIDERMAN: Joe
20 Tortonelin will be followed by Jeremy
21 Wheaton.

22 MR. TORTONELIN: My name is Joseph
23 Tortonelin. I'm a lifelong resident and
24 local business owner. I've been fortunate

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1 to spend time at two Discovery locations,
2 and I can tell you they're a first class
3 organization. I trust the due diligence of
4 the Town Board and the procedure process we
5 have in place to follow this project
6 through. I am hundred percent for the
7 project as it would be a great asset to our
8 community. Thank you.

9 SUPERVISOR SCHNEIDERMAN: Jeremy
10 Wheaton followed by Doyle, I think Bonnie
11 Doyle, Hampton Bays Civic.

12 MR. WHEATON: Good afternoon, or good
13 evening rather. My name is Jeremy Wheaton.
14 I am a lifelong resident of the East End and
15 a proud parent and small business owner here
16 on the East End. I was actually born in the
17 hospital right up the road, and so this is
18 my town.

19 I'm here in support of this PDD.
20 This is my first time speaking at a public
21 hearing on this issue specifically, mainly
22 because I wanted to listen carefully to what
23 was being proposed, to read through the pros
24 and cons before forming an opinion.

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1 Certainly the opinion that I came to
2 was to support this project and this PPD
3 specifically. As we all know, and many of
4 the things that have already been explained,
5 this property is currently zoned for
6 development, and the proposed development by
7 the good folks at the Discovery Land Company
8 far exceeds the requirements for the
9 environmental impact, as many have already
10 shared.

11 So I wanted to reiterate that fact.
12 Certainly the economic benefits we're all
13 very much aware of for the town, for the
14 school district, and most importantly for
15 the residents and the constituents of this
16 Board.

17 There is an environmental problem
18 that exists. We can't deny that. There's
19 been lots of discussion and debate, lots of
20 efforts spent in trying to preserve our
21 environment here on the East End.

22 And specifically that problem that
23 exists is one that I feel like the Discovery
24 Land Company has listened to very carefully.

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1 They have responded with both common sense
2 and scientific solutions in terms of
3 limiting the environment impact, preserving
4 72% of the space, but specifically in
5 dealing with the nitrogen and everything
6 that that involves.

7 I appreciate what they're doing. I
8 would like to thank the Board for not only
9 their service, but their diligence in this
10 process, because it is important. And I
11 would also like to thank the good folks at
12 Discovery Land Company for their
13 environmentally conscious position. They've
14 proven themselves as good environmental
15 stewards.

16 So I would like to implore the Board
17 to support this PPD and this project going
18 forward.

19 Thank you.

20 SUPERVISOR SCHNEIDERMAN: Connie
21 Doyle followed by Maria Hults.

22 MS. DOYLE: Good evening everybody.
23 My name is Connie Doyle, and I'm speaking on
24 behalf of the Hampton Bays Civic Association

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1 tonight. And as a representative, I
2 appreciate the five minutes that you've
3 given me to speak.

4 The PDD legislation was designed to
5 be judiciously used as a planning tool to
6 meet an overwhelming community need that
7 traditional zoning could not accomplish.
8 This is not intended to allow developers to
9 circumvent the established zoning of the
10 Town of Southampton or the long-term
11 comprehensive plan, yet all of the comments
12 in support of Hills pointedly ignore this
13 very basic fact.

14 Comments in support of this project
15 ignore the danger posed by this project to
16 the entire Town of Southampton now and for
17 future generations. Approval of this
18 project is wholly incompatible with the
19 recent vote to use community preservation
20 funds for the improvement of the water
21 quality.

22 This project is not proposed for an
23 ordinary plot of land in East Quogue. It's
24 proposed for the most sensitive --



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1 environmentally sensitive plot. The Hills
2 project covers the largest unprotected tract
3 of privately-held Pine Barrens forest
4 remaining in the Town of Southampton's Pine
5 Barrens compatible growth area, an area
6 where only limited environmental compatible
7 development is allowed.

8 This is designated as a special
9 groundwater protection area by New York
10 State, a critical environmental area by
11 Suffolk County, and targeted by the nature
12 conservancy for permanent protection. Yet
13 those commenting in support of The Hills
14 have northeast special designations and what
15 they mean for the quality of our drinking
16 water and of the water bodies that provide
17 unparalleled, recreational and business
18 opportunities for all the residents of the
19 Town of Southampton.

20 Since 2010, both Shinnecock Bay and
21 Quantuck Bay have been declared impaired
22 bodies by the New York State DEC due to the
23 high nitrogen levels. These water bodies
24 have been buffeted by the collapse of the

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1 shellfish population, the disappearance of
2 90% of the eelgrass, which functions as the
3 nursery for both shell and finfish and the
4 emergence of the toxic brown/red tides
5 harmful to both humans and aquatic life
6 alike.

7 This does not just impact the East
8 Quogue community. In five years, ground
9 flow from the water in the Hills property
10 will reach Weesuck Creek, the epicenter for
11 toxic and brown tides contaminating Quantuck
12 and Shinnecock Bays.

13 Applying the nitrogen loading model
14 used by the DEC and the newly released Long
15 Island Nitrogen Action Plan, Professor
16 Gobler has stated that the developer has
17 underestimated the nitrogen leeching factor
18 by a factor of at least three times the
19 listed percentage and needs to be
20 reevaluated.

21 Some of the public comments in
22 support of the project have challenged the
23 assessment of independent scientists like
24 Professor Gobler and instead point to the



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1 Hills for a different point of view. But
2 can we afford to be so cavalierly ignore the
3 statements of independent scientists. If we
4 do, we're wrong, and the entire town will
5 suffer the long-range consequences of that
6 decision.

7 Even if the current development
8 involves environmentally sensitive practices
9 now, how long would that last? Who will be
10 monitoring the activities of the golf resort
11 to make sure the barriers are in place, that
12 the systems are functioning properly, and
13 that only environmentally sensitive
14 fertilizers are used?

15 Can anyone guarantee that in 5, 10,
16 15 years down the line, the then owners of
17 the golf course and dense luxury housing
18 will not be less diligent in keeping up
19 these practices and instead continue loading
20 nitrogen from septic and phosphorus into the
21 fertilizers into our water.

22 In good conscience, the Town Board
23 and the residents of Southampton have to
24 consider whether the so-called benefits to

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1 the community offered by The Hills are worth
2 the long-term impact on our water. A
3 private golf course and luxury homes are not
4 a critical community need, but clean water
5 is.

6 The critical community benefits
7 offered by The Hills are short term, short
8 cited and in view of the residents of East
9 Quogue at the expense of the water quality
10 impacting and affecting the entire town.

11 Major annual benefits cited is the
12 estimated 9.4 million in income from the
13 permanent, seasonal and operational jobs
14 created over four years. How much of the
15 benefit will that be when the water quality
16 becomes so degraded and the recreational
17 activities cease to attract summer visitors
18 and future residents.

19 TOWN CLERK SCHERMEYER: 30 seconds.

20 MS. DOYLE: When the fishing, boating
21 and swimming activities become threatened,
22 how much benefit will a private luxury golf
23 course be to the year-round residents? What
24 is the point of creating the comprehensive

1 zoning plan if we allow the PDD process to
2 be used by developers to get one off
3 approval of their projects. Each of these
4 approvals is another hole in the
5 comprehensive zoning plan and effectively
6 renders it a nullity. This is not an issue
7 for East Quogue but for the entire Town of
8 Southampton.

9 TOWN CLERK SCHERMEYER: Five minutes.

10 MS. DOYLE: This is not a zoning
11 issue, but an issue for the Town's priority
12 and policies.

13 SUPERVISOR SCHNEIDERMAN: You have to
14 wrap up.

15 MS. DOYLE: Developers should not be
16 allowed to buy the rights to threaten our
17 water quality. Thank you.

18 SUPERVISOR SCHNEIDERMAN: I gave the
19 last speaker extra time because she was
20 speaking on behalf of a group, a group that
21 hadn't spoken before.

22 So now Maria you're speaking as an
23 individual.

24 MS. HULTS: I'm speaking as an

1 individual.

2 SUPERVISOR SCHNEIDERMAN: All right.
3 Like we had two Marks in a row, we're going
4 to have two Marias in a row. Maria Hults
5 will be followed by Maria Moore.

6 MS. HULTS: All right. I'm going to
7 speak as diver and someone who cares deeply
8 about what happens in the water. I've been
9 living here 45 years, and I've watched our
10 bays disintegrate to where there's less
11 than 5% life left in them.

12 Obviously this is not a problem that
13 Discovery Land Corp. has created, but it
14 could be the final nail in the coffin. I
15 think, as Bonnie said, Chris Gobler says
16 they're underestimating the effluence of the
17 nitrogen by over three times. The one thing
18 I can testify to from personal experience is
19 everyone that says their properties are
20 beautiful, they're we'll manicured, have
21 they looked under water. The Bahamas' reef
22 was killed by the Discovery Land Corp. when
23 they built it. The runoff from the
24 construction smothered it, and the nutrients

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1 from the ground keep killed it off
2 completely.

3 That's all I have to say. Thank you.

4 SUPERVISOR SCHNEIDERMAN: Maria
5 Moore.

6 MS. MOORE: My name is Maria Moore.

7 SUPERVISOR SCHNEIDERMAN: Normally I
8 would take elected officials earlier. You
9 wouldn't have had to wait if I knew, but you
10 got to hear a lot of testimony.

11 MS. MOORE: That's right.

12 SUPERVISOR SCHNEIDERMAN: Maria
13 Moore, Mayor of Westhampton Beach, the
14 Village. Maria will be followed by Franklin
15 Krzyzewski.

16 MS. MOORE: I would just like to say
17 a few words about Discovery Land Corp's
18 reputation in Westhampton Beach.

19 As some of you may know, Discovery
20 purchased the Dune Deck property on Dune
21 Road in our village and demolished the
22 existing structure and is transforming it
23 into what promises to be a world class
24 resort.



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1 The developer worked within all of
2 our very strict guidelines, met all of the
3 latest FEMA and erosion hazard area
4 requirements and moved the structures back
5 from the Dune, rebuilt the Dune in front of
6 their property, and observed all piping
7 clover and other summer construction
8 limitations.

9 In the process of doing all of their
10 planning and permitting, it was discovered
11 that the Village's public access road at its
12 neighboring Lashley Beach was located on
13 part of the Dune Deck property. And at
14 considerable expense, Discovery Land Company
15 rebuilt the public access road for our
16 village residents onto our Lashley Beach
17 property.

18 Discovery has been a generous partner
19 for many local area charities and public
20 events including the Westhampton Performing
21 Arts Center and the Greater Westhampton
22 Chamber of Commerce. So based on our
23 experience, we know Discovery to be a great
24 company to work with and an asset to our



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1 community.

2 Thank you.

3 SUPERVISOR SCHNEIDERMAN: All right.
4 Franklin, you'll be followed by Heather
5 Girgenti.

6 MR. KRZYZEWSKI: Hello. My name is
7 Franklin Krzyzewski. I grew up in Sag
8 Harbor. I now live in Hampton Bays. I'm a
9 full time student at Suffolk Community
10 College studying technical theatre.

11 I recently found out about The Hills
12 seasonal resort through a family friend.
13 When I looked into it, there wasn't much I
14 could see that was bad about it. In fact, I
15 think The Hills is a great thing to have out
16 here. I read through some literature on The
17 Hills, and I found a few things that really
18 stood out to me.

19 It was previously zoned by the Town
20 for a resort and golf, so to approve The
21 Hills seasonal resort would be fulfilling
22 its original destiny. It is seasonal, so it
23 will bring people in the summer months, but
24 out here, that's nothing new.

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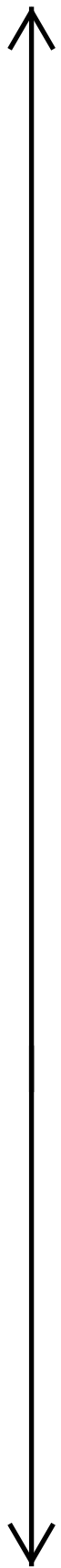
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1 People have always flocked out here
2 in the summer, and if homeowners -- nice
3 homeowners, from the looks of it, come out
4 and shop in our stores and eat in our
5 restaurants, I think that will greatly
6 benefit local business.

7 I also saw that there's a nitrogen
8 content issue in the water that this
9 development is willing to take on and fix.
10 I don't know a lot about developments out
11 here offering to do that.

12 It's important that developments take
13 the environment into consideration when they
14 build, and I feel this company will do that.
15 They've laid out pretty specifically how
16 they will.

17 Discovery Land seems like a great
18 company to me. They have built other great
19 resorts, and from the pictures that I've
20 seen, they have a really great track record
21 going for them. What I also like is their
22 commitment to improve the East Quogue School
23 with donations of almost a million
24 dollars. And for a school nowadays in



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1 today's education system, that money could
2 go far if used well.

3 I think it shows real commitment to
4 become part of our community. I grew up out
5 here, and it's always been my home. I don't
6 know what opportunities will come into my
7 life or where my life will take me, but I
8 feel like this opportunity is a good one to
9 take. We need opportunities like The Hills
10 and others in order to become a community
11 that grows. Thank you.

12 SUPERVISOR SCHNEIDERMAN: All right
13 Heather Girgenti is next. That's card 51,
14 if you're counting. And then John Vautrin.
15 Is John here? John, you will be next.

16 MS. GIRGENTI: Good evening. My name
17 is Heather Girgenti. I have lived in East
18 Quogue my entire life. A lot of people say
19 that I look 18, so for the record, that's 27
20 years. My brother and I both attended East
21 Quogue Elementary School, and, in fact, my
22 mother also attended East Quogue Elementary
23 School. My grandparents chose to build our
24 family in East Quogue. And my grandfather

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1 was a Southampton police officer for 30 plus
2 years. So clearly I have deep roots in the
3 community.

4 I am here tonight in strong support
5 of The Hills. Once I sat down and reviewed
6 the facts, it was pretty easy to see that
7 the land has already been purchased, and
8 there's going to be a ton of various
9 benefits that have already been widely
10 covered over the course of all of these
11 hearings.

12 So I'm just here to say I do support
13 The Hills. My entire family supports The
14 Hills. We trust that the Town Board can
15 also take a look at the facts and help us
16 all improve our community. Thank you.

17 SUPERVISOR SCHNEIDERMAN: Vautrin
18 followed by Paul Levy.

19 MR. VAUTRIN: John Vautrin. Good
20 evening. I would like to start by thanking
21 the Board for the work they do to preserve
22 the beauty and integrity of our community.

23 As a long-time resident of the
24 community and having raised my family here

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1 for the past two decades, I would like to
2 say a few words about The Hills project.

3 We're all here tonight because we're
4 involved in our community. This is one of
5 the most beautiful parts of the world, and
6 it's important to all of us that it's
7 preserved for future generations to enjoy.

8 After having done extensive research
9 on the project, it's very clear to me that
10 Discovery Land Company has developed an
11 extremely comprehensive plan for this
12 project. It addresses all of the many
13 issues that are associated with a project of
14 this size.

15 Most important to this community are
16 the environmental challenges. I'm confident
17 that everyone in this room has done
18 sufficient research to understand that this
19 project includes cutting edge technology to
20 minimize the environmental impact by greatly
21 reducing the release of nitrates into our
22 waterways and water table. In fact, I hope
23 that these technologies will soon become the
24 standard for all new construction in this



1 area.

2 The other major concern of our
3 community is the preservation of open space.
4 This plan will preserve the majority of the
5 project as open space preventing future
6 development. In addition to the
7 environmental considerations, the financial
8 impact on the community is only positive.
9 Increasing tax revenue and not only creating
10 temporary employment for the community
11 during construction, but long term
12 employment maintaining the development. The
13 many benefits are clearly outlined in the
14 prospectus. Please refer to that.

15 In closing, I would like to say that
16 Mr. Meldman and his team, Discovery Land
17 Company, have developed many such
18 communities across the country as well as
19 abroad. Their expertise is unsurpassed when
20 it comes to projects of this type. I feel
21 that our community should welcome this
22 opportunity to support this wonderful
23 project 100%.

24 Thank you.



1 SUPERVISOR SCHNEIDERMAN: Okay. Paul
2 Levy. Is Paul Levy here? How about Nancy
3 Lee Daniels. Nancy Lee Daniels? All right.
4 She is here.

5 Nancy will be followed by Brian
6 Crowell. So it's Nancy, followed by Brian,
7 followed by Sarah Herbert Galloway. Those
8 are the next three.

9 MS. DANIELS: Good evening. My name
10 is Nancy lee Daniels. I've lived in East
11 Quogue for 18 years.

12 I am against The Hills development.
13 I do not feel that this development is going
14 to benefit our community in any way. If the
15 development was proposed to be built
16 anywhere except for on our natural Pine
17 Barrens and aquifer, I may have a different
18 opinion.

19 The Discovery Land Company's website
20 states that they have an unparallel
21 commitment to protecting our environment,
22 our natural resources, and our drinking
23 water. However, if this is true, why would
24 they not have accepted the \$35 million that

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1 the Town Board offered them to keep our land
2 preserved? The only way to protect our
3 environment and our drinking water is to
4 preserve the land and not allow any
5 development whatsoever on top of our natural
6 aquifer. I would like to ask: Do any of
7 the Discovery Land Company owners live in
8 East Quogue?

9 SUPERVISOR SCHNEIDERMAN: We can't
10 answer questions.

11 MS. DANIELS: I think not.

12 This company is based in Arizona.
13 They do not have any concerns about what's
14 best for the East Quogue community and our
15 environment. They have no commitment to us.
16 Their commitment is to their bank accounts
17 and Abaris.

18 They claim they're going to make
19 significant donations to the East Quogue
20 School District. I am a substitute teacher
21 at Tuckahoe Common School District here in
22 Southampton. The Tuckahoe School has asked
23 Sebonack Golf Club, Shinnecock Hills Golf
24 Club, and the Southampton Golf Course to



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1 help their school by paying school taxes.
2 All three of these golf courses have refused
3 to help. They claim there is an agreement
4 that makes them exempt from paying school
5 taxes. Therefore, I feel that The Hills
6 golf course will be no different and will
7 not contribute to our school.

8 The Discovery Land Company also says
9 that their clientele will not be living here
10 year round. They say their development is
11 not expected to add additional students to
12 our schools.

13 These are just political promises to
14 sway the East Quogue residents into thinking
15 that they're going to financially help our
16 community.

17 TOWN CLERK SCHERMEYER: 30 seconds.

18 MS. DANIELS: As an alternative,
19 to -- I'll scratch that.

20 Okay. I will just sum it up. I just
21 would like to close by asking the Town to
22 continue to pursue the purchase of this
23 land, to preserve our natural environment,
24 our aquifer and our Pine Barrens, and to ask

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1 the Discovery Land Company to reconsider the
2 \$35 million that our Town Board has
3 generously offered them to keep our land
4 preserved.

5 TOWN CLERK SCHERMEYER: Three
6 minutes.

7 SUPERVISOR SCHNEIDERMAN: All right.
8 Before you speak, Brian, I just want to set
9 up the next speaker behind you.

10 Is Sarah Herbert Galloway here?
11 Waive if you're here. No Sarah Herbert
12 Galloway. How about Kelsey Stark? All
13 right. Kelsey is here.

14 You can begin, Brian.

15 MR. CROWELL: Hi. My name is Brian
16 Crowell. First of all, thank you to the
17 Board for arranging this forum.

18 I'm going to be reading a letter from
19 Ray Floyd. Ray Floyd, just a little
20 background, is a PGA Tour Hall of Famer.
21 He's won four major championships, one of
22 them being right down the road here, the '86
23 U.S. Open at Shinnecock. More importantly,
24 Raymond is a member of this community.

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1 Members of the Board, I Raymond Floyd
2 of 65 Captain's Neck Lane, Southampton, am
3 unable to attend tonight's meeting on The
4 Hills, but I would like to voice my full
5 support of the project. I have been a
6 professional golfer since 1961 and currently
7 take great pride in designing golf courses.

8 I cannot speak more highly of
9 Discovery Land and their commitment to
10 sustainable and ecological development.
11 Their track record speaks for itself. 18
12 successful communities throughout the United
13 States, Mexico and the Bahamas.

14 Being involved in the golf community
15 for as long as I have, I've had the
16 privilege of watching the game grow and
17 adapt to the changing times. Advancements
18 in technology, both in the equipment golfers
19 use and how golf course turf management
20 systems are applied, have advanced
21 dramatically.

22 As a golf course designer, I can
23 personally speak to the important
24 technological advancements in irrigation and



1 turf management. Discovery is at the
2 forefront of using these cutting edge
3 technologies which are geared toward making
4 golf courses not only environmentally
5 friendly, but also environmentally
6 beneficial.

7 Specifically, Discovery has used
8 drought and brackish water tolerant brasses
9 on their courses that had not even been
10 engineered when I first teed up on tour.
11 Along with working within the restraints of
12 the natural environment, Discovery and The
13 Hills will use the proven technology of
14 fertigation which uses nitrogen already
15 present in the groundwater to supplement
16 their fertilizer use.

17 Being involved in the area, I am well
18 aware of the difficulties our aquifer faces
19 from nitrogen contamination and the fact
20 that The Hills has found a way to help
21 remove nitrogen from our aquifer using the
22 grasses of the golf course as a massive bio
23 filter. It really does fit hand in glove.

24 The grasses still need nutrients, and



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1 ironically these nutrients are currently
2 here contaminating the groundwater.
3 Fertigation pumps that nitrogen out to the
4 benefit of the golf course, which would now
5 require less fertilizer as the nitrogen in
6 the water will be absorbed by the roots of
7 the grasses.

8 TOWN CLERK SCHERMEYER: 30 seconds.

9 MR. CROWELL: Having had a front row
10 seat to the evolution within the golfing
11 world, I can comfortably say that Discovery
12 is helping to set the example for how golf
13 and the environment can coexist in a
14 symbiotic relationship.

15 Discovery will make excellent
16 neighbors for us out here on the east end.
17 Their track record as responsible and
18 concerned stewards of the environment speaks
19 for itself.

20 Many thanks, Raymond Floyd.

21 SUPERVISOR SCHNEIDERMAN: Kelsey, you
22 can come up. Kelsey will be followed by
23 Joanne Clark. Is Joanne here? Yes.

24 MS. STARK: I am Kelsey Stark. I'm

1 from Riverhead and the answer is yes, I am
2 related to whoever you're thinking of.

3 So as many of you know, my family has
4 been prominent members of the East End of
5 Long Island. I work in a restaurant in East
6 Quogue. I've worked there for 12 years, and
7 that's where I was first introduced to The
8 Hills project.

9 I am what is known as one of those
10 millennials, and we are known to be very
11 environmentally conscious. That's what
12 really attracted me to step into The Hills
13 project and find out what exactly they were
14 here for.

15 I first thought that it was great
16 that there was a large company that was
17 asking the community what their concerns
18 were and wanted to really hear what we
19 thought. And the biggest thing is yeah, the
20 environment. And, you know, no offense
21 everyone, but being one of the youngest
22 people in this room, I want to stay out
23 here. I want to not be like many people
24 that I know who are my age that need to move

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1 to Nassau or to other places because there's
2 no jobs or because the environment is
3 deteriorating.

4 I love the East End of Long Island.
5 I will always love the East End of Long
6 Island, and I want to raise my family here.
7 And I see nothing wrong with what The Hills
8 wants to do, and they actually want to make
9 it better for us.

10 So I fully support it. I know a lot
11 of people in my family fully support it that
12 couldn't be here tonight, and I really,
13 really hope that you say yes to The Hills.

14 SUPERVISOR SCHNEIDERMAN: Joanne, you
15 will be followed by Shelia Marila. Is she
16 here? Yes.

17 MS. CLARK: My name is Joanne Clark.
18 I'm reading a letter on behalf of Joan Lavan
19 from Westhampton Beach who could not attend
20 tonight's meeting.

21 I'm in favor of The Hills resort
22 being built in East Quogue. I've taken the
23 time to study the environmental impact key
24 findings as it's related to The Hills versus

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1 the current zoning for a subdivision.

2 The Hills proposed seasonal resort is
3 a significant improvement over the current
4 zoning. I believe that when you compare all
5 of the factors, approval of this project
6 should be given.

7 Once completed, The Hills will add
8 \$4.5 million a year to the annual tax base
9 in East Quogue. It will not impact the
10 school district in any way as there will be
11 no full-time residents. This compares to
12 the subdivision that would add 134
13 additional school children.

14 The Hills seasonal resort team has
15 certainly done their homework as it relates
16 to the environment as well as any water
17 quality issues impacted on local services
18 and resources.

19 I would like to add I have had the
20 privilege of viewing the models of the Dune
21 Deck in Westhampton Beach. Every aspect was
22 done in the highest quality with impeccable
23 taste.

24 I think this is a win/win when the



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1 bar is raised to such a high level. I can
2 only -- it can only increase the value of
3 property in our community. Thank you.

4 SUPERVISOR SCHNEIDERMAN: Sheila,
5 you're next, followed by Dominic Clark. Is
6 Dominic Clark here? Dominic Clark.

7 MS. BARRILA: Good evening, Board
8 members. My name is Sheila Barrila, and I
9 am a full-time resident of the Town of
10 Southampton for almost 15 years.

11 I am a local business owner. I own a
12 restaurant. I understand the effects on the
13 environment, and I see absolutely no
14 negatives for this project. I also come
15 from a family of developers, and I believe
16 that Discovery Land is a premiere builder, a
17 developer and that they're sensitive to all
18 the issues. And I also believe that any
19 other type of development would not have as
20 many benefits by far.

21 Also, I think that it's going to
22 greatly enhance the beauty of the area.
23 They're going to protect the environment,
24 the overall environment, the water. They're

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1 going to invest money in the community, and
2 they're going to just overall improve the
3 East Quogue community.

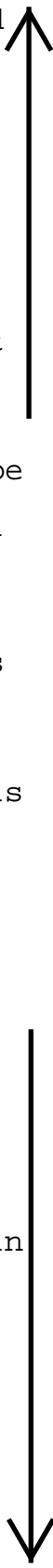
4 So I have never been to a Town
5 meeting, but I felt strongly compelled to
6 come tonight. And I say yes to the project
7 of The Hills.

8 SUPERVISOR SCHNEIDERMAN: You must be
9 Dominic Clark. You're being followed by --
10 it's either Graham Russell or Peter Whalen.
11 I'm not sure which one is speaking. One is
12 speaking for the other.

13 MR. CLARK: Good evening. My name is
14 Dominic Clark, and I am speaking on behalf
15 of Robert Davis, Junior of Westhampton
16 Beach.

17 I am writing in support of the
18 Discovery project in East Quogue. I have
19 been a summer resident of Quogue my entire
20 life and purchased my own house in Quogue in
21 1986. I have thoroughly researched all of
22 the facts and feel that our best option
23 would be to let Discovery develop the land.

24 In addition, I am excited about the



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1 possibility of having a beautiful golf
2 course and all of the high end houses that
3 will adorn.

4 Discovery has a great reputation, and
5 we can do far worse if we let someone else
6 develop the property.

7 Thank you.

8 SUPERVISOR SCHNEIDERMAN: What's your
9 name?

10 MR. WHALEN: My name is Peter Whalen.

11 SUPERVISOR SCHNEIDERMAN: You're
12 speaking for Graham?

13 MR. WHALEN: Yes. I was --

14 SUPERVISOR SCHNEIDERMAN: Before you
15 start, you will be followed by Ryan Newton.
16 Is Ryan here? Okay. Perfect. Go ahead.

17 MR. WHALEN: Thank you very much. I
18 was going to read a letter for someone who
19 couldn't be here, but I've been to a couple
20 of these and have respect for everyone's
21 time here.

22 I'm the general manager of Baker's
23 Bakeoff and Ocean Club which is located in
24 Abaco Bahamas. I've been coming to all of

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1 these meetings. I fly up, spend the night
2 and fly back home. It's been tough to
3 listen to some people who have googled
4 things and have heard the negative impacts
5 that our club has had on the environment.

6 I'd just would like to tell you, and
7 you don't need to believe me, but you can't
8 believe everything that you read. We have
9 designed the golf course in the same way
10 we're going to do here and have built one of
11 the most environmentally friendly golf
12 courses. It is studied every summer by
13 colleges. We're going to use that same
14 technique here on your guys' golf course
15 plus the improvements that have been made in
16 the last five years, because with
17 everything, technology is getting better.

18 So please stop saying things that
19 might not necessarily be true.

20 To that, we have the support of the
21 Prime Minister of the Bahamas who submitted
22 a letter to the Board. We, as a company,
23 Discovery Land have donated tens of millions
24 of dollars to the economy of the Bahamas,



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1 we've donated millions to local charities in
2 the Bahamas. We've created 1,200 jobs at
3 Baker's Bay in the Bahamas. We started in
4 2005. We have no full time members that
5 live on the island. We have no full time
6 members who put any kids into the school.

7 We have promises to build a community
8 park, which didn't exist for the Island, and
9 a fire department which didn't exist for the
10 Island, a police department that didn't
11 exist for the Island, all of which have come
12 through and we built. We are a really,
13 really, really, really great partner. We
14 are a developer.

15 To my understanding this piece of
16 property has been approved to be developed
17 on. You guys are seeking an environmentally
18 friendly developer who can partner with this
19 community. And I would like you to trust us
20 and venture into this with us.

21 Discovery Land is all about family.
22 I worked for them since I was 19 years old.
23 The partners in the front row have taken me
24 under their own as if I was their family. I

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1 have a closer relationship with Mr. Meldman
2 than I do my own father. And I love my dad.
3 We welcome the chance to partner with
4 this community and help reverse existing
5 issues that you guys have. If you have
6 water problems, we're here to help them. We
7 didn't create those water problems. If they
8 exist, we'd like you to benefit from us as
9 your partner. So we welcome the
10 opportunity. Thank you to you guys. I've
11 come to every one of these meeting. You
12 guys do a great job. Thank you to everyone
13 who has come out in support of the project,
14 who has researched the facts, who has
15 stopped by the office.

16 I appreciate you guys coming out and
17 supporting what's right for this community,
18 and I believe this project is what's right
19 for this community. Thank you guys very
20 much.

21 SUPERVISOR SCHNEIDERMAN: Ryan.
22 You're Ryan; right?

23 MR. NEWTON: Yes, sir.

24 SUPERVISOR SCHNEIDERMAN: Ryan

1 Newton, you'll be followed by Bill --

2 MR. NEWTON: I'm here on behalf of
3 Kevin Norton.

4 SUPERVISOR SCHNEIDERMAN: Hold on one
5 second. So Bill Collage -- is Bill Collage
6 here? And then Bill will be followed by
7 Robert Sheridan.

8 Okay. You can begin, Ryan.

9 MR. NEWTON: I'm hear on behalf of
10 Kevin Norden. N-O-R-D-E-N, last name. He's
11 in Remsenburg.

12 Hello. My name is Kevin Norden. I
13 reside Remsenburg. I attended West Hampton
14 High School and graduated from Elon
15 University in North Carolina. I have
16 attended every Town Hall meeting for The
17 Hills, and unfortunately I'm away with my
18 wife for the final meeting.

19 In discussing The Hills with local
20 friends and family members, I have heard
21 many theories on both sides of this debate.
22 In these discussions, there are two things
23 that remain constant to me and all of the
24 opinions I've heard. The first constant

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1 that remains is that development is going to
2 happen on this piece of property.

3 The real question is how will the
4 development be done, and will it be done
5 with the residents' best interests in mind.
6 When one compares Discovery Land, who has 19
7 flourishing properties on landscapes just as
8 sensitive as our Pine Barrens, versus an
9 unknown developer, it makes it difficult to
10 be against The Hills project knowing that
11 they have.

12 This becomes more apparent when you
13 realize, The Hills will clear less overall
14 total land than the ultimate project. The
15 Hills will have numerous monitoring wells
16 throughout the property to alleviate the
17 concern for the leeching of any chemicals.

18 The help and preservation of our
19 environment is important to me and my
20 family, and we would like to continue to use
21 our bays for boating and fishing.
22 Therefore, I feel it is essential for a
23 third-party administrator to be in charge of
24 having these wells tested. There's to be



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1 strict protocol in place for any action that
2 must be taken if specific levels of
3 monitoring of wells is undesirable. This
4 testing and the third-party administrator
5 should be paid for by The Hills community.

6 The second constant is the revenue
7 for school tax. The Hills will be comprised
8 of seasonal residents who will not use the
9 school system. When The Hills is at full
10 capacity, there will be approximately
11 \$4 million in revenue for the school to use
12 with none of the Hills residents actually
13 utilizing that school. This allows for more
14 funding for the local East Quogue students
15 benefiting them greatly.

16 Although the types of homes of
17 residents for the alternative development
18 plan is currently unknown, it is more than
19 likely not to consist of seasonal residents.

20 During the past Town Hall meetings
21 that I have attended, I have noticed that
22 the general opinion of the people who spoke
23 out against The Hills have paid -- have all
24 had something in common. They oppose



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1 change.

2 I too struggle with the change, but
3 unfortunately, thanks to our modern world,
4 change is constantly. With that said, I
5 will prefer a known, well-calculated and --

6 TOWN CLERK SCHERMEYER: 30 seconds.

7 MR. NEWTON -- and more predictable
8 change for this plot of land rather than the
9 one that's unknown with many bearable. I
10 think Discovery Land Company has provided a
11 plan for this area that allows for positive
12 protected change for our community.

13 The Hills project by Discovery Land
14 has proven that they work with surrounding
15 communities, business owners and government
16 agencies consistent with a specific project.
17 I believe The Hills will be yet another
18 successful project for Discovery Land
19 Company.

20 SUPERVISOR SCHNEIDERMAN: Thank you,
21 Ryan. Bill, you're next. Bill, you're card
22 number 63 of the new cards.

23 MR. COLLAGE: My name is Bill
24 Collage. I'm a full time resident of Sag

1 Harbor since 1999.

2 I'd like to thank the Board for
3 everything they're doing and thank everybody
4 here for the time that they put in. Like
5 yourselves, I approach projects like this
6 with an air of skepticism. I think we're
7 all in agreement that the environment is our
8 most important thing that we all share out
9 here.

10 And with that in mind, I'd just like
11 to say I fully support this project. Like
12 one of the earlier speakers, Mark, I had a
13 chance to meet with Mike and his team
14 personally, and I can speak to their
15 integrity as businessmen and environmentally
16 friendly people.

17 And I think it's extremely unfair
18 that certain people who have not taken the
19 time to meet with these guys think that
20 they're somehow going to cut and run or who
21 is going to own this thing in 20 years and
22 what its worth will be then.

23 These guys have been in business for
24 a long time, and they have a long incredible

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1 history. And what I would like to submit to
2 you guys, not just to urge you to adopt
3 this, but the standards that they're setting
4 become our baseline for how we look at
5 projects moving forward.

6 I think the amount that they're
7 giving to us, not in terms of what their
8 commitment is to our environment, but to the
9 community at large, should be something we
10 should be asking future developments. I
11 would say this is kind of a tree hugger guy
12 and project has my full support, and so do
13 they. Thank you.

14 SUPERVISOR SCHNEIDERMAN: Is Robert
15 Sheridan here. No? How about Roy Wines?

16 MR. WINES: Good evening members of
17 the Board. My name is Roy Wines. I'm a
18 lifelong resident of Southampton, born and
19 raised in the village and currently live
20 just outside now.

21 My family has been here dating back
22 to the early 1600s, and my grandfather was a
23 member of the Planning Board for 23 years
24 and a founding member of the Peconic Land

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1 Trust.

2 I grew up watching my grandfather and
3 listening to him talk about how important it
4 is to preserve one of the main reasons why
5 we all live here, and that's our land. We
6 all want the rural environment and a country
7 lifestyle.

8 Based upon this history, I have the
9 same feelings that my grandfather taught me.
10 I feel The Hills project is the best use for
11 this land than the alternative which would
12 have less guidelines to follow and less
13 benefits for our town.

14 If the Board has the concerns of the
15 track record of Discovery Land Company,
16 which you heard from other people that have
17 come up tonight, I suggest you reach out to
18 the towns and the villages where these other
19 facilities have been built and speak to them
20 and see what their feelings are and see how
21 they have dealt with Discovery on the long
22 term. This is a reputable company, and I'm
23 sure you'll find that they have a successful
24 outcome with them in the long term.



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1 I don't want to take your time up
2 tonight and repeat a lot of things that have
3 been told to you over numerous Board
4 meetings and, and what a lot of people have
5 said here this evening, but one thing I do
6 want to leave you with and one thought is
7 that we've heard a lot over the past
8 meetings, and we've had a lot of fires go
9 out about the water quality in the area.

10 Don't you think that Discovery wants
11 that same level of quality water for their
12 residents that are going to move into these
13 homes, and they're going to partake in the
14 golf and the club house. They're not going
15 to want to have bad water in their
16 community. It won't be a successful
17 project.

18 Thank you and I hope you support this
19 project.

20 SUPERVISOR SCHNEIDERMAN: The next
21 card is Anne Sorace. There's an indication
22 on this card that this individual has a
23 physical impairment, so there's letter
24 attached to it. I will just read it.

1 Good evening. My name is Anne
2 Sorace. I currently live on Sebonack Road
3 where there are four golf courses around my
4 home. In front of my house is South Hampton
5 Golf. On the right westbound from my home,
6 the famous Shinnecock Golf, National League
7 of America Golf, and the newest Sebonack
8 Golf.

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9 I have lived at my current address
10 for over 40 years where I raised my four
11 boys. Two of my four sons have had the
12 wonderful opportunity to work at these
13 facilities over the summer months for many
14 years.

15 Because of this opportunity, one of
16 my sons was able to pursue his passion as a
17 doctor with the help of the members that
18 knew him. My other son found a lifelong
19 passion in golf due to this exposure, an
20 opportunity that we were greatly afforded,
21 he is now a golf pro.

22 I have also seen the benefits outside
23 the golf courses with not only having great
24 job opportunities over the summer months,



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1 with new playgrounds, putting money into the
2 community and alleviating our taxes. They
3 preserve so much the area and the beautiful
4 nature and landscape.

5 I have had well water for as long as
6 I can remember and still drink from a tap.
7 I have never heard of any water problems in
8 our area with such an abundance of golf
9 courses. I don't see how The Hills project
10 can affect the water this day and age with
11 golf courses becoming much more
12 echo-friendly. They can only help.

13 In conclusion, I believe that The
14 Hills project will afford the same benefits
15 and opportunities that we see around us
16 today. The community residents and children
17 deserve to have this Community.

18 I am for The Hills and hope you
19 consider the same. Thank you for your time.
20 Anne Sorace.

21 The next card is Mark Brenneman. Is
22 Mark here? Okay. And then Jeffrey
23 Silandro.

24 MR. BRENNEMAN: My name is Mark

1 Brenneman. While I'm not a resident of
2 Southampton, I'm speaking on behalf of one
3 of your residents.

4 Before I do, I just want to
5 complement the Board on their time and
6 patience. Every town in America should be
7 as well represented. So I'm very impressed
8 with the process.

9 My name is JJ Sacha, and I'm lucky
10 enough to live on a beautiful little stretch
11 of land over on Cold Spring Road in
12 Southampton. I'm certain many of you here
13 are worried about the impact of having a
14 golf course built near your homes.

15 You are no doubt concerned on many
16 fronts, not the least of which is the
17 environment and its impact that this project
18 will have. I feel your concern, and I
19 shared the exact same emotions 13 years ago
20 when Sebonack Gold Course was built
21 literally within eyesight of my home.

22 As I mentioned before, we live on
23 Cold Spring Pond. The Pond's health was of
24 the utmost concern to all the residents in

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1 the Cold Spring community. When the land
2 that had been Bayberry land, a long-time
3 retreat for the electrical union was up for
4 sale, shock waves went through the
5 community.

6 We began hearing rumors of all shorts
7 of what would be built, and a pristine piece
8 of waterfront property would be lost. We
9 even heard that Donald Trump wanted to build
10 a resort on the site. Ultimately, it was
11 Sebonack Golf that was built.

12 Our community still has some real
13 fears with the construction of the golf
14 course so close to the pond and to our
15 homes. But from the start, Sebonack met
16 with the community and listened to our
17 concerns and have been steadfast throughout.

18 The health of the pond has never been
19 better and continues. We even hosted a U.S.
20 Woman's Open there, and you would never have
21 known it by virtue of traffic and the
22 problems that most people associate with a
23 project of that magnitude.

24 In closing, we've all heard the



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1 saying that you can't choose your neighbors.
2 That's true, of course. I can attest,
3 though, that Sebonack has been a great
4 neighbor to the Cold Spring Community, and I
5 can only imagine that The Hills will be
6 equally a good neighbor to those residents
7 of East Quogue. Thank you.

8 SUPERVISOR SCHNEIDERMAN: Mark, what
9 was the name of the individual you spoke on
10 behalf of?

11 MR. BRENNEMAN: JJ Sacha, S-A-C-H-A.

12 SUPERVISOR SCHNEIDERMAN: So Jeffrey
13 Dilandro, and then Joe Amato is next.

14 Go ahead.

15 MR. DILANDRO: My name is Jeffrey
16 Dilandro. I've been a resident of East
17 Quogue for over 34 years. I own a local
18 business here in town, Ocean Electric.

19 And I will say that any time you can
20 get a win/win situation here where you can
21 create a lot of tax revenue, help the school
22 system out, I think it's a win/win
23 situation. My son is an engineer, and he
24 studied the environmental impact of the

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1 Hills. He knows that a lot better than I
2 do. I have to relate with what he tells me,
3 and it's going to be a positive impact on
4 the environment.

5 I think if the land is scheduled for
6 development, I think it's going to be a
7 terrible situation if you have a regular
8 developer go in there. I like the idea of
9 high end homes. I made a living servicing
10 the high end community my whole life here,
11 and I can say that I have two beautiful
12 granddaughters, I have children living in
13 East Quogue. I own a quite a bit of
14 property in East Quogue, and I want what's
15 best for East Quogue.

16 I'm a resident of East Quogue, and I
17 really think The Hills will be positive for
18 the community. So I just want to give my
19 support that way. Thank you.

20 SUPERVISOR SCHNEIDERMAN: All right.
21 Joe Amato. Don't speak yet, Joe. Followed
22 by Cristina Cuomo. Joe, I had a Joe Amato
23 speak before.

24 MR. AMATO: I told the lady that. If

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1 you would like me to wait, I will wait.

2 SUPERVISOR SCHNEIDERMAN: We're only
3 taking new speakers first.

4 MR. AMATO: That's fine. I play by
5 the rules.

6 SUPERVISOR SCHNEIDERMAN: We'll get
7 you in soon.

8 Cristina Cuomo followed by Matthew
9 Ramsay.

10 MS. CUOMO: Good evening. My name is
11 Cristina Cuomo, and I have lived in the
12 Village of Southampton all my life. I have
13 a house with my husband Chris Cuomo and
14 three children off of Hill Street, as do my
15 parents, Ryan and Regina Griven.

16 I've also spent my life celebrating
17 this community as a journalist and as the
18 editor of several local magazines, including
19 Hampton's magazine for 20 years and have my
20 business based here.

21 I am in support of the Hills because
22 I feel this development will ultimately be
23 of great benefit to the East End. I visited
24 and have written about four other Discovery

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1 Land Properties over the last eight years,
2 and they were all built with the environment
3 in mind and with great care for their
4 surrounding communities.

5 This is a world class company. While
6 the proposed seasonal resort eliminates
7 enrollment pressure in the East Quogue
8 Schools, Discovery is donating \$500,000 to
9 the East Quogue School Fund, \$200,000 for
10 the playground, and another \$200,000 for
11 scholarships. As a mother, this is generous
12 contribution to the school district that
13 really needs it from a group who will not be
14 benefiting from it.

15 As an environmentally conscious
16 resident, I know a lot of other
17 environmentally conscious residents who
18 support the resort over the subdivision.
19 One reason is The Hills pledged to remove
20 nitrogen from the aquifer and other
21 environmental benefits that The Hills would
22 manage. Discovery keeps their word.

23 I know they will build a beautiful
24 high quality resort that will be an asset to



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1 all the Hamptons communities. Thank you.



2 SUPERVISOR SCHNEIDERMAN: Okay.

3 Matthew Ramsay followed by Larry Citarelli.

4 MR. RAMSAY: Hi. My name is Matthew
5 Ramsay. I'm here to show my support for
6 this Hills project. I've lived and worked
7 this area for nearly 40 years, and I'd like
8 to continue enjoying our small slice of
9 paradise out here with my wife and kids for
10 many years to come.

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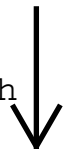
11 Real simply, I'd like to say I feel
12 the proposed zoning changes for this project
13 seem to be a better use for the land, and I
14 feel these changes will benefit for our
15 community. Thanks.

16 SUPERVISOR SCHNEIDERMAN: Larry
17 Citarelli followed by Tom Lennon.

18 MR. CITARELLI: Good evening. I'm
19 Lawrence Citarelli. I'm born and raised in
20 Westhampton Beach. I'm raising three
21 children. My family has been in the
22 community for decades.

23 I'm the owner of a company called
24 Lawrence Regroup. We're a residential high

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1 end realty firm and acquisition and
2 development company, as well as a design and
3 construction company.

4 First I would like to say thank you
5 to all of you for the exhaustive efforts
6 which you've put forth to visit everyone's
7 concerns.

8 Secondly, I would like to say that I
9 was going to come up here with a big speech
10 and a whole bunch of data understanding
11 what's going on. But I thought I would
12 shift gears and hopefully shed light on what
13 I think is perhaps more important having
14 been the through the process and before many
15 boards in my day, and continuing to do so.

16 I think it's more about talking about
17 blessings and then some bit of realty. By
18 blessing, I think that in society, in my
19 opinion, many people get divided. Part of
20 that has changed that causes that. With
21 that, I think some blessings come from it.

22 In this particular application, from
23 the day that Discovery Land landed in
24 Westhampton Beach, I learned about the



1 project through some gentlemen affiliated
2 with it. I can tell you firsthand that
3 these gentlemen came and endeared themselves
4 to our community.

5 Long often a certain code of decorum
6 has been lost in society. These guys are a
7 breath of fresh air. You look at their
8 track record, you look at their partners,
9 you look at their people on the ground.

10 Often times as developers -- I've
11 been on the other side of this fence where
12 people don't listen to fact, don't take the
13 time to be educated and then form opinions.

14 These guys are at the top of the
15 class with respect to how they go about
16 their business, the moderm operandi in which
17 they put forth --

18 UNKNOWN SPEAKER: (Inaudible)

19 MR. CITARELLI: I'm speaking to their
20 character, unlike what you're doing.

21 SUPERVISOR SCHNEIDERMAN: Please let
22 the gentlemen speak.

23 MR. CITARELLI: The long and short of
24 it is these guys are top shelf people. They



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1 would be an extreme value to add to the
2 community. They've done the micro and the
3 macro economics. They don't have to give
4 the things that they give.

5 I've watched them take care of our
6 community in various ways. They've done it
7 in every single project that they've ever
8 been involved with.

9 And to an earlier gentleman's point,
10 I think if you were to go out and speak to
11 the 18 plus developments where these guys
12 have done business, you will see that we are
13 blessed to the point of blessings in having
14 a company with such a high class of concern
15 and moral character benefiting all of us,
16 and they've addressed every single issue.

17 The short of it is this project is
18 going to be developed one way or another.

19 TOWN CLERK SCHERMEYER: 30 seconds.

20 MR. CITARELLI: The land will be
21 developed one way or another. As a builder,
22 as a developer, as a broker, I can tell you
23 personally that another residential standard
24 yield product is not needed in East Quogue.

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1 What is needed is these guys, and they're
2 the perfect partner for our East End.

3 Again, thank you all for your time.
4 I'm in full support.

5 SUPERVISOR SCHNEIDERMAN: All right.
6 You are Tom Lennon?

7 MR. LENNON: Yes.

8 SUPERVISOR SCHNEIDERMAN: And Tom,
9 you'll be followed by Ed Burke Junior.

10 MR. LENNON: My name is Tom Lennon.
11 I'm speaking tonight as a parent and a
12 homeowner of East Quogue.

13 I will leave the positive, the
14 environmental and all the other technical
15 stuff to the people that have spoken to
16 that. I've been living out here for almost
17 55 years, all of my life, either as a
18 part-time or full-time resident.

19 My wife and I moved to East Quogue
20 about 15 years ago when we had a young son.
21 And at the time we were looking for a place
22 that had a good school, a good area. Like I
23 said, we had always been out here, the area
24 of East Quogue, and we knew the families.

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1 We moved out here because of the school and
2 because of the area.

3 Over the years -- my son is now a
4 senior in high school. Over the years, it's
5 become tougher and tougher for East Quogue
6 School District to meet the tax demands. To
7 meet they've had to cut programs, they cut
8 services. A project like this can do
9 nothing but help that.

10 Again, as a taxpaying resident, I
11 know what it is. I know what the impact is
12 on us. This project would do nothing but
13 help that. Compared to the other
14 alternatives, there's obviously a lot of
15 positives to it. Add in Discovery Land, the
16 experience that they've had with it, I think
17 this is a win/win situation. This is a
18 great alternative for the community and for
19 Southampton Town as a whole.

20 It's a high scale, upscale place.
21 Some people say well how can they stop the
22 kids from going to school. Even if some of
23 the kids could go to school, the amount of
24 taxes -- I know what I pay where I live, and



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1 I know what these houses they're talking
2 about can go for. The amount of taxes that
3 they're going to pay will more than cover it
4 if people are truly concerned about that.

5 They've done it the right way.
6 Discovery has come along. They've held open
7 forums. I've been to a lot of the sessions.
8 The Town has done a great job and had these
9 open forums.

10 Will they bring jobs, yes, they will
11 bring jobs. People have spoke about of
12 course you're for them. You do work for
13 them. People that do work for them, that's
14 the whole idea of people like this coming in
15 and bringing jobs. People are going to do
16 work. Don't hold it against them for giving
17 people out here work that really need it.

18 All in all, I'm for the project. I
19 wish the Board would really do it, and I
20 think Discovery is going to be a great asset
21 to our community.

22 I'm just going to leave with one
23 note. Back when we first moved to the area,
24 over in Westhampton they had the Westhampton



1 Race Track. I know at the time they were
2 looking to close it down, and they were
3 looking at filling it with senior housing.
4 The one thing always stuck in my head.
5 There was a letter to the press, the
6 Southampton Press. Somebody actually
7 complained about the senior housing moving
8 in there and what it would do to traffic on
9 Wednesdays.

10 So people are going to come up with
11 any reason to come against you. Again, I
12 think this is a great project. I really
13 wish you would look at it and put all the
14 other stuff aside --

15 TOWN CLERK SCHERMEYER: 30 seconds.

16 MR. LENNON: -- and look at the
17 project for what it is.

18 Thank you.

19 SUPERVISOR SCHNEIDERMAN: This is the
20 last new card I have, Edward Burke, Jr., and
21 then we'll start with the previous speakers
22 starting with Sandy O'Callaghan.

23 MR. BURKE: Good evening, everybody.
24 Mr. Schneiderman, Town Board. It's a

1 pleasure to be here. And maybe my myth is
2 to be the last one to be a new speaker.

3 I'm a local attorney here in the Town
4 of Southampton. I'm born and raised. A lot
5 of my family are also attorneys here in our
6 town, in the town government. No relation
7 to James Burke, our Town Attorney. I want
8 to straighten that out.

9 Being an attorney, I make my living
10 advocating. I make my living defending
11 people in a court of law, and I make my
12 living molding certain arguments in hopes
13 that a jury or a judge will agree with my
14 arguments and my assertions.

15 Before I put those assertions
16 forward, they have to be researched. They
17 have to be based on fact. They have to be
18 diligently digested by experts in respect of
19 fields and present that expert opinion. I
20 feel very confidentially, again being the
21 last one up here in a new forum, that that's
22 been done and that's been diligently gone
23 over by the Town Board.

24 I know there's additional processes,

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1 but I'm here advocating for Mike Meldman and
2 The Hills. The research has been done. The
3 pedigree has been diligently explored. The
4 reputation has been examined. You've heard
5 it all. This evidence is before you.

6 You're here to weigh these options on
7 how best to protect the properties and
8 Weesuck Creek. With a PPD, you have a
9 lifetime oversight by the Town over the golf
10 course and all the facets of the
11 development. With the right of zoning, you
12 will not get this. You know that.

13 So science, technology, environmental
14 benefits, economics, commercial, legislative
15 oversight, the company's reputation mold my
16 argument tonight. They're based on fact
17 that and one that I truly hope this Board
18 agrees with. Thank you.

19 SUPERVISOR SCHNEIDERMAN: So I'm
20 looking for Sandy O'Callaghan. Sandy is
21 here followed by Silas Anthony. These are
22 people who have spoken at previous hearings.
23 Again, we're allowing you a second or third
24 bite at the apple here, or a fourth bite in

1 some cases. However, you can say what
2 you've already said. We have it. It's part
3 of our record. This is just a continuation.
4 Even though it's the fourth hearing, it's
5 one giant hearing over four days.

6 I haven't started your clock yet.
7 New information is helpful, but I won't stop
8 you from repeating what you said.

9 MS. O'CALLAGHAN: Thank you. My
10 name is Sandy O'Callaghan, and I've been a
11 resident of Quogue for over 20 years, and my
12 extended family has been there for over 70
13 years.

14 I'm on the Executive PTA Board of the
15 Quogue School, and I understand budget
16 issues. The proposal of The Hills is so
17 amazing for the Town of East Quogue and the
18 school. As a local mom, it's very
19 encouraging to see the outreach that
20 Discovery has put together for the East
21 Quogue school system.

22 It will alleviate the tremendous
23 budget strain that the school is
24 experiencing today without adding any

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1 additional students. The Hills will be
2 members' second and third homes, not the
3 primary residence. They have in their
4 bylaws an owner cannot stay at their
5 property more than 30 days when the school
6 is in session.

7 Another concern for everyone is our
8 local water. Discovery has proposed to
9 invest thousands of dollars for the
10 improvement of our area water quality. As
11 you all know and have recently seen on the
12 front page of the Southampton Press, certain
13 areas of local water quality are
14 contaminated.

15 Discovery has put forth a plan to
16 help mitigate the current water issue and
17 spend their own dollars for the improvement
18 to the area water quality. It is my belief
19 that East Quogue will benefit greatly from a
20 first class developer that is going above
21 and beyond what we could ever hope for.
22 Thank you. I'm supporting.

23 SUPERVISOR SCHNEIDERMAN: Silas
24 Anthony, III followed by Nancy Kane.

1 MR. ANTHONY: My name is Silas
2 Anthony. I live in West Hampton Beach. I
3 have for 40 years. Tonight is my birthday,
4 so Stan, John, Jay, Julie, Jake, thanks so
5 much for such a beautiful party. This has
6 been tremendous. I wouldn't want to be
7 anywhere else.

8 Anyway, I have spoken before on
9 behalf of the Hills. I support it. I feel
10 as though the PDD is so much better than a
11 standard subdivision. It's not even that
12 close. I'm here to read a letter, so you
13 can put that name down.

14 Dear Board Members: My name is Frank
15 Mara, Vice President of Community Relations
16 of the New York Football Giants. My wife
17 Lynn and I have a home in Hampton Bays that
18 we purchased five years ago.

19 Lynn -- and her maiden name is
20 Hattrick -- was born and raised in
21 Southampton, and it was where most of her
22 family still resides. Our roots are still
23 very much entranced in the Hamptons. We
24 spend most of the summer there as well as

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1 frequent trips during the fall and winter.

2 The Hills project in East Quogue,
3 developed by the Discovery Land Company, has
4 the great potential to add more natural
5 beauty to the Hamptons. While I am not an
6 owner in any Discovery properties, I have
7 visited them and know that they are first
8 class, very well respected, and they are a
9 very well respected land developer.

10 Discovery Land fully understands and
11 appreciates the sensitivities and the
12 natural beauties of the Hamptons, and I'm
13 fully confident they will do everything in
14 their power to protect it and nurture it.

15 The last thing any of us who live or
16 visit the south shore need is more traffic.
17 Discovery feels certain that the increase
18 will be minimal and seasonal, July and
19 August, as is the case every summer in the
20 Hamptons. I think the most important
21 reasons this project makes sense though is
22 the added tax revenue estimated to be in
23 excess of \$4 million a year. \$4 million a
24 year, and the financial commitments The



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1 Hills development will make to the East
2 Quogue School District and support the bay
3 restoration projects to the local leaders.

4 It is for these reasons that I fully
5 support this project. If this land is to
6 become a golf course community, I feel
7 certain that The Hills project developed by
8 the Discovery Land Company is a safe and
9 fiscally sound way to go. Sincerely, Frank
10 Mara.

11 I know we've read a lot of letters
12 tonight, but these people who just can't
13 make it, they're just as important as every
14 person that's sitting in this room. Thank
15 you very much.

16 SUPERVISOR SCHNEIDERMAN: Hi Nancy.
17 Nancy, you will be followed by PJ Mitchell.

18 MS. KANE: Hi, everyone. I'm name
19 Nancy Kane, and I spoke at the last hearing
20 in East Quogue, and I felt compelled to
21 speak again.

22 I've listened to the opposition here,
23 and I think, with all due respect, that
24 those against this are misguided. I grew up

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1 in Southhampton and I now live here full
2 time. I've worked to help bring back the
3 Agawam Ferry in honor of Pyrrhus Conce, a
4 19th Century man who was born a slave and
5 died a philanthropist.

6 I've listened to people say that they
7 are against The Hills. I just don't get it.
8 For one, there is no other company that
9 builds such stellar resorts as Baker's Bay,
10 Silo Ridge and hopefully The Hills at
11 Southhampton.

12 There is no other CEO who has built a
13 world class company purely for the reasons
14 of spending time with his sons, one that
15 centers on healthy outdoor activities and
16 values quality family time above anything
17 else.

18 Discovery Land, the company Mike
19 Meldman built, is the gold standard.
20 Discovery Land appreciates and honors the
21 environment where they build. I know this
22 firsthand because I've seen one built from
23 the ground up in upstate New York. The
24 townspeople of Amenia, where Silo Ridge is



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1 located, are thrilled with the prosperity
2 their community has seen since Discovery
3 Land came to town.

4 This generous company is giving so
5 much back to the community, including almost
6 a million dollars for the East Quogue School
7 District. They can really use it. They are
8 completely giving to the school district
9 without taxing it at all because they won't
10 put any more kids in the system.

11 I'm so impressed by their commitment
12 to improve the water quality. I can tell
13 you straight up, these folks make good on
14 their promises. Discovery Land looks to
15 become a part of our community, and their
16 comprehensive plans show that respect.
17 They've gone to great trouble to show how
18 they will remove the nitrogen from the water
19 from the farms on Lewis Road before that
20 water reaches the bay, and they have been
21 responsive to all environmental concerns.

22 These are people who are working with
23 us, not against us. I really ask that you
24 don't let this opportunity pass us by and



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1 that you vote yes for The Hills.

2 Thank you.

3 SUPERVISOR SCHNEIDERMAN: Next is PJ
4 Mitchell followed by Bob DeLuca from Group
5 for the East End.

6 MS. MITCHELL: Hi. PJ Mitchell, East
7 Quogue. You know, I kind of really resent
8 being called misguided. I've also been
9 called someone who can't deal with change.
10 Actually, nothing could be further from the
11 truth. However, let me start. I'm here to
12 read a letter.

13 It's not really a letter. It's to
14 the Southampton Town Supervisor Schneiderman
15 and members of the Southampton Town Board.
16 This is a list of officials and
17 organizations that have pledged their
18 opposition to The Hills in East Quogue.

19 New York State Assemblyman Fred
20 Thiele, Suffolk County Legislator Bridget
21 Flemming, former Southampton Town Trustee
22 Fred Havemeyer, League of Women Voters of
23 the Hamptons, Hampton Bays Civic
24 Association, East Quogue Citizens Advisory

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1 Committee, East Quogue Civic Association,
2 Hush Quiet Skies, Southampton Town Civic
3 Coalition, Save Sag Harbor, Flanders
4 Riverside, Northampton Community
5 Association, Watermill CAC, Speonk's
6 Remsenburg Civic Association, Remsenburg
7 Speonk -- excuse me. Remsenburg Eastport
8 Speonk Communities United, Group for the
9 East End, Pine Barrens Society, Southampton
10 Water Protection Reliance. I've read this
11 into the record, but I will submit it to you
12 for the record as well.

13 A couple of things. I was going to
14 say 10 different things that made 20
15 different pages of notes, and none of them
16 will be what I say now.

17 I will just proffer to the Board that
18 this decision should not be based on how
19 pretty Discovery Land's mailers are or how
20 slick their website is, or how many people
21 think the deal guys are swell. And you guys
22 really must be swell, because everybody
23 loves you. I'm sure I would too as well. I
24 may yet.

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Sec. 5.7.1

1 But it must be based on the
2 legislative considerations and the framework
3 that is mandated by Sicra. And because
4 there have been alternatives proposed to
5 this Board for the land, I would just remind
6 the Board that we must consider -- or rather
7 you must consider the comparable
8 alternatives to the extent practicable. You
9 should consider or rather must consider less
10 impactful alternatives.

11 TOWN CLERK SCHERMEYER: 30 seconds.

12 MS. KANE: The Board must make
13 affirmative representations that it has
14 picked the least impactful alternative and
15 it is not what the applicant wants that's
16 controlling it. As a right, it's
17 misleading.

18 And just quickly I want to say that
19 I'm not going to say bad things about
20 Baker's Bay, but Dr. Thomas Goreau, a
21 biochemist, a marine biologist and President
22 of the Global Coral Reef Alliance has
23 written a letter to the Southampton Board
24 and said not bad things --

1 TOWN CLERK SCHERMEYER: Three
2 minutes.

3 MS. KANE: -- but let them know about
4 the damage to the coral as a result of the
5 golf course in Baker's Bay. Thank you.

6 SUPERVISOR SCHNEIDERMAN: All right.
7 Bob DeLuca. Do you need five or can you get
8 away with three?

9 MR. DeLUCA: I can probably do four.

10 SUPERVISOR SCHNEIDERMAN: Speaking on
11 behalf of the crew, we'll give him the five
12 minutes if he needs it, then Andrea Spilka
13 will follow.

14 MR. DeLUCA: Thank you very much,
15 Mr. Supervisor and Members of the Town. My
16 name is Bob DeLuca, and I serve as president
17 of the Group for the East End. The group
18 Hails, as you know, was founded in
19 Bridgehampton in 1972, and we represent the
20 Conservation and Community planning
21 interests of some 1,500 member households,
22 businesses, and individuals across the
23 region with the bulk of our membership being
24 from the Town of Southampton.

1 One quick sidebar. I'm not sure what
2 Lance Nill was up to, but just so you guys
3 know, the two numbers he's concerned about,
4 in case you want to find them, the 300%
5 traffic increase comes from a January letter
6 from 2015 from your consultant that was
7 looking at the Tuckahoe project and
8 predicted a 279% increase as of right, if
9 their project was built. And the overall
10 square footage of the development project
11 comes from the applicant's own petition in
12 square feet, which is in the file. That's
13 all I can tell you.

14 Anyway, with respect to this project,
15 you've heard from me a couple of times. And
16 when Kyle Collins got up here, he said the
17 purpose of the hearing is to talk about the
18 DEIS and what things can be looked at and
19 changed and what have you. And I just want
20 to remind the Board that we took the time to
21 retain one of the best conservation planners
22 in the region that's done work out here. We
23 retained a municipal planner, and we
24 retained a hydrogeologic consulting firm,

1 all on par with the experts that have been
2 hired and put forth in the DEIS by
3 Discovery.

4 We provided you a very detailed
5 alternative plan which generates tax
6 revenue, puts units on the ground and would
7 meet the general type of project that
8 Discovery does. Now we had an equestrian
9 component there. I heard some of the guys
10 from Discovery say we don't do equestrian.
11 Their website says they do do equestrian at
12 Silo Ridge and out west.

13 All I can tell you is we took the
14 recommendations that this Board gave to be
15 looked at in the Environment Impact
16 Statement, and we came back with a project
17 substantially less harmful to the
18 environment while meeting the reasonable
19 objectives of the project sponsor, and you
20 have an obligation to look at that. And you
21 have an obligation under the law to see that
22 the project that you ultimately approve
23 here, if you indeed approve it, is the one
24 that best mitigates environmental harm.

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Sec. 5.7.1

1 I have no opinion about the people at
2 Discovery Land. I'm sure they're fine. I'm
3 sure they do great. It's not about them.
4 It's not about whether they're nice. It's
5 not about whether the project is attractive.
6 It's about the obligation to look at the
7 full environmental effect of the project and
8 what you can do to minimize it.

9 The second thing I want to say is
10 about the PPD in general, and this is why
11 the PDD is a problem. Many people who spoke
12 here in good faith about the things that
13 would be done from this project said they're
14 going to give a million dollars here,
15 they're going to provide this to the fire
16 department. One gentleman said, as I
17 recall, they're going to drop \$3 million on
18 us.

19 I really, having done this for a long
20 time, worry not even about this project, but
21 in general, what that says about who is in
22 charge of community planning. I can
23 understand the individual need of every
24 person who would benefit from this project

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Sec. 3.2.2



1 in some way and from something that they
2 might give as a community benefit.

3 But that's not how you want to do
4 your community planning. You need to be in
5 the driver's seat of what you want to do
6 there. If you decide that this project is
7 the project you want to do there for all
8 these different reasons, then you own it.

9 But if making that decision is shaped
10 by an ever-changing kind of pallet of
11 different community benefits for different
12 projects, I don't think that's a good way to
13 do planning, and that's why the PDD is a
14 problem.

15 I just want to give you this one
16 thought. When you all approved -- your
17 predecessors approved the bridge, that was
18 512 acres, one golf course and 20
19 residential lots and a 40,000 square foot
20 clubhouse. Why? Why wasn't it 100 lots?
21 Why wasn't it three lots? Nobody knows.

22 This project, 595 acres, one golf
23 course, 118 residential units, and a 151,000
24 square foot clubhouse, less 24,000 of which



1 for residents. Why? I don't know. Like
2 how can you possibly compare any of these
3 projects? Sebonack, 300 acres, one golf
4 course, 15 guest cottages and a
5 single-family home. Okay. Why?

6 There has to be a why. And because
7 an application comes in and proposes
8 something, the Board really has to think
9 about what was going on. The bridge is a
10 very similar type of terrain with similar --

11 TOWN CLERK SCHERMEYER: 30 seconds.

12 MR. DeLUCA: So all of this comes
13 down to your ultimate decision on this
14 project. But it's a much larger issue,
15 which is what some folks may not understand,
16 why people like us would have concerns.
17 It's about the long-term planning of this
18 Town and the precedents that are set by the
19 decisions that you make. If you make those
20 decisions by somebody who drops money on
21 you, I think it's a problem. Thank you very
22 much.

23 SUPERVISOR SCHNEIDERMAN: Thank you.

24 Andrea Spilka followed by Al Algeri.

1 Andrea, do you need five?

2 MS. SPILKA: I will do my best to go
3 less. I have no idea. It certainly won't
4 be more than five.

5 SUPERVISOR SCHNEIDERMAN: Well, you
6 can't go more than five.

7 MS. SPILKA: Hopefully it will be a
8 lot less.

9 SUPERVISOR SCHNEIDERMAN: You'll be
10 speaking on behalf of the Southampton Town
11 Civic Coalition. Okay.

12 MS. SPILKA: Andrea Spilka. I'm
13 calling your attention to an editorial that
14 was in this Sunday's Newsday that had the
15 sub-headline of polluted wells, dead fish,
16 closed beaches. We need lawmakers to push
17 for major funding to clean our waterways and
18 protect our aquifer.

19 We definitely need that financial
20 support, but we also need your leadership so
21 that the land decisions you make don't
22 undermine these efforts with all the money
23 that we're spending to clean up our water.

24 So on behalf of all myself civics as

1 well as the civics that PJ Mitchell just
2 read, as well as Marietta Seman, I've just
3 been asked to add her name, I respectfully
4 ask you to deny the proposed golf course at
5 The Hills in favor of the less intense
6 alternatives that have been mentioned.

7 The problem with the proposed
8 development of The Hills is the location.
9 The site for The Hills has been assigned the
10 Town's most protective zoning because it
11 sits over our aquifer and feeds into the
12 already seriously impaired Shinecock
13 watershed. Not to mention that Lewis Road
14 and the surrounding road structure is too
15 narrow and limited to handle the
16 substantially increased volume of traffic
17 that will result from the construction and
18 operation of a golf course.

19 My civics, and most of them on that
20 list, have supported your water quality
21 initiatives because we know we need to clean
22 up our water. We helped you in the fight
23 for the expansion of the Community
24 Preservation Fund, and we pushed to have



1 your management plan approved. But what's
2 the point if you're going to authorize an
3 exemption to zoning that Dr. Chris Gobler,
4 the region's most respected scientist, says
5 will add more nitrogen to the environment
6 than if the developer was required to adhere
7 to the site's current zoning.

8 Dr. Gobler also points out that since
9 excessive nitrogen loading degrades and
10 destroys salt marshes, the proposed
11 development may worsen flooding in East
12 Quogue during future storms. What's the
13 support -- what's the point, rather, of all
14 our support and the support of the thousands
15 individuals made up by that list of civics
16 if you're going to approve a private golf
17 course when you have better options.

18 I believe Bob DeLuca and Lisa Licori
19 from the East Hampton planner that you
20 hired, when they identified a less intense
21 alternative without a golf course that would
22 result in twice as much open space, 25%
23 fewer homes, 78% less water usage, 75% less
24 nitrogen loading due to advanced treatment



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1 systems. 100% less fertilizer from turf,
2 and 75% less traffic based on the traffic
3 assessments.

4 Please show the community that you
5 care more about their long-term health,
6 welfare and economic future than any
7 short-term offerings from an Arizona
8 developer. Be the leaders we know you can
9 be. Please say no to the golf course at The
10 Hills and yes to a less intense alternative.

11 Thank you very much.

12 SUPERVISOR SCHNEIDERMAN: All right.
13 Al Algeri is followed by Anne Algeri.

14 Al, you're speaking on behalf of the
15 East Quogue Civic Association?

16 MR. ALGERI: Yes.

17 SUPERVISOR SCHNEIDERMAN: You also
18 need five minutes?

19 MR. ALGERI: No. Three minutes are
20 find.

21 Good evening Supervisor and Town
22 Board members. I'm here today to speak for
23 the Civic Association of East Quogue.
24 Supervisor Schneiderman has publically

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1 expressed that the public benefits of the
2 existing PDD law are greatly inadequate. So
3 why not apply that objective to Discovery
4 Land's application and simply vote against
5 it now.

6 At a point in time, in my opinion, we
7 have heard what Discovery Land has to say
8 again, again, and again. Some parts have
9 some truth, but most are slanted truths.
10 They keep being repeated as if that would
11 make them true.

12 Tonight I'm asking all of you members
13 of this Town Board to use your intelligence
14 and evaluate everything that has been said.
15 This project is not about property rights.
16 When they ask for a PDD, it's no longer
17 about property rights.

18 I'm very impressed tonight with the
19 amount of people that came here to speak for
20 the first time. I'm more impressed that
21 they all were in favor of The Hills. You
22 should put that -- use your intelligence and
23 understand where they're coming from.

24 And what I'm saying today is it's now

1 up to the Board. It's no longer that the
2 culprit is Discovery Land. We are telling
3 all the members of the Town Board to do what
4 your constituents elected you for, to inform
5 us and protect our water, drinking water and
6 surface water.

7 I will take you back to one statement
8 that was made by you three Democratic people
9 in the last election. The environmental
10 impact of the proposal is equal or less than
11 the as of right development, who quoted
12 that, and I ask you to follow that. I thank
13 you very much for your time.

14 SUPERVISOR SCHNEIDERMAN: So Anne
15 Algeri followed by Bill Kearns.

16 MS. ALGERI: I am Anne Algeri, a
17 resident of East Quogue.

18 This Town Board is going to vote on
19 Discovery Land's application for a change of
20 zoning, the largest change of zoning ever
21 applied for in Southampton Town and over an
22 environmentally sensitive piece of land.

23 If you vote to approve this project,
24 please don't insult us with hollow arguments

1 that this proposal would be better for the
2 environment, because there would be more
3 controls in place than those in place for
4 the current zoning. Not true.

5 If you vote to approve this project,
6 please don't use the excuse of community
7 benefits. They are a sham. If you vote to
8 approve this project, please don't use the
9 excuse of costly suits. The Town has
10 liability insurance to cover just that.

11 If you vote to approve this project,
12 please don't use the excuse that previous
13 boards have given to approve unpopular
14 projects that the developer has been working
15 on this for a long time. This was and is
16 the developer's choice.

17 If you vote to approve this project,
18 please don't use the excuse that the
19 community is divided. This is exactly what
20 Discovery Land would like you to think. I
21 was present at the first two public
22 hearings, and they were filled with people
23 from all over Long Island and with the
24 direct help of the Long Island Builders

1 Association.

2 Tonight we have people a little
3 closer to East Quogue. They come from
4 Southampton. They come from Sag Harbor.
5 They come from Hampton Bays. They come from
6 Remsenburg. They come from Westhampton.

7 And what I'm hearing tonight is that
8 the common denominator is they're all
9 golfers or they've golfed in some of their
10 other resorts. Yet they want to tell us
11 what's good for East Quogue and how this is
12 such a great project.

13 Yes, a few from East Quogue offer
14 this project. Many of them will benefit
15 from it, or think they will, but they are
16 not. But they are vocal minority, not the
17 majority. Keep in mind that the short-lived
18 benefits of a few should not outweigh the
19 long-term benefits of the many.

20 So when you vote on this project,
21 keep in mind that we did not elect you to
22 represent an out-of-state corporation coming
23 here to get a change of zoning to make a
24 half billion dollar profit, according to

1 their figures, for themselves.

2 When you vote on this project, keep
3 in mind that we did not elect you to
4 represent the Long Island Builder's
5 Association. When you vote on this project,
6 keep in mind that we did not elect you to
7 represent realtors from Westhampton and
8 elsewhere. When you vote on this project,
9 keep in mind that we did elect you to
10 represent us and yes --

11 TOWN CLERK SCHERMEYER: 30 seconds.

12 MS. ALGERI: In conclusion, there are
13 no excuses to approve a flawed PDD law that
14 will compromise forever our drinking water
15 and our surface water.

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16 I'm a resident here in East Quogue,
17 and I've been a resident for all my life.
18 And I'm a fourth generation resident, so I'm
19 pretty attached to this area, and I have
20 deep roots.

21 Thank you respectfully.

22 SUPERVISOR SCHNEIDERMAN: All right.
23 Bill Kearns followed by Ron Kass.

24 MR. KEARNS: Good evening. Good

1 evening Town Board members. I have a bit of
2 an issue. I think that if you look at the
3 water on the south side of the island here,
4 probably the most polluted water is from the
5 West Bay Bridge to the end of the Quogue
6 Canal, and it's been that way for years.
7 It's been that way through the
8 overdevelopment. There are two golf courses
9 in that vicinity. And I find it odd that
10 both the mayors of those villages would come
11 here tonight and in previous public hearings
12 and advocate for this project when they have
13 work to do in their own back yard.

14 I come here tonight opposed to this
15 project on a number of fronts. My initial
16 reservation comes from the fact that I
17 believe the Pine Barrens are too important a
18 resource to develop. I believe they're
19 worth more undeveloped to the Town from an
20 economic and a public health perspective.

21 They sit over our sole source
22 aquifer, our drinking water, and as such
23 they should never be compromised. My
24 hesitation has nothing to do with Discovery

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1 Land or its managers, employees or methods
2 of conducting business. They have a plan
3 that benefits a finite number of people,
4 their clients, whereas the protection of our
5 bays and drinking water benefits everyone.

6 Is this plan for 118 homes and
7 155,000 square foot clubhouse the same plan
8 that was submitted for pre-approval two
9 years? I don't believe it was. That plan
10 was for 86 homes, and it was made
11 significantly larger without being placed
12 before the people for discussion and review.

13 Can I get approval for a 2,000 square
14 foot house and then build one that's 40%
15 larger simply because I have extra lumbar?
16 I don't think so. I believe close to half
17 of the community benefits proposed are not
18 benefits and should be disregarded.

19 Those that remain have a value that
20 can be debated. Are the remaining benefits
21 proposed commensurate with the potential
22 property developers as mandated by this
23 seriously flawed PDD law? I don't believe
24 they are. The issue here is not Discovery

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1 Land or The Hills, or the quality of their
2 work or the quality of their staff. It is
3 the clarity of our drinking water and the
4 bays that make the East End such a unique
5 place to live.

6 Dr. Chris Gobler's much anticipated
7 research shows the negative environmental
8 impact this project brings with it. The
9 Town, Discovery Land, and the residents have
10 waited for this information, and now it
11 speaks in favor of a need for preservation.

12 TOWN CLERK SCHERMEYER: 30 seconds.

13 MR. KEARNS: Now is the time to act.
14 I believe after careful scrutiny, this
15 project falls short on a number of
16 environmental issues. The people of the
17 Town are asked to assume great risk when
18 existing zoning is in place that greatly
19 lessens any risks. They're not entitled to
20 any more times at bat. They're not entitled
21 to any more swings at the piñata. They're
22 not entitled to any more chances to rectify
23 the problems.

24 I believe you as a Town Board owe it

1 to the health and safety of your
2 constituents and our environment to vote
3 this proposal down.

4 TOWN CLERK SCHERMEYER: Three
5 minutes.

6 MR. KEARNS: The review process
7 relative to this project as it is outlined
8 is over. I ask you to do this tonight.
9 Thank you.

10 SUPERVISOR SCHNEIDERMAN: All right.
11 Ron, before you speak, is Roberta Shoten
12 here? Roberta, you're on deck. Chris
13 Healey will follow you, but Ron Kass, you're
14 first.

15 MR. KASS: My name is Ron Kass. I've
16 lived in East Quogue for 20 years. I'm the
17 founder of Clean. The Clean organization,
18 which was formed to stop this PDD as
19 proposed by Discovery.

20 I agree with the first speaker in
21 regards to the importance of the applicant's
22 reputation. If you've been following my
23 comments at these public hearings, you may
24 have noticed that I don't think much of

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1 Discovery's tactics or The Hill's project.
2 Their history is one of misrepresentation,
3 threats and lies, and many of those have
4 been repeated here tonight.

5 Remember the Baker's Bay lie.
6 Remember the misrepresentations about the
7 cleaning of the groundwater, which we have
8 found out through Chris Gobler is a myth?
9 Remember them telling you in their plan
10 initially it was for 80 homes, and then it
11 was indeed changed to 118, which was just
12 mentioned by Bill.

13 So when Mark Hissey stated to you
14 that he had gotten 1,500 signed letters to
15 the Board in support of the Hills, I checked
16 it out. We filed a FOIL request and start a
17 review of the signed letters a few days ago
18 I only managed to review about 400 letters
19 so far and noticed something rather unusual
20 about those 150 letters. Remember, this is
21 150 of the 400 that I reviewed.

22 You have copies of those 150 signed
23 letters in front of you. Please look
24 closely at the handwriting of those 157

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1 signatures. The letter on top is from
2 Jessica Insalaco, who is an employee of
3 Discovery. Is it just me or does it look
4 like the same person who signed all 150
5 letters, including the letter from Jessica,
6 is the same?

7 It appears that one person falsely
8 signed for 150 people. Appears. I have to
9 say appears for obvious reasons. I think I
10 got lots of five minutes left. Take a look
11 and see what it looks like you to. I would
12 appreciate if you would just do it now.
13 It's glaring. What do you think about it?

14 Perhaps you can even straighten this
15 out now, because Mark Hissey, who made the
16 representations to you, is here. You might
17 want to ask him why they were signed by the
18 same person. Regardless of his comments,
19 you can judge for yourself what has happened
20 here. It's just another reason I don't
21 think much of Discovery's tactics.

22 I still have some time left if you
23 want to get an answer to this question, feel
24 free.

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1 SUPERVISOR SCHNEIDERMAN: Mark, since
2 your character is being questioned, do you
3 want to respond now, or do you want to wait.

4 MR. HISSEY: Wait.

5 SUPERVISOR SCHNEIDERMAN: Okay.
6 Roberta Shoten followed by Chris Healey.

7 MS. SHOTEN: Thank you. Roberta
8 Shoten, East Quogue, 25 years. I just want
9 to say it takes a lot of perseverance to do
10 this. I am upset about going after five
11 naysayers when we had 60 yes sayers in the
12 beginning.

13 But I would like to just voice that
14 it's still yes for The Hills for me. This
15 project has been ongoing for 10 years,
16 starting when I was on the School Board at
17 East Quogue. I was for it then and I'm for
18 it now. Thank you.

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19 SUPERVISOR SCHNEIDERMAN: Chris
20 Healey will be followed by Sharon Cardel.
21 Sharon, are you still here? Yes, she's
22 here. Okay.

23 MS. HEALEY: Hi. I'm Christina
24 Healey. I'm a Southampton resident. In my

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1 personal experience with Discovery Land
2 Company, I believe them to have a thoughtful
3 approach to the community, and a sensitivity
4 to the people who make that community.

5 It matters to me that somebody cares
6 not just about getting the project done, but
7 cares about what happens after the job is
8 done. I believe we have that in Discovery
9 Land Company. I trust them, I believe in
10 them, and I welcome them to the community.
11 Thank you.

12 SUPERVISOR SCHNEIDERMAN: Sharon
13 Cardel followed by Brian Tymann.

14 MS. CARDEL: Hi. I'm Sharon Cardel
15 and I'm from Watermill. I'm here tonight
16 because I have a lot of friends with kids in
17 the Westhampton Beach School District,
18 including some in East Quogue.

19 Everyone I know is for The Hills
20 resort instead of a subdivision. But not
21 everyone can come out on a school night to
22 Southampton to tell you, so I'm hear to tell
23 you. No one wants overcrowded schools. No
24 one wants more tax pressure. No one wants

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1 the same old same old approach to the
2 environment.

3 Everyone wants to improve our
4 schools. Everyone wants tax relief.
5 Everyone wants the best planning, the best
6 technology and the best solutions to protect
7 our environment.

8 We all know what has to happen on the
9 east end. We need to address water quality.
10 The Hills addresses it and improves it by
11 removing nitrogen from the aquifer and
12 stopping more from entering the ways.

13 We need to address fertilizer use and
14 misuse. The Hills sets the highest
15 standard. We need to switch to advanced
16 wastewater treatment. The Hills plan uses
17 the most advanced systems available. We
18 need to preserve land. The Hills preserves
19 almost three quarters of this property. We
20 need to maximize open space. The Hills
21 maintains 95 percent of the property as open
22 space. We need to support our schools. The
23 Hills eliminates enrollment pressure and
24 invests in the school and in the school



1 children.

2 So let's say yes to a plan that does
3 everything the right way. Let's say yes to
4 The Hills.



5 SUPERVISOR SCHNEIDERMAN: Brian
6 Tymann followed by Camden Ackerman.

7 MR. LYMANN: Thank you for having me.
8 Brian Tymann, Westhampton Beach. I promised
9 to only present new information, because
10 I've spoken before.

11 One piece of new information. I
12 discovered that there's probably one thing
13 that everyone in this room would agree on,
14 probably one of the only things. That's if
15 you run for public office, you're out of
16 your mind.

17 SUPERVISOR SCHNEIDERMAN: Which you
18 have.

19 MR. TYMANN: You guys, me, and a
20 bunch of people here. So thank you for
21 doing this.

22 The Mayor and I from Westhampton
23 Beach joked before that we complained when
24 we got a CVS application in the Village and

1 12 people showed up. We were like my God,
2 how long is this going to last. I don't
3 know how you guys do it. It's nuts. Thank
4 you.

5 The second piece of information, this
6 is a really simple map. I just picked it up
7 over there. I didn't plan on bringing this
8 up. The legend is red equals bad. This
9 means you're the worst offenders of nitrogen
10 in the water. So I would point that out
11 that red equals bad. If you live here, you
12 gotta do something, upgrade your septic,
13 which Discovery is so generously proposing
14 to do as part of their project, one of the
15 many benefits that you've all heard tonight,
16 so I will not repeat them.

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17 Lastly I will read a letter from my
18 good friend Rob Rubio who is a resident of
19 East Quogue and a fellow trustee in the
20 Village with me. He couldn't be here
21 tonight and apologizes.

22 Good evening. My name is Rob Rubio.
23 I'm a lifelong resident in the greater
24 Westhampton area. I'm currently a

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1 Westhampton Beach Village Trustee. My
2 apologies for not appearing in person,
3 however, I have another obligation with the
4 school for the benefit of my children.

5 With regards to the Hills and
6 Discovery, I would like to contribute two
7 points related to my experience. One,
8 working Discovery on the Dune Deck project
9 in our village has been an absolute
10 pleasure. Their team is professional and
11 organized. They run a class act operation.

12 Mark and his team are always
13 involving themselves with local schools and
14 organizations to provide enrichment to local
15 kids. And I repeatedly witnessed the caring
16 they share about our community.

17 Discovery has been an asset to the
18 area and I believe benefits our community,
19 and they will continue once the project is
20 completed and open.

21 And number 2, from what has been
22 presented to me, The Hills is a solid
23 project. I am excited for the area to
24 benefit economically via an environmentally

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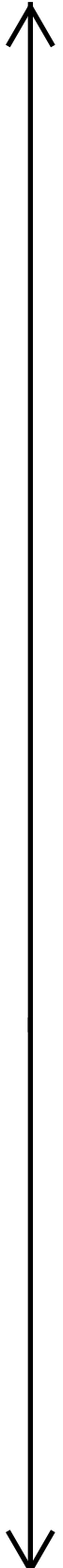
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1 responsible development. I believe
2 Discovery will provide these opportunities
3 to the community.

4 My family looks forward to enjoying
5 the benefit of The Hills with all of our
6 communities. Thank you, Rob Rubio.

7 And lastly, I have a couple of more
8 things I want to say. But most importantly,
9 I've been very involved with this project in
10 many ways, and I see that some people try
11 and demonize developers, including the
12 gentlemen at Discovery. And I think that's
13 quite unfair in the case of Discovery. I
14 spent some time in their office. I
15 encourage everyone to go to their office in
16 East Quogue.

17 It's funny how people who oppose the
18 project don't go, and the people who want
19 information do go. And I encourage
20 opponents to go. If you still oppose it
21 afterwards, fine. There's a lot to learn
22 there. You're going to find some of the
23 owners there half the time working on their
24 laptops. These are people that are invested



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1 in the community. They're good people.
2 They're not going to dump gasoline on the
3 ground --

4 TOWN CLERK SCHERMEYER: Three
5 minutes.

6 Q -- while they're building, like
7 someone else alluded. You got a really good
8 partner here. So thank you very much.

9 SUPERVISOR SCHNEIDERMAN: Camden
10 Ackerman is next followed by Maria O'Rourke.

11 MR. ACKERMAN: Good evening. I've
12 come and have spoken before giving my strong
13 opinion on this. My name is Camden
14 Ackerman. I live in Westhampton Beach. I'm
15 very much in favor of this. Jim Hume, who
16 lives in Westhampton, he was hoping to be
17 here tonight, and he got stuck in the city
18 and asked me to read a statement on his
19 behalf.

20 It is: With 22 years on a local
21 School Board, I have firsthand knowledge
22 about the importance of the revenues,
23 especially in the area of the tax cap. To
24 have a source of revenue that will produce

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1 little or no impact on a district is a home
2 run. The Discovery Development is such a
3 project.

4 For this reason alone, I support this
5 project. But I am also convinced that it is
6 environmentally appropriate for this area
7 and a good fit for our summer community
8 which relies so much on income for the
9 summer.

10 I just want to add, and I believe I
11 said this the first time I spoke, I spent
12 over a decade working with advocacy groups
13 on legislative initiatives, crafting
14 legislation, a lot of times fighting
15 developers on certain things, and getting to
16 know what the discovery people are trying to
17 offer.

18 I feel like you have the gold
19 standard here that shouldn't even be held as
20 the gold standard of a development here, but
21 the gold standard nationally. You have a
22 developer that's offering not only a boost
23 to the local economy and jobs, but they're
24 actually offering an idea that even if the



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1 area was preserved, all of the effort that
2 they're going to put into it, this is a hard
3 concept to eat, but with the septic upgrades
4 and everything that they're putting in, the
5 area will be hands down better than even if
6 it was preserved at this second.

7 The last thing I want to say, and it
8 kind of goes to this bizarre idea of this
9 horse farm, I beg you to look this up. If
10 they're saying we want to put a horse
11 equestrian center in there plus the houses,
12 one horse equals the same as one house for
13 nitrogen. Thank you.

14 SUPERVISOR SCHNEIDERMAN: All right.
15 Maria O'Rourke. Is Maria O'Rourke here?
16 No. Okay.

17 Joe Armato? Joe Armato, are you
18 still here? Joe left. Okay. Kevin
19 McAllister? Is Kevin still here?

20 MR. McALLISTER: I am.

21 SUPERVISOR SCHNEIDERMAN: All right.
22 Kevin will be followed by Larry Penny, and I
23 see Larry is still here.

24 MR. McALLISTER: Good evening, Town

1 Board. My name is Kevin McAllister. I am
2 Founder and President of Defend H20. I want
3 to start by applauding the group. I really
4 feel strongly that your public participation
5 on both sides of this has been tremendous.
6 You've really stood out for four meetings,
7 and I hope that continues in many issues
8 that we're dealing with.

9 At the risk of reiterating some of
10 the points, I was the last speaker in
11 session two. I know I was a bit punchy.
12 Perhaps the Board was at that time, so if
13 you would indulge me.

14 First and foremost, although I am
15 often, I guess, quoted or cited as an
16 advocate or activist, I am a scientist. I
17 am well credentialed and a significant
18 amount of experience both in South Florida
19 and here locally serving as the bay keeper
20 for 16 years, the last several years in
21 Defend H20.

22 My work, I will say particularly with
23 nitrogen loading to these bays, in many ways
24 I believe I was out front on the wastewater

1 influence to our bays, pulling together a
2 petition to the DEC to have the Moriches
3 Tributaries added on the impaired waters
4 list for nitrogen loading from wastewater
5 that set in motion the entirety of the south
6 shore in 2010 as impaired waters.

7 I do know something about nitrogen
8 loading. I had indicated in my prior
9 commentary from my past work I've been
10 involved in a number of EISes, Environmental
11 Impact Statements, in the review, as well as
12 the development on behalf of clients.

13 I will say the science is quite sound
14 with respect to this EIS or draft. I am, in
15 particular, impressed by the recovery wells
16 dealing with the legacy pollution from the
17 farms. There is no question that is
18 significant with respect to the
19 fertilization -- fertigation, I think it's a
20 very positive step in removing the nitrogen
21 load.

22 And again, looking at their analysis,
23 their values, their methodology, which is
24 certainly vetted in the scientific

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1 community, it holds water. And they're
2 demonstrating that there will be a net
3 reduction in nitrogen certainly with respect
4 to the turf grasses and what's in, again,
5 the legacy pollution.

6 One of the points I made, and this
7 goes to certainly my efforts to bring
8 advanced wastewater treatment into this
9 region for the past 10 years, speaking to
10 it, we were starting to see transaction on
11 that front.

12 But with respect to the development
13 proposals, what I thought was kind of empty
14 in my last comments was the notion there was
15 really a gap with respect to what system
16 we're going to use. Well, we'll use
17 something that's really good.

18 Well I'm very pleased, because at
19 that time, I emphasized the point that
20 ultimately this should be a bona fide sewage
21 treatment plant to the highest achievable
22 levels. One of the principals, after I
23 spoke, came up to me and said I think that's
24 a very good idea. I have since learned that



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1 they are committed to the highest achievable
2 levels for a sewage treatment plant dealing
3 with all of the wastewater on the property.

4 So again, I believe with addressing
5 the legacy pollution through the turf
6 management, and I may add, I really over
7 time have come around to recognize that, I
8 will say, golf courses are not the polluters
9 that I certainly thought they were some
10 years ago with respect to the inroads in
11 turf management.

12 I will emphasize while there's
13 community benefits -- and I won't speak to
14 them, because this is out of my realm with
15 the benefits to the school and some of the
16 other water quality improvements that I
17 strongly urge are closely embedded, because
18 some of them could be just wishful thinking.

19 But one area that I think this Board
20 absolutely, in your wisdom, if you consider
21 this project from my perspective,
22 unfortunately this land should have been
23 acquired some years ago.

24 TOWN CLERK SCHERMEYER: 30 seconds.



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1 MR. McALLISTER: That's unfortunate.
2 It hadn't happened. We're going to
3 experience some form of development.

4 To my point with wastewater.
5 Absolutely tie this in to the school for
6 sewage treatment dealing with their
7 wastewater, delivering up to this property
8 for a real community benefit that is bona
9 fide. Thank you.

10 SUPERVISOR SCHNEIDERMAN: Larry, you
11 will be followed by John Healy, I believe.

12 MR. PENNY: Hello. I'm Larry Penny,
13 Noyak. I was the environmental protection
14 director for the Town of East Hampton for 28
15 years. I served while Mr. Schneiderman was
16 a supervisor. I just want to point out a
17 couple of things that Mr. Schneiderman did.
18 I don't want to embarrass him.

19 But one thing was he started an
20 anti-pesticide program. He put out a pure
21 magazine, and he really did bring the idea
22 of why pesticides should not be used except
23 very, very discretely. Before that when I
24 was running, they were going to take Montauk

1 landfill and barge it somewhere ridiculous
2 at a huge cost, and he got the Town to cover
3 it, one of the first landfill recoveries on
4 Long Island actually, you know, doing
5 wonderfully.

6 You know, I'm 81. I grew up in
7 Mattituck. I came back from the west coast
8 teaching in Oregon, which has a marvelous
9 environmental program, to teach at
10 Southampton College, marine biology and
11 fishery's management, agriculture and so
12 forth. You know, when I came back, what is
13 it called, the Great South Bay, was the
14 largest producer of clams in the world per
15 square meter.

16 Shinnecock Bay was doing well. We
17 didn't have any closed waters. Southampton
18 College was on Shinnecock Bay, and that's
19 where I did a lot of my work. Agawand Pond
20 was not polluted where Mr. Floyd, the
21 golfer, lives. George Pond was not
22 polluted. There were very few polluted
23 waters back in 1974 when I started
24 Southampton College.

1 Progressively, however, the area has
2 grown. Why do you think we have the
3 Community Preservation Fund? Because it's
4 growing too much, and now we're trying to
5 cut the growth down. I heard some terrific
6 buz words tonight. The cutting edge stuff,
7 a high end, you know. I heard another one,
8 but I forgot that already.

9 But frankly, I go back to 1675.
10 Penny Pond, Pennys on the north fork and
11 Pennys on the south fork, and I watched as
12 waters have gotten worse and worse and
13 worse. It's harder for fishing people to
14 make a living. It's harder for farmers.

15 TOWN CLERK SCHERMEYER: 30 seconds.

16 MR. PENNY: And I think the best
17 solution here is neither a golf course or an
18 equestrian farm, which could be very
19 polluting, but buy it. Why don't we have
20 that fund. Buy it. Why do we have the
21 commercial. Why don't we have that fund.
22 That would be the best thing that developers
23 could do is sell the damn land to the Town.

24 I hope you don't approve this one.

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1 Thank you.

2 SUPERVISOR SCHNEIDERMAN: All right.
3 John Healy.

4 MR. HEALY: John Healy. I hope to be
5 brief and direct.

6 SUPERVISOR SCHNEIDERMAN: Hold on,
7 John, before you get started. This one only
8 has a last name. It looks like -- no?
9 McQueney. Nobody is here. Cynthia
10 McNamara. Okay. Good.

11 MR. HEALY: Thank you. My name is
12 John Healy. My family and I are full-time
13 residents of Southampton Town. After
14 sitting in on the last three meetings, I'm
15 speaking again tonight to offer my support
16 to The Hills Seasonal Resort.

17 My family and I utilize the great
18 natural resources that are offered here on
19 the East End. We care about what goes into
20 our soil, rivers and bays. We do care about
21 how development affects our community. My
22 family and I have personal experience with
23 the Discovery Land Company and know them to
24 be honest, straightforward and extremely

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1 competent. They are the best at what they
2 do, you heard that tonight, and they stand
3 by their commitments.

4 I'm confident that the research and
5 technology being proposed with The Hills
6 development will far outweigh the
7 alternative, the alternative of 118 homes
8 with full-time residents, less oversight,
9 less control, which means more pressure on
10 the environment. It's not a good option.

11 It's clear there will be no benefits
12 like the ones Discovery is offering to the a
13 community. The Hills project will have less
14 negative impact on the community and
15 environment while preserving 77% of the
16 property. The Hills project will be a
17 welcomed asset to the East End. I hope you
18 vote in favor of it. Thank you.

19 SUPERVISOR SCHNEIDERMAN: Cynthia,
20 you're next, followed by Chris Jones. Is
21 Chris Jones here? Chris Jones is here.

22 MS. McNAMARA: Good evening. My name
23 is Cynthia McNamara. I am not a developer,
24 restaurateur, store owner, real estate

1 agent, or a member of the Long Island
2 Building Institute. I have never received
3 compensation of any kind from Discovery
4 Land, nor have I had the opportunity to be a
5 guest at one of their resorts. I just
6 wanted to make that clear, because according
7 to the opposition, I must fit in one of
8 those categories in order to support this.

9 I am a current full-time resident of
10 East Quogue and a lifelong resident of
11 Southampton Town. I'm also a mother of two
12 amazing girls who grew up snapper fishing on
13 the Bay Creek Dock and hunting at our dock
14 in Weesuck Creek.

15 I also serve on the East Quogue Board
16 of Education. The last time I spoke, I told
17 you that I was not speaking for the rest of
18 the Board, and tonight is no different.

19 In order to be here tonight, I had to
20 get another parent to drive one daughter to
21 and from chamber choir so my husband could
22 take our other daughter to basketball
23 practice. I'm missing a PTA meeting in East
24 Quogue and also cannot attend the screening

1 of the Screenagers at the Westhampton Beach
2 High School.

3 Sitting down to write you a letter
4 regarding my feelings on this project would
5 take time from my day that I could get a
6 hundred other things done. However,
7 dropping a postage-paid card in a mailbox
8 would take almost no effort whatsoever. I
9 am sure you got a lot of postcards. But I'm
10 pretty sure you didn't get the letter that
11 residents received with those one postcards.

12 It is one of the greatest propaganda
13 pieces I have read in a really long time.
14 You should really read it. Luckily, I took
15 a picture of it and made a copy so you can.
16 This letter and those postcards are why I'm
17 taking time away from my family to speak
18 out. Could you imagine the outrage if
19 developers had sent out something like this.

20 In this letter, Mr. Algeri, the head
21 of the Southampton Water Protection
22 Alliance, says that the community benefits
23 don't add up. I attended a meeting a few
24 weeks ago at which East Quogue community

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1 members were discussing the formation of an
2 East Quogue Parks District because our
3 Village Green, Main Street, and the Bay
4 Avenue dock are looking really sad.

5 This means another tax for the
6 residents of East Quogue. I contacted Mark
7 Hissey and asked if they would be willing to
8 help renovate the Village Green. He not
9 only said they would be happy to, but sent
10 me a link to a project upstate where they
11 did just that for a community. Why then
12 wasn't that requested as a community
13 benefit?

14 Well, it just so happens that
15 Mr. Algeri is on the Board of Directors of
16 the East Quogue Beautification Committee.
17 Mr. Algeri is also the president of the East
18 Quogue Civic Association. If you want work
19 with community benefits --

20 DEFTS ATT: 30 seconds.

21 MS. McNAMARA: -- I respectfully
22 request that you go to the members of the
23 East Quogue Community.

24 I find it ironic that the man telling

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1 the community that they should oppose this
2 project because the community benefits don't
3 add up is the same man who was in the best
4 position to make sure they did.

5 SUPERVISOR SCHNEIDERMAN: So Chris,
6 you're going to be followed by Ronnie
7 Campsey. I see Ron is still here. You're
8 up next, Ron.

9 MR. JONES: Good evening,
10 Mr. Supervisor and members of the Counsel.
11 Thank you for your time. My name is
12 Christopher Jones, and I currently reside in
13 East Quogue. I am here to read a letter
14 from a dear friend of mine, Graham Russell,
15 who resides on Quogue Lane in Quogue.

16 To the members of the Southampton
17 Town Board, my name is Graham Russell. I
18 live at blank Quogue Lane, Quogue for give
19 months of the year. Unfortunately, I am
20 unable to attend this meeting concerning The
21 Hills development. I requested that this
22 letter of support be read and submitted into
23 the public record.

24 When I first heard about the project,

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1 I was somewhat skeptical about the claims
2 coming from the developer, specifically
3 Discovery's ability to keep their promises
4 when it comes to the environment and the
5 water quality. Protecting our water, both
6 from the aquifer and the bays, is one of the
7 most crucial factors with regard to the
8 health and prosperity of the East End and
9 our community in Quogue and the surrounding
10 areas.

11 I have reviewed the available
12 documents on the proposed Hills development
13 as well as Discovery Land Company. I can't
14 help but be swayed but their exemplary
15 record of developing ecologically sensitive
16 areas. This is embodied in the simple fact
17 that the Hills is striving to be net
18 nitrogen negative using cutting edge
19 technologies and turf management plans.

20 As I understand it, the turf on a
21 golf course acts as a massive bio-filter.
22 They accomplish this by using proven
23 technology of fertigation, which literally
24 takes the nitrogen already present in the



1 groundwater, and uses it to supplement and
2 decrease their need for fertilization.

3 It's clear that Discovery generally
4 cares about the communities in which they
5 invest. There is an appreciable example of
6 commitment already in our back yard with the
7 Dune Deck slated to open this summer.

8 I look forward to seeing what
9 Discovery will accomplish in Westhampton and
10 hope to have them as neighbors in our
11 community. They certainly set the standard
12 for sustainable and ecological communities
13 and have a track record to back them up.

14 Thank you for your consideration.
15 Sincerely, Graham M. Russell.

16 SUPERVISOR SCHNEIDERMAN: Ron Campsey
17 you will be speaking? Ron Campsey and Joan
18 is still here. You're not going to speak?
19 Okay.

20 Elizabeth Jackson. Is Elizabeth
21 Jackson here?

22 MS. JACKSON: Yes.

23 SUPERVISOR SCHNEIDERMAN: And you'll
24 be speaking?

1 MS. JACKSON: Yes.

2 RON CAMPSEY: I ask that everybody on
3 the Town Board and everyone in the audience
4 could stand up for one minute. You've been
5 sitting for a long time. I'm going to do a
6 little cheer.

7 (At this time, everyone stood up and
8 did a cheer.)

9 SUPERVISOR SCHNEIDERMAN: I just want
10 to say this because I was there when Ron was
11 being honored by the Hampton Bays American
12 Legion, and I got to hear him speak. And
13 there was a particular day in the Viet Nam
14 War where I think you could have died about
15 eight times that day at different times when
16 different things were blowing up all around
17 you.

18 So I want to thank you for your
19 service.

20 MR. CAMPSEY: We live in a beautiful
21 part of America, South Hampton Town here.
22 You can see the kids in schools. I've gone
23 to school for the last 40 years and spoke to
24 them. When I would speak to them, I would

1 tell them when you hear the swords of war
2 rattling, make sure you stand up and ask
3 why. And then you tell your leaders that
4 you will follow them, because you don't have
5 to lead.

6 So I was listening to some
7 alternative facts here tonight, and I was
8 thinking about the bowling green massacre
9 that didn't occur. I thought I was in
10 someplace else other than the Town Board
11 meeting here.

12 But anyway, I wanted to take a minute
13 and to say thank you to the Town Board for
14 having all these meetings. It kind of
15 upsets me that someone points out that
16 you're a Democrat. You're elected by the
17 people, and you have the right to make the
18 decision that's within you. And that's what
19 I ask the Town Board to do, because I think
20 it's a good project for East Quogue.

21 I hear the horse farm people -- I
22 don't think they're from East Quogue, and I
23 think if they wanted to have a horse farm,
24 they could probably buy it from Discovery if

1 they could pay the price.

2 And secondly is the benefits for the
3 school outnumber all the negatives that I've
4 heard, and those are the alternative facts.
5 Now, the second part would be that we, as a
6 community, have to come together after this
7 and live together. I think that everybody
8 has the right to speak, but I don't want to
9 tear a community apart.

10 And I ask that the people of our
11 community come forward and speak and say
12 what they believe. Because I meet about
13 2,000, 3,000 people a month in the
14 restaurant, and I ask how they feel about
15 this program. The older people, naturally
16 some of them don't want it, some of them
17 don't even know about it. The middle-aged
18 people who just moved into our town with
19 children are so enthused about having the
20 opportunity to have help in their school
21 taxes. And the younger people who grew up
22 here and went to school here, I asked them.
23 And they're staying in the community, but it
24 has to be a prospering community.

1 When I moved here 40 years ago, there
2 was quite a few empty buildings. I tried my
3 best to be a part of the community and make
4 it a better community, and I'm asking you as
5 the Town Board to help us make it a better
6 community by voting for this program that
7 can help us with our taxes, can help us with
8 the nitrogen plume that Suffolk County Water
9 sends to us mixed with water so we can drink
10 it. I don't think that should be anything
11 close to being drinkable.

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12 The third part is that they're
13 offering to drill test wells and contain the
14 plume. That plume will never disappear, but
15 at least they can mitigate it and keep it
16 from going any further. The Suffolk County
17 Water Authority would not spend the money to
18 do that. This is being done by The Hills to
19 help make the area a better area.

20 They want to do things for our
21 community that is very hard for our local
22 people to see. But to be a prospering
23 community, you must be a lively community.

24 TOWN CLERK SCHERMEYER: 30 seconds.

1 MR. CAMPSEY: And the store owners in
2 our town use all the help they could to make
3 it prosper a little more so they don't have
4 to spend the winters worrying about how they
5 make it to the next summer.

6 Thank you very much and God bless
7 you.

8 SUPERVISOR SCHNEIDERMAN: Elizabeth
9 Jackson is next followed by Richard Amper
10 from the Pine Barrens Society.

11 MS. JACKSON: My name is Elizabeth
12 Jackson. I am a lifelong resident of East
13 Quogue. My family has lived and worked on
14 these soils for 11 generations. Yata yata.
15 I was born in Southampton Hospital. I
16 graduated from the school.

17 I do confess there was one time I
18 went sledding in the hills, and I went
19 sledding. I do not golf. I've never
20 vacationed at any Discovery Land resort. I
21 have visited the website. I have read many,
22 many publications which have landed in my
23 mailbox. I have read the entire DEIS as
24 submitted. It was on your website. And

1 I've also, numerous times now, reread the
2 language of Chapter 330, Article 26 of the
3 Town Code.

4 First, I have spoken three times, and
5 not once have I ever said anything negative
6 about anyone else. And I also never swayed
7 from simply giving you what I find as
8 information that would be useful in this
9 process.

10 I bring you new comments tonight.
11 The first I found was from Chapter 330 to
12 45, which was the evaluation criteria and
13 general development standards having to do
14 with the Planned Development District.

15 Letter F, it says as part of the
16 criteria, no Planned Development District
17 shall be located within the Central Pine
18 Barrens Core Preservation Area as defined in
19 330 - 217 of this chapter.

20 We have already stated or heard that
21 there is a portion of this project located
22 in the core preservation area. That portion
23 is being calculated as part of the
24 preservation potential of this project. I

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1 can imagine and would infer that the reason
2 to say in the code not to include that is
3 because basically it's already been
4 established and preserved. Nobody can do
5 anything to it, irregardless of whether
6 you're a developer or just a land owner.

7 If you were to take out those
8 portions of the project and redo the
9 numbers, I think the numbers would be very
10 different. I didn't have all that time, but
11 if you remove the already preserved portion
12 and extract that information or that value
13 from the portion of the project being touted
14 as preservation space, it might be an
15 important detail to consider.

16 Some might say that clearly this
17 project isn't all in the core preservation
18 area, and I agree. That's probably why --

19 TOWN CLERK SCHERMEYER: 30 seconds.

20 MS. JACKSON -- that no planned
21 development district shall be located within
22 the core of the Central Pine Barrens
23 compatible growth area as defined by unless
24 it meets certain standards. That's why that

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1 area does apply, but the core preservation
2 area should be excluded.

3 SUPERVISOR SCHNEIDERMAN: Thank you.

4 Since you mentioned Pine Barrens,
5 we'll bring up Mr. Pine Barrens himself,
6 Richard Amper, and then is Chris Gobler
7 still here? He left. Okay. That's too
8 bad. But he did speak at another meeting.

9 How about Jack Geraldine, is Jack
10 here. Sorry. Geraldine Jack. Here? No?
11 How about Keith -- Kienan Brownrigg; is
12 Kienan here.

13 MR. BROWNRIGG: Yes.

14 SUPERVISOR SCHNEIDERMAN: Kienan will
15 follow Mr. Amper.

16 You're asking for five minutes?

17 MR. AMPER: Yes.

18 SUPERVISOR SCHNEIDERMAN: Sundy, five
19 minutes.

20 MR. AMPER: Are we almost done with
21 this? I don't mean just tonight. I mean
22 let's -- you're getting all the information
23 from all the sides, all the points of view,
24 and that's a good process, but it's time to

1 move on and make a decision.

2 It's very, very important. I'll tell
3 you why it's so important. The number 1
4 problem, the number 1 challenge facing Long
5 Island is water quality. Everybody
6 understands that now, and just last week the
7 State Assembly and the State Senate
8 introduced legislation to create a
9 \$5 billion water cleanup fund. That's how
10 important that is.

11 And those counties and towns that are
12 most actively working to protect water
13 quality and reverse the decline of nitrogen
14 in water are those that are going to be the
15 greatest beneficiaries of this. So this
16 Town has been committed to water protection
17 for a long time, and I would remind you all
18 that each one of you said that the standard
19 that would be applied is what use of that
20 land would be best for the environment in
21 general and water quality in particular.

22 I heard somebody say that the land
23 would be better protected waterwise by The
24 Hills project than by preserving the land.

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1 This has gotten way out of science, and I
2 think we need to bring it back. The
3 expression that the supervisor uses all the
4 time is let science decide, and I agree with
5 that. It's time that you did that. I think
6 that should work out.

7 And if The Hills is really good with
8 science then you've got a good basis for
9 approving them. I also heard people here
10 talking about balancing the environment
11 against the economy. I've heard this for a
12 long time. But if that were true, actually
13 the reduced impact alternative that was
14 mentioned again tonight, but which you heard
15 about in both the video we supplied with the
16 record and so forth, these would be -- that
17 would be the most important way to protect
18 water. That would be the best possible
19 result.

20 You should talk to Chris Golber. He
21 stayed out of this. He's avoided being an
22 advocate for or against. He's a
23 professional scientist, and you need to hear
24 from him. If he's not here tonight, sit

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1 down and talk to him, because there are four
2 choices in front of you folks, and it's one
3 of the most important things this Town Board
4 is ever going to do.

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5 And those choices are The Hills
6 project as proposed, the as of right myth
7 threat, if you don't let us do The Hills,
8 you're going to get this, and it's worse, so
9 you better give us what we want, that is the
10 second worst. The Hills would be worse, but
11 that would be the second worst, because you
12 guys can mess with the as of right. You can
13 say we have authority to modify this in this
14 manner for the environment. In fact, it's
15 required.

16 The third best, the third best result
17 that we could get is what the group for the
18 East End, and Lisa Licori, and their
19 scientist all said was a better result.
20 Earlier tonight Andrea made reference to it
21 and said look at how much more nitrogen
22 would be reduced, how many fewer houses
23 would be built. How much -- what were they
24 all? They were including every single



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1 aspect by which you would judge nitrogen
2 discharge. And in each case, that was the
3 better one.

4 But there's one more. And we don't
5 talk about it because you really can't yet,
6 and that is the best way to protect water on
7 that property, something to which you folks
8 are committed, is to preserve the land.

9 And we all know that as long as this
10 PDD is alive, you can kill it at any time
11 you want. You don't have to go one step
12 further. You are, for any reason, allowed
13 to end this PDD. It is the one decent thing
14 in the PDD plan. Once that's gone, then the
15 possibilities of preservation are back on
16 the table as they've never been before.

17 Now I know the developer is going to
18 say we're going to do what we want to do.
19 But you guys get to decide that. They
20 don't.

21 TOWN CLERK SCHERMEYER: 30 seconds.

22 MR. AMPER: And the public has come
23 out over and over again. We had a lot of
24 people here for the first time. They came

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1 out and supported a project they like.
2 That's fine. But most of the people who had
3 spoken before and came out for the second or
4 third or fourth time are the citizens of
5 this town that prioritized environmental
6 protection the way you people have.

7 Let's finish the job. Let's finish
8 The Hills.

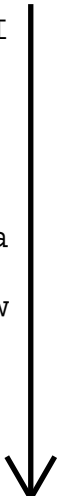
9 SUPERVISOR SCHNEIDERMAN: All right.
10 Kienan Brownrigg followed by Hunter Meldman.

11 MS. BROWNRIGG: Hi. My name is
12 Kienan Brownrigg, and I am a resident of
13 Westhampton. We recently moved here.

14 I'm reading a letter on behalf of
15 someone who wanted to be here this evening
16 to add to the character witness to Discovery
17 Land's Company.

18 It reads: To Whom It May Concern. I
19 am writing this letter to tell you about my
20 personal experience with Discovery Land's
21 company. Currently, Discovery is building a
22 private golf course community in Amenia, New
23 York considers, which is where I run my
24 restaurant Monte's Local Kitchen and Tap

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1 Room.

2 The course officially opened last
3 year and has already provided direct
4 benefits to the community of Amenia and the
5 surrounding hamlets. Silo Ridge, the
6 aforementioned discovery community, recently
7 hosted their annual staff holiday party at
8 my restaurant where together we raised over
9 \$4,500 to help two local families in need
10 ensuring they had a wonderful and bountiful
11 Christmas and holiday.

12 This is just a small part of what
13 Silo Ridge has done for the community. The
14 jobs they have provided locally as well as
15 their staff and members that frequent at my
16 restaurant during Silo's season have added
17 crucial economic boost to an area that quite
18 frankly needed it.

19 In fact, since Silo's arrival, I was
20 able to open for lunch in addition to what
21 was only exclusively a dinner service. I
22 often have the pleasure of serving with Silo
23 the staff at Silo Ridge. And though they
24 don't have as many potential patrons during



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1 the off season, the few that do stick around
2 have become welcome regulars at my tap bar.

3 Needless to say, Discovery Land has
4 proven to be wonderful neighbors and
5 excellent members in the community of
6 Amenia, New York. And I for one think that
7 any town or area would be lucky to have them
8 in their backyard.

9 Sincerely, Dafna Mizrahi.

10 SUPERVISOR SCHNEIDERMAN: Thank you.
11 Hunter Meldman followed by Joe Lamport. Is
12 Joe here? Yes.

13 MR. HUNTER MELDMAN: So I had a few
14 letters of support to read, but I wanted to
15 say something regarding the community
16 benefits, as that's been a topic tonight.

17 I live in East Quogue full time, and
18 as the director of a foundation that
19 supports local youth activities, I really
20 don't think we should overlook all these
21 generous community benefits discovered as
22 proposed. I think the playground is a great
23 example of this. It's not just a one-time
24 donation. This is a playground that has

1 significant intrinsic value. It's going to
2 serve countless kids and families for years
3 to come.

4 A playground is just one example of
5 the many benefits to the area and
6 Discovery's ability to effect positive
7 change for families and generations to come.

8 So please think about the kids.
9 Thanks.

10 SUPERVISOR SCHNEIDERMAN: Joe Lamport
11 followed by Beth Davis.

12 MR. LAMPORT: Thank you to all of you
13 for your patience and your fortitude and
14 sticking through this. This is the third
15 one of these hearings that I've come to
16 myself, so I really appreciate the
17 seriousness with which you take this.

18 But I appeared earlier, I think in
19 the second or first meetings at East Quogue
20 and spoke there about my objection or
21 opposition to the project really primarily
22 on environmental grounds. I'm not a
23 scientist, so I don't really want to say
24 anything more about that. You have a lot of

1 obviously very good information on the
2 record.

3 But what I do want to comment on is
4 what I really think is an inherently flawed
5 part of this process. And it goes as much
6 to this PD that you're considering as to
7 what the whole process means in our
8 community and more generally in the Town of
9 Southampton. I think it's really important
10 to bear that in mind.

11 What I ask you to consider is really
12 what's the point of these hearings that
13 you're holding. Jay, earlier tonight you
14 said to hear from the public the response to
15 the EIS. Yes, you also indicated that due
16 deference is to be given to the people of
17 East Quogue. We're, of course, the people
18 who are most affected by this PDD proposal.

19 But what's astounding to me, and I
20 live in East Quogue. I live a few blocks
21 away from where this development would go
22 in. What's amazing to me after all these
23 hearings is does the Board really have an
24 idea of what the people of East Quogue want,

1 what the majority of us feel?

2 I've gone to these hearings and I've
3 been here, and of course there's people from
4 all over Southampton or all over Long
5 Island. For whatever reason, they're here
6 voicing their opinions. But if indeed part
7 of your tasks in weighing this is to give
8 deference to the people in our community.

9 Do you feel like you have a real
10 grasp on that? I certainly don't from
11 having been here and listened to this
12 process unfold. So that's a real flaw in
13 this process that you're going through. You
14 have the developer-driven process in which a
15 developer that stands to profit, I think
16 someone mentioned a \$500 million upside, if
17 that was the number that I heard, and
18 they've obviously been spending a lot of
19 money to push this, whatever resistance or
20 the vibe of the community is about it, and
21 yet you still don't have a clear idea of
22 what the community reaction is. If the
23 people of East Quogue from asked to vote --

24 TOWN CLERK SCHERMEYER: 30 seconds.

1 MR. LAMPOR: -- up or down, all I
2 can tell you is on my street, which is a
3 street right in the heart of East Quogue,
4 from one end to the other, I have -- there
5 are about 25 people who live on the block,
6 25 houses, I have one neighbor who is in
7 favor of it. Everybody else on my block in
8 one way or another has told me they're
9 opposed it. That's anecdotal.

10 I realize it's not the view of the
11 entire town. Ron, a good friend of mine, is
12 here tonight. A lot of trades people in the
13 town are in favor. I'm just telling you
14 what I know from my neighbors. So I hope
15 you will take that and bear that in mind --

16 TOWN CLERK SCHERMEYER: Three
17 minutes.

18 MR. LAMPOR: -- your decision, your
19 thoughts going forward.

20 Thank you very much.

21 SUPERVISOR SCHNEIDERMAN: Ted Davis.

22 MR. DAVIS: I spoke at the last
23 meeting. I went home and I actually talked
24 to my mother. And she -- my parents bought

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1 their house in Quogue in 1958.
2 Unfortunately, right next to them, David
3 Marr's mother that ran the disco. We know
4 what a bad neighbor can be. So that's the
5 one thing she did want me to convey is be
6 careful who your neighbors are.

7 Being in Quogue has meant several
8 different things, and some loud, some not so
9 good, and now it's the Quogue flow. It's
10 been great. Great neighbors to have and I
11 think that she just wanted to say that the
12 Discovery people are going to be great
13 quality people, and be careful who your
14 neighbors are going to be. Thank you.

15 SUPERVISOR SCHNEIDERMAN: John
16 followed by Kevin McCrary.

17 MR. KOMMER: Hello, everybody. My
18 name is John Kommer. I'm speaking for the
19 second time.

20 Thank you so much too for your
21 patience and perseverance. Also to the
22 crowd on both sides for patients mostly and
23 perseverance as well in terms of pursuing
24 the ideals that you're looking for.

1 My reason for being here tonight is
2 mostly as an invitation. As an
3 environmental science teacher, I have the
4 great opportunity to lead a large number of
5 field trips. And so my invitation is to
6 anyone from either side, whatever aisle you
7 happen to be on, to attend a field trip to
8 the property in question, to the Hills.
9 It's on March 25. It begins at 10 a.m., and
10 it will leave from the Spinney Hills trail
11 actually where the road ends there.

12 I'd be glad to have anyone along for
13 discussion, for a nice walk to look at the
14 parts of the property that are in question,
15 to voice some of those questions and to talk
16 about it. Thank you very much.

17 SUPERVISOR SCHNEIDERMAN: Kevin
18 McCrary followed by Donna Lanzetta.

19 MR. McCRARY: My name is Kevin
20 McCrary. I've been coming out to the
21 Hamptons since the early 1950s visiting my
22 grandmother's and grandparents' home on the
23 Shinnecock Bay where I could go out in the
24 back yard, which was the bay, and go squish

1 my feet around and get my breakfast of raw
2 clams. It's a little risky to be doing that
3 these days with the hepatitis and pollution
4 and so forth.

5 So I compiled a letter along with
6 some papers over in the offices there, the
7 Town Hall, and nobody has brought up the
8 subject today, so I will re-mention it
9 again, which is previous development which
10 was modeled somewhat similar to The Hills
11 project, and that's the Southampton Pines,
12 which its original plan and for a golf
13 course.

14 Now with whatever happened during the
15 early 2000s and the mortgage market crash
16 and so forth and so on, they built a number
17 of houses there. There's no golf course,
18 and there's no central septic system. It's
19 all done individually.

20 But what I noticed in my research
21 with the Town Hall here is that the
22 circumstances behind the Southampton Pines
23 is that they have kind of abused their right
24 or privilege, or what have you, to clear --

1 over clear their properties. And the
2 gentleman here from the Pine Barrens group,
3 the Southampton Pines was carved out of the
4 Pine Barrens. And that has been the natural
5 element in the nitrogen cycle for the past
6 20,000 years or so, since the glaciers left
7 this area.

8 So we keep chopping down the trees,
9 and the Town's agencies are not monitoring
10 this, and not overseeing it, and not
11 enforcing the regulations that are on the
12 books.

13 So how can we assume that the
14 regulations that are for The Hills projects
15 and the agreements and covenants --

16 TOWN CLERK SCHERMEYER: 30 seconds.

17 MR. McCRARY: -- will be recognized
18 in the future. As I found and my father has
19 found and has been involved with some of the
20 major developers in the world, it's not
21 always as you plan. The best laid plans of
22 mice and men often go awry. And my father
23 can certainly attest to that due to the
24 projects he's been involved with from the

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1 World Trade Towers to projects in the
2 Bahamas, at Grand --

3 TOWN CLERK SCHERMEYER: Three
4 minutes.

5 MR. McCRARY -- in New York Harbor.

6 So events that we cannot perceive
7 sometimes, as Murphy laws tend to indicate,
8 come about the worst case scenario. So we
9 could be facing an economic crisis. We
10 could be facing a model that is somewhat
11 studied on a --

12 SUPERVISOR SCHNEIDERMAN: Kevin, you
13 passed the time.

14 MR. McCRARY: On the Bahamas is not
15 comparable to what's happening here above an
16 aquifer. It's the only aquifer you guys
17 have got. So it might be helpful to be
18 protected.

19 So anyway, this is the document. I'm
20 going to leave with you one copy, and you
21 can share it amongst yourself. It has a lot
22 of documents.

23 MS. LANZETTA: Good evening. My name
24 is Donna Lanzetta, Vice President of the

1 East Quogue Chamber of Commerce.

2 Tonight we speak with Chamber --

3 SUPERVISOR SCHNEIDERMAN: Do you want
4 five minutes?

5 MS. LANZETTA: I don't want five
6 minutes. I'll take one minute.

7 I really have been following this
8 process from the beginning. I missed one
9 meeting, but I have attended all of the
10 meetings listed, attended as a member of the
11 Civic Association, their informational
12 meetings. I tried to gather all of the
13 information. And I'm just here today to
14 again urge you to please approve this
15 planned development. I wanted to give you a
16 gauge of my feeling about the community.

17 I feel that the community has evolved
18 in favor of this development. I think that
19 was reflected here tonight on the number of
20 East Quogue and community members who were
21 here to speak in favor -- new speakers in
22 favor who strongly outnumbered the new
23 opponents. I think we have the same core
24 group of opposition against the plan, and

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1 it's changed. Nothing is constant except
2 change.

3 We have big change coming to East
4 Quogue. We ask that you approve the Planned
5 Development District as the most positive
6 change for our community on so many levels.
7 Discarding the community benefits, let's
8 just focus on the science. I think that too
9 has evolved, and we see scientists like
10 Kevin McAllister and Joe Kommer coming
11 forward in favor of the development.

12 And I think that this is the a change
13 that we're ready to embrace. And give us a
14 chance in East Quogue to have these
15 benefits, this new technology that this
16 internationally-respected developer is
17 bringing to our community. Let us change
18 sustainably as a community, economically.
19 We need the support of taxes and our school
20 that this development will bring to our
21 community.

22 Thank you very much.

23 SUPERVISOR SCHNEIDERMAN: Let's bring
24 up Daniel Manning. Daniel Manning, you're

1 up next. Let's line up the next speaker.
2 Joe Cerbone. Is Joe here? Joe is here.
3 Okay.

4 MR. MANNING: First of all, if I may,
5 I'd like thank you for pointing out about
6 the service of Ron Campsey to our country.
7 That was very nice of you to do that. I
8 also would like to commend him on running
9 the fine establishment that all of us in
10 East Quogue are very happy and welcome to
11 bring our families to. He's a good man.

12 My name is Dan Manning. I've lived
13 in East Quogue for over 30 years,
14 specifically on Spinney Road in East Quogue.
15 My family and I support The Hills
16 development. And as I found out in speaking
17 to my neighbors that I have spoken to, they
18 also support the project.

19 I might add, so do many other people
20 that I've personally spoken to in East
21 Quogue regarding this. And I find it just
22 coincidental, the man earlier brought out
23 about people on his block speaking in favor
24 or against it. Many he said were against.

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1 I find just the opposite with people I've
2 personally spoken to regarding this
3 development.

4 I say this because someone wrote a
5 letter saying quite the opposite, which sort
6 of baffled me and did not represent the
7 feedback that I've gotten from people I've
8 spoken to. So I guess it's an ongoing
9 discussion in that matter as well, but there
10 is quite a lot of discussion on it,
11 especially on my road. The people I've
12 spoken to have expressed their interest and
13 support.

14 How exciting it is that this company
15 will invest in many things in our community
16 and our school. Main Street preservation
17 and helping to improve local water quality,
18 among some of those investments, and the
19 Board is well aware of the many positive
20 commitments and benefits which are to be
21 taken under consideration by you all.

22 Hopefully it also helps the small
23 businesses in our village become more
24 sustainable year round, and even attract



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1 more businesses so our village and residents
2 can enjoy some of the conveniences that
3 other communities do on the East End. I
4 think that would be a great thing. Don't
5 most people?

6 I've attended meetings on this
7 development from both sides of research
8 points made from those meetings as well as
9 printed materials. I received, at one
10 point, an invitation to attend a meeting
11 against The Hills, which included a
12 celebrity guest speaker. Much to my
13 disappointment, it was being held in
14 Riverhead.

15 I wondered who were part of these
16 groups and where they were from. I thought
17 to myself if these people are so interested
18 in our community, in East Quogue, what was
19 wrong with supporting the many businesses we
20 have in our village? Why not hold it here
21 at our restaurants?

22 I just think it's fair to say that
23 the agenda by some people in these small
24 interest groups does not include interests

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1 in East Quogue's overall community
2 well-being, but rather the one argument
3 about the water on the East End.

4 But luckily, thankfully Discovery
5 Land is well aware of and willing to work
6 for. While I admired some of their work and
7 passion on their projects, I cannot support
8 their narrow mindedness on the developments
9 of The Hills and the benefits to our
10 community that come with it.

11 I am not going to attempt to speak on
12 the sciences project and not on the experts
13 in science, and not anyone else who was not
14 qualified. The opinions are one thing, but
15 speaking on science is for specifics and for
16 scientists only. So I won't attempt to, and
17 I don't believe anybody else should.

18 The people at The Hills have
19 demonstrated a responsibility to our
20 community along with a responsibility to the
21 environment. They're a successful business
22 because they're a responsible company
23 committed to their --

24 TOWN CLERK SCHERMEYER: 30 seconds.



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1 MR. MANNING: -- core value and an
2 approach that would be beneficial to any
3 community. Their commitment to security at
4 the end of Spinney Road 24/7, since taken
5 ownership to this property, has made it
6 safer for the residents of Spinney Road and
7 tree -- vandalism and fire. The police and
8 fire can well attest to that. We're a safer
9 piece of property along Spinney Road because
10 of their security. That's just one example
11 of their commitment to responsibility.

12 TOWN CLERK SCHERMEYER: Three
13 minutes.

14 MR. MANNING: To not think so I think
15 is short cited. The common denomination in
16 many of the arguments against seem to be
17 water quality.

18 Discovery Land has heard and
19 acknowledged that and demonstrated a
20 willingness to work with all scientists and
21 health in that regard as well as filed the
22 town guidelines and oversight of the town.

23 In my opinion, the water quality is
24 the argument for the few against us. In



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1 light of all the benefits this development
2 brings to East Quogue, then I say to those
3 and to you here tonight, that we should all
4 be very thankful that Discovery Land Company
5 and the people associated with this company,
6 is who we have to take on this project for
7 the good of our community, our water and our
8 future. Thank you.

9 SUPERVISOR SCHNEIDERMAN: Joe Cerbone
10 is here. And I saw Larry Oxman somewhere a
11 minute ago. Larry, you're next.

12 MR. CERBONE: Hi. I'm Joe Cerbone.
13 I am a resident. I've been in East Quogue
14 for over 15 years. I'm pretty active in the
15 community. I do own a landscaping business
16 and have worked in this area for a very long
17 time.

18 I do support the project, and I have
19 for a long time. We do donate a lot of time
20 to the community, and I've always wanted to
21 see it improve. I believe that this project
22 will improve the land that's already in need
23 of being improved.

24 The builder has shown us that they're

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1 going to take the land and do much better
2 things with it. I don't know that there's
3 been a proposal. And anybody investing this
4 much time, energy and money into improving
5 our community, and just some things that I
6 kind of like caught -- you know, I spoke at
7 the first meeting and things I've heard
8 tonight. Everyone was saying that Lewis
9 Road can't hold construction equipment.

10 So if you go down Lewis Road probably
11 any given day, there's probably dozens of
12 tractor trailers and 10 wheelers that come
13 out of the sand mines. They're saying that
14 East Quogue or Lewis Road is going to be
15 busier. So I lived on Lewis Road for 15
16 years, and I was right by the school. Every
17 morning I used to look out when school
18 started, and the cop used to sit, before the
19 fence was there, and pull over people for
20 speeding in the school zone. So we've
21 managed that.

22 Those of us who lived and have been
23 out here in the '80s before the construction
24 boom where just going to clubs and having



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1 fun. Lewis Road was always that cut-through
2 between Hampton Bays and Westhampton Beach.
3 So there's been traffic on Lewis Road.

4 I don't think that this project is
5 going to bring more traffic. The builder is
6 doing a great job of addressing parking and
7 traffic and how we're going to manage all
8 that.

9 On another note, as a business owner,
10 mostly I run trucks and equipment. We have
11 a couple of offices. But three years ago I
12 said to son, I said I'd like to have a
13 meeting being in the town with an office. I
14 said it's an administrative office, it's a
15 design office. We don't have the foot
16 traffic that a restaurant would have.

17 So like Ron was saying, how do I
18 survive when we don't have a lot of foot
19 traffic, we don't have a lot of people
20 coming to town. So I had to opt to put my
21 business in Westhampton Beach. Again, the
22 Town of Southampton. But I would have liked
23 it in East Quogue. With knowing that I
24 loved East Quogue and I wanted to see it

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1 continue to get better, I stayed on as part
2 of the Executive Board and the Chamber of
3 Commerce seeing through that we can make
4 some improvements.

5 With that said, I see the builder
6 investing in the schools. I see the builder
7 investing in improving in land. I'm just
8 speaking to someone to clarify a few things.
9 Not only are we going to improve the land --

10 TOWN CLERK SCHERMEYER: 30 seconds.

11 MR. CERBONE -- and the ability to
12 continue to monitor the golf course.

13 So we're going to add into the town.
14 We're going to beautify it. The idea of the
15 park district is great. So not only can we
16 change and make it beautiful, but maybe
17 there's a sustainable way to maintain it so
18 it doesn't -- you know, most builders leave
19 and you don't see them again. It looks like
20 they're here to stay and to see us through
21 improvement.

22 I want to thank you. And again, I
23 support the project.

24 SUPERVISOR SCHNEIDERMAN: Larry Oxman

1 followed by Fred Havemeyer.

2 MR. OXMAN: Good evening. Larry
3 Oxman. Just so that -- I've spoken before,
4 just so you know who I am. I live in
5 Remsenburg, and I lived in Southampton Town
6 for 40 years. I've lived in Remsenburg for
7 about 20, a commercial real estate broker.
8 And I represented the Parlatos who sold part
9 of their property to Discovery.

10 I believe in transparency, and I will
11 come back to talking about transparency a
12 little later. Many of the things that have
13 been said already I won't go over.

14 I've been at all four public
15 hearings. Tonight's meeting was a little
16 special. I very impressed with the people
17 that made comments, particularly the Village
18 of Westhampton Beach trustees to come here
19 and talk about their own experience with
20 Discovery.

21 As a real estate broker, Westhampton
22 Beach is not easy to deal with getting
23 things done. So the fact that they come
24 here and give accolades to Discovery I think

1 speaks volume. I did an unofficial tally,
2 and I have 54 people, new speakers who spoke
3 in favor of the project. Five people spoke
4 against. These were the new speakers.

5 Some mud was thrown at Discovery
6 about some letters from Ron Kass. In
7 looking him up on the Internet, it appears
8 that he owns a car wash. His business is
9 derived from a car wash. He's here talking
10 about clean water, saving water. It's very
11 appropriate that the name of his
12 organization is Clean. It's a car wash.
13 Water for vanity use.

14 One of the big points tonight which I
15 think kind of escaped people, is that
16 Discovery is now offering a sewage treatment
17 plant. That's huge. So you have a choice
18 of a standard subdivision, clearly septic
19 systems for each house. The fact that they
20 were offering a sewage treatment plant is just
21 a game changer, and I hope you take
22 advantage of that.

23 Thank you very much.

24 SUPERVISOR SCHNEIDERMAN: Fred

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1 Havemeyer. We're getting to the end here.

2 Not too many cards left.

3 I typically give elected officials an
4 opportunity to go in the front, but you came
5 toward the end there. Do you want to speak?

6 MAYOR: I'm happy to -- I don't
7 really have anything new to say. I'm here
8 to listen mainly. If something comes up, I
9 will get up.

10 SUPERVISOR SCHNEIDERMAN: After
11 Fred's speaks we'll go to Wayne Bruyn.

12 MR. HAVEMEYER: Good evening. I'm
13 Fred Havemeyer, a former Town trustee. I
14 reside in the Bridgehampton area.

15 It's my understanding that the PDD
16 legislation was developed for situations,
17 zoning situations, like there was an
18 institution like a school, or a church, or a
19 hospital that needed to expand, and the
20 zoning in the area that they wanted to
21 expand into, or they needed a land front,
22 was not conducive to that. So then they
23 could then go to a PDD and get relief and be
24 able to do the expansion.

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1 Inherent, also I understand, in the
2 PDD legislation is the public benefit
3 structure, and the public benefit structure
4 being linked to the project itself.

5 In other words, obviously a hospital
6 treats sick people, or a church gives people
7 their worship. In the case of this
8 particular PDD application -- and Jay, I
9 know you're interested in the benefit
10 structure also, because I read comments in
11 the newspaper -- there are no benefits
12 linked directly to the project itself except
13 the spreading of money throughout East
14 Quogue and anywhere else.

15 Basically it's like Santa Claus
16 landed in Town with a great big bag full of
17 money. To my view, that is really
18 purchasing zoning relief, and that's really
19 not the way to go. That's not the intention
20 of the PDD. So at that particular level,
21 this particular application is very suspect.

22 Let's go on to the next thing.
23 Putting a golf course over an aquifer
24 protection area. On its face, that's just

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1 plain crazy. If they want to go, Discovery
2 Land, and build houses and all under the
3 current zoning as of right, et cetera, fine.
4 But putting a golf course in an aquifer
5 protection area is absolutely beyond.

6 Going beyond that, I've been at all
7 the meetings. You guys know that. You've
8 seen me more times than you want to see me.
9 Beyond that, it has been made very clear to
10 me in attending the meetings that there's
11 some fuzzy numbers going on on the nitrogen
12 loading side of the golf course and the
13 situation they're proposing.

14 TOWN CLERK SCHERMEYER: 30 seconds.

15 MR. HAVEMEYER: But the bottom line
16 is this is a very serious situation. The
17 PDD situation is a very serious thing. I
18 was at the meeting that Fred Thiele said
19 right straight out, Assemblyman Thiele with
20 extraordinary experience in this area, end
21 it. Just end this application. End PDDs.
22 Water is much too important to us to take a
23 risk of putting a golf course over an
24 aquifer protection area.

1 Thank you very much.

2 SUPERVISOR SCHNEIDERMAN: All right.
3 Wayne, you're followed by Mark Hissey and
4 then Bob Grover. Wayne, you're up.

5 MR. BRUYN: So good evening, Board
6 Members. I want to thank you for all your
7 patience for four hearings. Also for -- I
8 want to thank the public and their
9 participation in this process and respect
10 the process.

11 Councilman Scalera actually
12 accurately reflected on what the process is
13 from here on out. We expect the Board to
14 move procedurally to close the hearing, and
15 I expect a further written comment, which is
16 typical of this Board.

17 I would like to comment on one thing
18 which is grappling with the issue of PDD.
19 And I just want to remind the Board I was
20 there when Supervisor Fred Thiele more or
21 less assisted in the adoption of the Pine
22 Barrens plan.

23 You know, the origin of the Planned
24 Development District in the Town of

1 Southampton and in the Town of Brookhaven is
2 the Pine Barrens plan. Look carefully at
3 Pine Barrens plan. The Planned Development
4 District -- the first element of a Planned
5 Development District, if you look at the
6 statute, is for the reduction of Pine
7 Barrens credits.

8 It's to allow the poor preservation
9 area to be sustainable legally, because you
10 can't allow development. You can transfer
11 the rights out, whether it's by clustering,
12 which is being done in this case, or
13 transferring development rights. That's the
14 origin of the Planned Development District.

15 There has been -- you know, it's also
16 authorized by state statute under the
17 incentive zoning provisions. Absent this,
18 the Town I believe would not have the tools
19 to consider public benefits and amenities
20 when they're considering a zone change.

21 But that's something for another day.
22 This particular project is born not by the
23 developer. This developer came to this
24 project, was invited to this project by this

1 Town Board. This Town Board undertook a
2 comprehensive plan. Contrary to what
3 Mr. DeLuca said, there is a plan. There is
4 a comprehensive plan that this Town Board
5 did and actually specifically recommended
6 this project.

7 Coupled with this project, a resort
8 development with a golf course, with certain
9 standards which were developed based on the
10 Town Board's experience at Golf at the
11 Bridge and on Sebonack, you coupled that
12 with an up zoning who significantly reduced
13 the density in the first instance? But
14 nonetheless, Discovery is prepared to offer
15 other means of density replacement and
16 consideration of the golf course and other
17 factors.

18 I consistently, every hearing, told
19 you about how this project adheres to the
20 Town's findings under the East Quogue land
21 plan and generic Environmental Impact
22 Statement when you considered 11 different
23 alternatives. The end result of that was a
24 plan with a golf course.

1 If you consider any other plan,
2 including the group's so-called lesser
3 impact plan, which is not feasible for the
4 developer, it doesn't meet the goals and
5 objectives of the developer, but
6 nonetheless, if you consider any plan
7 without a golf course, it's outside the
8 authority of this Board.

9 If everybody has implored you to make
10 a decision, stop it now. Stop it now. My
11 client will go and develop it with the
12 Planning Board under the subdivision
13 regulations, under the density that is
14 allowable, 118 units, which is
15 established -- by the way, the Planning
16 Board has reviewed subdivision plans
17 establishing the density on two of the
18 properties, and this Board of the Town under
19 the Department of Land Management has
20 determined the allocation on the Parlato
21 property.

22 The density here of 118 units is
23 significantly reduced from what was allowed
24 prior to that study and this Town Board's up

1 zoning in 2008. At that time, the allowable
2 density was 163 units. We're down to 118.
3 And there's consideration now of offering
4 other open space Pine Barren credits for
5 redemption and other factors that will make
6 this project better.

7 The other factor I want to point out
8 is when you talk about reasonable
9 alternatives, the statute is very clear
10 about what reasonable alternatives are, and
11 they have to meet the objectives and the
12 capabilities of the project sponsor. And
13 that has been stated all long. The
14 development is pursuant to the comprehensive
15 plan.

16 This Board brought Discovery to this
17 project. My clients -- I represented the
18 original developers, the owners of this
19 property. They were brought in after the
20 Town --

21 TOWN CLERK SCHERMEYER: 30 seconds.

22 MR. BRUYN: -- adopted the study. It
23 wasn't until four years after the study was
24 adopted that Discovery bought into this

1 project.

2 So I want to leave you with those
3 points, and there are other points, and I
4 want to submit some written comments as
5 well. Thank you.

6 SUPERVISOR SCHNEIDERMAN: One second,
7 Mark. So Mark, do you need the five
8 minutes? You're speaking on behalf of
9 Discovery Land.

10 MR. HISSEY: No. Just need three.

11 Just I have to take issue with the
12 redeeming issue. I don't think I need to
13 redeem anything actually.

14 SUPERVISOR SCHNEIDERMAN: I probably
15 could have said it more artfully.

16 MR. HISSEY: So I've been advised
17 that every single letter that has been
18 submitted was authorized by a party. We
19 were authorized to use their name and
20 address. And I'm going to provide you with
21 a full written explanation tomorrow as to
22 exactly how we went about doing that. But
23 every name on there is legitimate, and
24 they're all supporters of the project. As a

1 matter of fact, I've got another couple of
2 hundred here for you.

3 SUPERVISOR SCHNEIDERMAN: It doesn't
4 say signature. It just says the same.

5 MR. HISSEY: It doesn't. That's sort
6 of the crux of it.

7 Just as a follow-on to the last
8 meeting, we did take Chris Gobler up on his
9 invitation to speak about the science of the
10 project, and it went extremely well. It was
11 very constructive. Just like the scientist,
12 there's actually going to be a follow-up
13 meeting, and it was a point where we're
14 fairily confident that the scientists are
15 going to get their heads together and be in
16 agreement.

17 Chris has been -- Chris has been
18 great working with us, to be honest with
19 you. So I think we're all going to be on
20 the same page doing the right thing for the
21 community.

22 I wanted to address -- I've been all
23 over the place with what I was going to say
24 tonight. I could probably talk for hours.

1 But I wanted to take a look to provide you
2 with overview of the support for the project
3 in the community. There's been some debate
4 about that, and I think that as we
5 completely see, there's overwhelming support
6 for the project in the community. I think
7 you'd have to be Ray Charles not to identify
8 that.

9 But we have included in tonight's
10 hearing -- these are pretty accurate stats.
11 Believe it or not, we have had 150
12 individuals come up here and express support
13 for the project, as opposed to our
14 opposition were there has been 70
15 individuals that have come up.

16 I'm sure this is all on the record,
17 and I know we can look it up and debate it.
18 But I think that is a very good indication
19 as to what the public support is like for
20 this project. In addition, we've now
21 submitted close to 2,000 individual
22 residents in the Town of Southampton and put
23 their names on letters of support. I've
24 already filed the first three volumes of

1 that, and I have the fourth one right here.

2 As we've heard in bits and pieces
3 tonight, we have submitted letters of
4 support from state governors of Hawaii and
5 Montana, county commissioners, town
6 supervisors, and even a former Prime
7 Minister of the Bahamas who attested to how
8 happy they've been to work with Discovery
9 Land Company. And that flies in the face of
10 some of the (inaudible) acquisitions thrown
11 out by Ron Kass, to be honest.

12 Most importantly, we got support from
13 the local community here, the East Quogue
14 Fire Department, the Chamber of Commerce,
15 and number of a different homeowners'
16 associations. We are -- there is a lot of
17 support for this project out here, and I
18 think it's overwhelming, and I think we need
19 to come to that conclusion.

20 I'll just close out by saying Board
21 Members, I just implore you. Follow the
22 science, follow the economics, and follow
23 the true public support of this project, and
24 follow the law, because --

1 TOWN CLERK SCHERMEYER: 30 seconds.

2 MR. HISSEY: -- I think it's working
3 really well here, and I think you have a
4 really great project on your hands, and you
5 certainly have an honest and honorable
6 partner in us that we want to work with you.

7 Thank you.

8 SUPERVISOR SCHNEIDERMAN: Bob Grover
9 is next followed by Chic Voorhis.

10 MR. GROVER: Good evening, Members of
11 the Board. Bob Grover, Director of
12 Environmental and Coastal Sciences at GPI,
13 and a member of the Discovery Project
14 Science Team.

15 Just following up a little bit on
16 what Mark said, we did meet with Dr. Gobler
17 a week or so ago and made significant
18 progress in achieving a consensus on the
19 various numbers that are going to go until
20 the various nitrogen models.

21 I am completely convinced that by the
22 time we're done, we will have a complete
23 consensus. And I can say with 99%
24 assurance -- 100% is impossible as a

1 scientist. So I'm going to say 99% we will
2 have with concurrence with Dr. Gobler and
3 with other scientists who want to
4 participate, and we will have a nitrogen
5 negative project.

6 Moving on to a second unrelated item,
7 I would like to just comment on some
8 comments that were made regarding Sebonack
9 Golf Course earlier in the evening. I'm a
10 scientist. I'm not a tax attorney. I can't
11 talk about the taxes and how any of that
12 works.

13 But I can tell you that this past
14 June I spent an entire day out at Sebonack
15 and I taught -- I taught wildlife ecology to
16 three grade schools from the Tuckahoe
17 School. We spent most of the day out there
18 traveling around, of course, pointing out
19 different wildlife attributes, trying to get
20 them to learn bird calls. It was a great
21 time.

22 That's just something that's under
23 the radar. It's something that we do as a
24 team. Mark and I have always done that sort

1 of thing together, and I'm sure we'll do the
2 same thing, and Discovery will do the same
3 thing if The Hills is a successful project.

4 And then finally, just as a -- oh,
5 and by the way, my conversation for that day
6 was a hat. Finally as a complete sidebar, I
7 am reeling this evening by the revelation
8 that my dear, dear friend for over 40 years,
9 Larry Penny, is 81 years old. So God bless
10 you Larry. Keep going strong.

11 Thank you.

12 SUPERVISOR SCHNEIDERMAN: We've got
13 Chic Voorhis followed by Paul Grosser.

14 MR. VORRHIS: Good evening,
15 Supervisor and Members of the Board.

16 My name is Chic Voorhis of Nelson,
17 Pope & Voorhis, also a member of the project
18 team. I'm the lead environmental consultant
19 and one of the primary authors of the Draft
20 Environmental Impact Statement.

21 I was going to recap some critical
22 facts from the DEIS, and I will do that, but
23 briefly because you've heard so many from
24 the public. And really in my almost 40

1 years of doing this, I have not had the
2 pleasure and the gratitude of having the
3 public digest so much scientific and factual
4 information so thoroughly to basically
5 express it at these meetings. I think
6 that's an incredible sign that this process
7 really does work.

8 I will say that the DEIS was checked
9 by independent consultants of the Town
10 before it was released to the public. And
11 thus far, I have not heard any verified
12 facts offered by the opposition of this
13 project that refutes any of the information
14 that's in the draft DEIS. So I see that
15 it's making a final DEIS generally easy, and
16 we'll be able to rely, and you will be able
17 to rely, on the information that's in the
18 draft.

19 One thing that Wayne said is very
20 important, and that is the real comparison
21 is the proposed project, Planned Development
22 District of the Hills, with existing zoning,
23 development under existing zoning. That's
24 because if there is no golf course, this

1 project doesn't come to this Board.
2 Anything else would be done by the Planning
3 Board. So you don't have the teeth that you
4 do through this process. That's why all of
5 the benefits are so important for you to
6 understand and weigh them.

7 So just briefly, we know that total
8 tax revenue is much higher under the
9 proposed PDD. People recited those numbers.
10 School taxes are a function of total taxes,
11 and a percentage thereof, also much higher
12 for the proposed project. The school
13 impact, when you consider the cost to
14 educate the children, is a \$3.4 million
15 positive as compared to \$136,000 negative
16 under existing zoning. Traffic is less
17 under the proposed project. Permanent jobs
18 equate to a hundred full time jobs, compared
19 to about 50.

20 TOWN CLERK SCHERMEYER: 30 seconds.

21 MR. VORRHIS: The occupancy is less.
22 Bob Grover talked about nitrogen modeling,
23 and we will have consensus, and this project
24 is nitrogen negative and will be because of

1 the many factors that go into that.

2 As of right or existing zoning would
3 have no public benefit whatsoever. This
4 project, you've heard what it will offer.
5 This project conforms to the East Quogue
6 land use plan. I can tell you I've been
7 doing this for nearly 40 years. My
8 reputation is critical --

9 TOWN CLERK SCHERMEYER: Three
10 minutes.

11 MR. VORRHIS: -- to my core values. I
12 present facts, and I believe you have those
13 facts. To weigh the social, economic and
14 environmental issues, this is the lowest
15 impact alternative. Thank you.

16 SUPERVISOR SCHNEIDERMAN: Paul
17 Grosser followed by Joseph Aaronson.

18 MR. GROSSER: Paul Grosser. I'll try
19 and keep it short. I'm a project title
20 geologist for The Hills.

21 Just to make some clarifications and
22 give you some updates. As Bob had
23 mentioned, we did meet with Chris Gobler and
24 as well as Marty Petrovic, the Town's turf

1 consultant, last week. We have a meeting
2 again on March 15th. We'll be providing a
3 report to the Board when we come to
4 consensus. As Bob says, we will be coming
5 to consensus.

6 One important aspect is -- there's
7 been a lot of talk about this Long Island
8 Nitrogen Action Plan, and the number of 30%
9 leeching has been thrown out there. It
10 turns out that's not the correct number that
11 they are using. It's 20%. And we've got to
12 recognize that that is for a regional model
13 that they're using, which is not
14 particularly sensitive to nitrogen loading
15 because the golf course is leeching because
16 it's looking at prioritizing watershed
17 areas.

18 So if you've only got a couple of
19 percent of area within a watershed, it
20 really doesn't matter that much where it is.
21 If they're taking 20% as a typical golf
22 course, which is all encompassing, we
23 believe it's significantly less when you've
24 got a well-managed golf course that's mildly

1 approached. And that's being supported by
2 Marty Trovic, and we're having that
3 discussion with Dr. Gobler and coming to a
4 resolution on that.

5 So this collaboration demonstrates
6 Discovery Land is the commitment to bring
7 the best science to bear on improving the
8 groundwater and surface water in East Quogue
9 and Shinnecock Bay. So we're committed to
10 this purpose.

11 I would just like to put my personal
12 hat on now. And I've been in this business
13 for over 40 years of groundwater management
14 and groundwater remediation. I'm passionate
15 about getting contaminants out of the
16 groundwater. This is something they're
17 going to be doing here.

18 But I think the Board should see this
19 as an opportunity. Here you've got a
20 project that's going to be nitrogen
21 negative. You've got the opportunity to ask
22 that of every other developer in the town,
23 because that's how you're going to fix the
24 problem.

1 The Hills itself isn't going to fix
2 Shinnecock Bay. It's going to be a piece
3 towards the improvement. But you've got to
4 start removing nitrogen from the
5 groundwater --

6 TOWN CLERK SCHERMEYER: 30 seconds.

7 MR. GROSSER: -- if you're going to
8 improve things. That's the key and that's
9 your opportunity that you've got here. Just
10 put this in motion. Thank you.

11 SUPERVISOR SCHNEIDERMAN: All right.
12 Joe Aaronson followed by Steve Adelson.

13 MR. AARONSON: Hi. My name is Joe
14 Aaronson. I've been a partner with
15 Discovery Land Company for 17 years. It's
16 the only job I ever had since graduating law
17 school when I was 28 years old.

18 I was preparing some comments to say
19 tonight, and our team here helped me write
20 some things. Here's what it says. It says:
21 Here's the draft letter for Joey. I
22 rewrote it because his first draft was kind
23 of harsh and too legalese.

24 So that's Jessica making sure that I

1 do a better job than I would have done on my
2 own, which I think is just for me a
3 testament to the team that we have. With
4 Wayne, we've been in a relationship since
5 2011 and Chic and Jessica and Mark. I mean
6 we really have the best of the best that
7 East Quogue can offer. So we're grateful to
8 all of them.

9 Now I'll read what I was supposed to
10 read, which is much softer than what I was
11 going to say. I wanted to talk specifically
12 about the statements and commitments we have
13 made in our draft Environmental Impact
14 Statement which show how our resort plan
15 uniquely protects and supports the East
16 Quogue School District.

17 We know that the Town's long-range
18 plan for East Quogue recommends a re-zoning
19 of this property from the current
20 subdivision zoning to a golf course and
21 resort zoning so as to avoid more pressure
22 on the school, which is why our company is
23 here today with this proposal.

24 We are excited to fulfill the

1 long-range plans for this property and for
2 East Quogue. We know that this community
3 really values education and is very
4 supportive of the efforts of the school
5 leadership, teachers and school board.

6 We know about the budget challenges
7 within the East Quogue School District, and
8 we understand that these challenges are just
9 getting tougher and tougher each year. We
10 also know the current zoning for 118-home
11 subdivision could put over a hundred kids in
12 the district. We developed our resort
13 proposal with all of this in mind.

14 We want to support the school
15 district, not add stress to it, and yet we
16 hear that some people still think that we
17 will add students to the school district.
18 This is simply not the case.

19 The Hills Resort is a vacation-style
20 resort property, a second or third home for
21 our members. There will be no full-time
22 residents at The Hills, so no students will
23 be added to the school district. This is
24 the case at all of our other properties.

1 There is no impact on local schools at The
2 Hills --

3 TOWN CLERK SCHERMEYER: 30 seconds.

4 MR. AARONSON: -- other than the
5 positive impact of increased taxes paid.

6 How do we know this will be the case
7 here in East Quogue? First, the clubhouse
8 is going to only be opened from April
9 through October, and possibly for
10 Thanksgiving weekend and Christmas, and New
11 Year's week.

12 Second, we have a covenant
13 enforceable by law that our property owners
14 can't live at the property full time. So we
15 hope that all of you will allow us to
16 fulfill the long-range plans for East
17 Quogue, to protect and support the school
18 and local students, and to be a community
19 partner for years to come.

20 Thank you.

21 SUPERVISOR SCHNEIDERMAN: Steve
22 you're next. Steve Adelson followed by Ed
23 DiVita.

24 MR. ADELSON: Hi, Everybody. Steve

1 Adelson. I'll probably be a partner in
2 Discovery Land Company. I definitely want
3 to reach out to the Board, to the camera
4 crew, to everybody for putting up with this
5 process. I lead it off four sections ago
6 and was proud to be one of the final
7 speakers going forward.

8 We also want to make sure that we
9 really respect the process, we really
10 appreciate the fact that everybody gets an
11 opportunity to speak. Obviously we want to
12 make sure they're giving the facts and the
13 truth, and disparaging comments have no
14 place in this area. We're glad that you're
15 in the process of tightening them.

16 I've got the benefit in our
17 organization of dealing with people. I get
18 to deal with Peter Whalen, who you heard
19 before. I get to deal with our operating
20 teams, and we have a love for what we do.
21 We have a passion for what we do. I've
22 enjoyed the seven years that we've had here.
23 And whether it's the scientist, whether it's
24 the Town Board, or whether it's just our

1 opposition, getting to know them and their
2 wants and needs.

3 I think one thing that's new for me
4 to talk about is that we all share common
5 goals. I'm a parent. I have four boys.
6 The proudest thing I am, I'm proud to be a
7 partner with Mike and Joey and Ed, but I'm
8 most my proud to be a parent, and education
9 is key for my kids and education is what we
10 believe in and children is what we believe
11 in.

12 So backing that up with our proposal
13 as Joey just mentioned is really key to us.
14 We also -- my dad used to tell me that a
15 parent's job is to create memories for the
16 kids. Unfortunately, he just passed away
17 recently. So this is going to bring a tear
18 to my eye. But Discovery's properties are
19 all about creating memories, and creating
20 memories on those bays, creating memories in
21 the woods in this great open space is really
22 quite a philosophy for us.

23 So to think that we would do
24 anything, anything to damage those beautiful

1 bays, to not do our best to try to clean
2 them up, to work with this community to make
3 things as great as we can, it's just totally
4 against our grain and against our fiber of
5 being parents and people.

6 So I think we do share a lot of
7 common goals. I've reached across the
8 aisle and I want us to work together as a
9 community. To review what Ron says, we need
10 to come together. We're going to be here
11 for a long time. We're not running away.
12 We operate these facilities in perpetuity.

13 TOWN CLERK SCHERMEYER: 30 seconds.

14 MR. ADELSON: I just want everybody
15 to know we are people of our word, and we're
16 going to be great neighbors, and we're
17 excited about being in this community.

18 Thank you very much.

19 SUPERVISOR SCHNEIDERMAN: Ed DiVita,
20 you're next, followed by Mike Meldman.

21 MR. DiVITA: Good evening. I'm Ed
22 DiVita, and I'm a partner with Discovery
23 Land Company.

24 I've enjoyed 20 rewarding years

1 representing Discovery across the country
2 and forming lasting relationships and seeing
3 great things happen in the towns that we
4 work in.

5 I prepared some heart-felt comments
6 that I was going to present tonight, but I'm
7 so proud of how our team and our supporters,
8 and even the members of the community have
9 come up and talked about the project tonight
10 and represented things so well that I'm
11 going to go a little off the reservation
12 first as an alternative.

13 First off, I would like to thank the
14 Board for your patience, your perseverance
15 and your leadership throughout this project.
16 It's really been very much appreciated.

17 Next I have to thank our supporters.
18 They've been fabulous. They've done a
19 better job describing the project than I can
20 myself. We've talked to so many people and
21 shared the information and talked about the
22 details. And people grasp onto it because
23 they really care, and they've delivered it
24 in such a heart-felt way, it's just fabulous

1 to see.

2 Last and maybe a little different, I
3 want to thank all the people who have voiced
4 concerns about the project, because over the
5 past four years, we've been asking, listening
6 to these concerns. It raised our awareness.
7 It strengthened our resolve about our
8 design.

9 We worked hard to design a project
10 that addresses the concerns. We've looked
11 to become a contributor towards solutions
12 about the problems that we hear about, and
13 we're working hard to make it that this
14 project will be by far and away better than
15 any project that anybody could imagine
16 developing under the current zoning
17 conditions.

18 People have talked about the examples
19 and done a great job. We're concerned about
20 water quality. It's a community concern and
21 it's a major concern. Preservation, and we
22 talked about the 424 acres that will be
23 permanently preserved as part of this
24 project. School impact, it's a major, major

1 community concern, and we're using our
2 techniques for maintaining that we won't
3 have a school impact.

4 And wastewater, we've now furthered
5 our resolve about treating the wastewater
6 and having less of a nitrogen impact on the
7 area. So I hope that you can see the depth
8 of our commitment to this project and to the
9 community.

10 TOWN CLERK SCHERMEYER: 30 seconds.

11 MR. DiVITA: We look forward to the
12 future, working together with the Town.

13 Thank you.

14 SUPERVISOR SCHNEIDERMAN: This is
15 Michael Meldman. He's the founder of
16 Discovery Land.

17 I will give you five minutes if you
18 need it since you are speaking on behalf of
19 the company. You're also the last card I
20 have.

21 MR. MELDMAN: I had a big speech too
22 that Jessica wouldn't let me read. It was
23 just for the opposition, but they all left.
24 I think I'll talk to you anyway, because

1 that's really what I wanted to do. I
2 appreciate all the support and the speakers
3 coming out. I want to agree with you. I
4 think we're great. I think I have great
5 partners. But I want you guys to know, you
6 on the Board, that we're not a big monster
7 corporation from out of town. We're a
8 family owned company. I own the company. I
9 have partners that have been with me for
10 literally almost their whole adult life.
11 Joey, since he graduated college. Peter
12 Whalen, who spoke so eloquently about
13 Baker's Bay. He came to work for us vallet
14 at Mirabel, parking cars, and now he's
15 running Baker's Bay.

16 So we're a family. We're a big
17 family. Even though we're a family company,
18 it has gotten to be a big family. We feel
19 like we do a lot of good things for the
20 communities we're in. And the communities
21 we go to are like East Quogue. They're
22 environmentally sensitive small communities
23 that are usually always afraid of change.

24 But when we come in there, we do our

1 homework. We do what's right. We do the
2 development plan, and we normally -- you
3 know, we do small low density projects. And
4 so the people appreciate it, because our
5 small density project provides big bangs, a
6 big bang to the economy.

7 I will give you a couple of examples.
8 Like in Kona we have a project called Kukio.
9 It was zoned for 3,000 units. We did 180
10 units on it. We bought a couple of other
11 pieces of property around it, and ended up
12 with 400 units versus the 3,000 we could
13 have done.

14 We're the largest taxpayer in the
15 County of Hawaii, and we don't have one
16 person in the school district. So, you
17 know, we just provide so much economic
18 benefit. I mean Kukio is probably
19 \$4 billion of assessed value for the County
20 of Hawaii. The same thing in Cashiers,
21 North Carolina. I mean this is a small town
22 in a rain forest. So just even to build a
23 golf course in the middle of a rain forest
24 is next to impossible, and we did it

1 environmentally sensitively. We sold out
2 almost overnight, and it's literally the
3 biggest thing that happened to that area.

4 We employ all these kids who go to
5 Clemson and Western Carolina, and it
6 provides people to stay home, work close to
7 their homes, like we want to do here.

8 Baker's Bay -- I do want it on the
9 record. We didn't kill the reef. The reef
10 is there. It's thriving. People fish,
11 snorkle, even surf on it.

12 And the problem in the Bahamas is
13 similar to the problem here. We didn't
14 cause any issues at Baker's. We contain all
15 the, you know, all the water. We built a
16 wastewater treatment plant. We carry
17 everything, we collect it all, and there's
18 literally nothing but green grass and
19 beautiful water around us.

20 Now the balance of the island, which
21 could be like outside The Hills, the balance
22 of the island, the problem is if you have a
23 sewer, if you have a septic tank, they
24 literally leech right into the ocean. I

1 mean there are houses that if you go there,
2 there are exposed sewer pipes with raw
3 sewage going right into the water.

4 So if there is a problem, that's
5 what's causing the problem, just like here.
6 You have -- the golf courses aren't causing
7 the problem in the bay. It's the septic
8 system. And what these people who are
9 opposing us should do is ask us to help fix
10 that, which I know you guys are trying to
11 do. That's where the real problem is.

12 We could help fix that by building a
13 water treatment plant. And we could build
14 it so it grows modularly. So the other
15 people, when they can't connect can connect,
16 and we will obviously allow that and permit
17 it.

18 So when we come here, we actually
19 mean what we say. We want to help. We want
20 to do things. For people to say oh, we're
21 giving a million bucks to the school
22 district, well, the only reason we came up
23 with that is we actually sat with everyone
24 and said what do you need, what can we do to

1 help, because we actually come to help.

2 We have a foundation that's mandated
3 to help children basically in every
4 community where we build developments
5 because the communities are small. Over the
6 last 10 years, we've given out over
7 \$10 million.

8 TOWN CLERK SCHERMEYER: 30 seconds.

9 MR. MELDMAN: That makes a big
10 difference to people. When we listen to the
11 support, we appreciate it. When we listen
12 to the opposition, I wish they would just
13 come up with constructive ideas instead of
14 just throwing out buzz words like the water
15 is horrible, we are going to ruin the water,
16 and things like that.

17 We would like them to sit down with
18 us and try to understand the science and
19 what we're doing and be constructive, because
20 I don't feel like they have been. It
21 feels like people are coming and yelling at
22 you guys for every project.

23 We are here. We're here for the long
24 run. We have an \$80 million project in

1 Westhampton. We're here to stay. We're
2 committed to the area, and we won't let you
3 down.

4 SUPERVISOR SCHNEIDERMAN: That's all
5 the cards I have. I technically have to ask
6 if anyone who has not spoken wanted to. I
7 hope there's nobody. Nobody raised their
8 hand. All right. I don't see anybody.
9 Perfect.

10 So what I would like to recommend is
11 that we close the public hearing, and we
12 leave the record open for 30 days for
13 written comment. Is that okay with the
14 Board?

15 COUNCILWOMAN SCALERA: Yes. I would
16 just ask that at the meeting, the second
17 follow-up meeting with Chris Gobler, he had
18 prior to that the report that I asked for
19 that could be submitted, and I would like to
20 see that. So you have 30 days.

21 SUPERVISOR SCHNEIDERMAN: It will
22 come into the record.

23 COUNCILWOMAN SCALERA: Yes. It will
24 be submitted into the record.

1 COUNCILMAN BOUVIER: I'm actually
2 meeting with him tomorrow or the day after,
3 and I will bring up the subject with him at
4 that point for follow-up.

5 SUPERVISOR SCHNEIDERMAN: So I'll
6 make a motion to close the public hearing
7 and leave the record open for written
8 comment for 30 days.

9 COUNCILMAN GLINKA: Seconded.

10 SUPERVISOR SCHNEIDERMAN: Seconded by
11 Councilman Glinka.

12 All in favor.

13 ALL MEMBERS: Aye.

14 SUPERVISOR SCHNEIDERMAN: I have one
15 other procedural thing. At these meetings
16 we have to have a public portion as well. I
17 hope nobody comes up and speaks, but is
18 there anyone who wishes to speak in the
19 public portion?

20 Seeing none, I will make a motion to
21 close the public portion.

22 COUNCILWOMAN SCALERA: Second.

23 SUPERVISOR SCHNEIDERMAN: Seconded by
24 Councilwoman Scalera. That's the last item

1 of business. We'll give you the date for
2 written comment, and then we'll adjourn for
3 the night.

4 We believe March 9th will be the
5 30-day. And we're expecting a little bit of
6 snow tomorrow night, so please be careful
7 out there. Other than that, I'll make a
8 motion to adjourn.

9 ALL MEMBERS: Second.

10 SUPERVISOR SCHNEIDERMAN: Seconded by
11 everybody.

12 All in favor.

13 ALL MEMBERS: Aye.

14 SUPERVISOR SCHNEIDERMAN: We are
15 adjourned.

16 (Time noted: 11:04 p.m.)

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

I, Terri Fudens, a stenotype reporter and Notary Public within and for the State of New York do hereby certify:

That the foregoing transcription is a true record of my stenographic notes.

I further certify that I am not related to any of the parties by blood or marriage and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand.

Terri Fudens

In The Matter Of:
THE HILLS - PUBLIC HEARING

**MINUTES OF THE SOUTHAMPTON
TOWN BOARD MEETING**

February 7, 2017

TC REPORTING, INC.
1 DEERFIELD EAST - 1850
QUOGUE, NY. 11959

**MINUTES OF THE SOUTHAMPTON TOWN BOARD
MEETING - Vol. IV**

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