

*North Sea Citizens Advisory Committee  
Town of Southampton  
164 Fish Cove Road & • 18 Pine Tree Road Southampton, New York  
11968*

*631-283-5978 or 631-283-3566*

*Lucille Dunne  
John Watson  
Co-Chairs*

**Minutes of May 13, 2014 Meeting**

*Barbara Fair  
Secretary*

The meeting opened at 7:30 with the Pledge of Allegiance.

The Minutes of the April 8, 2014 meeting were approved.

*Members*

*John Barona  
Joan Barra\*\**

**Speaker:** Tom Neeley, Director of Transportation, Town of Southampton

*Mary Beatty  
Declan Blackmore*

**Noyac Road Traffic Calming and other Concerns.** Mr. Neeley attended the meeting to discuss traffic issues on Noyac Road and hear our concerns. He recently reviewed the number of accidents on Noyac Road for the period 2009 – 2012.

*Joan Brennan\*\*  
Sheila Comparetto*

“Accidents, are an indicator of problems and have gone down a little bit in this 3 year period,” Mr. Neeley said. He thinks discussions of traffic safety, installation of the chevron sign posts on curves and increased police enforcement may have helped reduce accidents. Police enforcement has been stepped up a bit in the past two years, with more patrols assigned.

*John Clarke*

*Daniel Gebbia*

*Stephanie McNamara*

*Ann Reisman*

*Frank Palmer*

*Arlene Schroeder*

*Mary E. Topping*

Mr. Neeley indicated that when discussing traffic issues, speeding sometimes get intermixed with volume and that there is twice the traffic volume we had years ago. In the past the idea of truck restrictions on Noyac Road was looked at, but the Town Board decided not to go forward with it. Congestion on County Road 39 leads to increased traffic on our secondary roads. The Town Highway Superintendent has jurisdiction over various traffic calming techniques, Mr. Neeley said.

*\*denotes Seasonal Member  
\*\*denotes ex-officio  
member*

Members brought up the following issues/requests:

- Requested permanent signage “no jake break” on Noyac Road.
- Drivers passing on the right creates dangerous situations such as at Country Deli where patrons back out of the parking area onto Noyac Road.
- Police presence the best deterrent to speeding.
- Speeding and poor driving nearly universal.
- Intersection of Noyac Road, Towd Point Road and Cove Road is a particular problem.
- County signage on Cty. Rd. 39 directs drivers to Sag Harbor to make left on Sandy Hollow to North Sea Road and then onto Noyac Road. This could be changed.
- Trucks use Noyac Road as an alternative to points east.
- Compare lack of police presence on Noyac Road with daily police presence in vicinity of Sagaponack.
- More flashing speed signs and traffic calming measures such as rumble strips would help.

- Signs instructing bicyclists to observe a single line are needed.
- Signs indicating “Poor Line of Sight” on certain hills and curves would increase safety.
- Establish a single speed limit from North Sea to Sag Harbor.

Mr. Neeley’s responses included:

- We can consider the question of signage directing vehicles to use Noyac Road to Sag Harbor, but the Town has to deal with traffic that has doubled and we don’t have increased roadway capacity. Noyac Road is the best way to get to Sag Harbor.
- To enforce a “No Trucks” route ban you have to pull trucks over, see their manifest, and see if the truck is taking the most direct route.
- We don’t encourage bikes on Noyac Road. However, research shows roads with bike lanes and sidewalks are safer.
- Traffic engineers set speed limits after a study of conditions along the road. In 2006, the Town gained authority to set speed limits.

### **Committee Reports**

**Housing.** The next hearing on Sandy Hollow is today.

**Landmarks.** The inventory of historic homes in North Sea has been completed. The list will help the Building Department review and process demolition permits. The proposed “Carriage House” legislation for historic homes would allow an additional house to be built on the parcel. A member observed that the Building Department uses the McGovern system and this is where the historic data should reside.

**Sustainable Growth.** No report - will meet next week for a joint meeting with the Solid Waste Advisory Committee.

**Solid Waste.** No meeting. Members discussed constraints on disposal of paints and hazardous liquids due to the present bi-monthly disposal program. It was felt that residents needed to be able to drop such materials off “any day”, but the solid waste representatives pointed out that there have been many, many discussions about this and any storage facility would have to be “absolutely secure” and fire proof. Currently, it costs \$75,000 for the contractor to pick up the various types of hazardous waste so more frequent pickup would be costly. It was increased from 4 to 6 times this year. The member raising the issue pointed out that such materials otherwise get stored in his (unsecure) garden shed and that we need to improve disposal opportunities so that contaminants don’t reach ground water.

**Airport Noise.** Authorities are accumulating information that will be used to decide on routes. Helicopter noise is impacting North Sea. The new noise hotline (1-800-376-4817) is collecting data. Helicopters are not using the North West route as residents of Long Island’s “Gold Coast” complained to Sen. Schumer. The route

was moved offshore, and the aircraft cut in at the “Omni” beacon, or take a south route over the ocean and fly in over North Sea and Roses Grove.

**Unimproved Roads.** The Committee is waiting for the Town to submit an RFP for a \$50,000 engineering study. The state-wide legal width of a road is 50 feet, but there is a waiver for “country lanes” that allows 22-24 feet.

**Disabilities.** The Committee is meeting with the Town Planning Department this month. The Committee is writing a letter to the Southampton Post Office concerning the electronically operated handicap access door, as the button to open the door is on the wrong side (hinge side) and people in walkers and wheelchairs can’t maneuver around the open door. Also, the dumpsters placed at Cook & Maran interfere with accessibility and their restroom is too small for a person to transfer from a wheelchair. The Committee is looking into having a work session with the Town Board about adding an ADA liaison to Town Board and a Budget Liaison to the Committee.

**CAC Chairs.** No Meeting the past month.

### **Old Business**

**PSE&G.** The Town Board took no action regarding the RFP for additional generating capacity and a vendor’s request for approval of a site at the North Sea Transfer Station.

**Sandy Hollow Cove PDD.** Members of the Sandy Hollow Cove asked for the opportunity to speak about the proposal. Among their discussion point were:

- “Housing Choice Voucher” is the new name for “Section 8”.
- The “boyfriend law” allows someone not on the lease to stay for more than 30 days. There is no requirement that significant others go through the same vetting process as the tenant.
- The federal lawsuits in Oyster Bay and Huntington were brought because there were not enough minority persons in housing.
- There are traffic issues with the proposal, however, the PDD law requires there to be a community benefit. The traffic study anticipated far too few trips from the complex.
- The developer is saying the density of the proposal is the same as the prior proposal. Going from 34 apartments to 28 apartments is not different. Density is the issue for the community.
- Town attorney has not responded to questions about the Comprehensive Plan, which eschews apartment buildings over accessory apartments. The Town is required to follow the Comprehensive Plan. Accessory apartments help local people.
- Town Attorney said when it comes to PDD legislation the Town Board “has carte blanche”.
- When a developer builds, the money goes out of town. The prior developer, Sirkin, could make over \$700 thousand dollars on the transaction.

- The developer has to put in public water to serve the complex, so it is not a sincere public benefit.
- If there is a problem with the “Baby Besst” Sewage treatment plant, the damage is irreparable.
- There are already traffic issues at the intersection of North Sea/Sandy Hollow/West Neck Roads. Joe Kirby was required to have an entrance and an exit for a single family home.
- No one has explained the formula for using the AMI to determine tenant income limits.
- You can’t discriminate against families with children.

The member on the board of the Housing Authority was asked to provide comments. She explained that:

- The funding for this proposal does not rely on Housing Choice Voucher (Sec.8) and is not subject to the provisions of the HCV program.
- The funding would come from private enterprise using a provision of Section 42 of the Internal Revenue Code that permits the investors to use the buildings’ depreciation against their own tax obligation.
- The AMI (Adjusted Median Income) for Suffolk County for 2014 is \$105,000 for a four-person household at 100% and \$84,100 for a two-person household at 100 %.
- The likely upper income limit for applicants will be around \$80,000 a year for a two-person household.
- The entire complex would be handicap accessible, and some apartments would be fully ADA compliant or adaptable.
- The funding process requires that a “payment in lieu of taxes” be part of the project budget.
- The sewage treatment plant has redundancies in the form of two interchangeable pumps and natural gas generator in the event of a power failure, and legally required monitoring and reporting.
- The CAC voted twice on this proposal and the final outcome was 5 no votes, 1 abstention and 4 undercided. No votes carried with a majority. A letter will be sent

**Little Fresh Pond Association.** The appeal of their SLAP lawsuit was heard recently. A four-judge panel held for the LFPA and may also award punitive damages. It is believed that the permit issued to the Day Camp/ Tennis Camp was invalid in that there was no site approval, as required. This has been brought to the attention of the Town Attorney. The Suffolk County Department of Health did not require an approval for cesspool placement on the site. On June 24<sup>th</sup>, the LFPA will hold a yard sale at the Community House to raise money to cover legal fees.

**Tupper Boathouse.** The next meeting of the Tupper Boathouse Committee will be June 4<sup>th</sup> at 4pm.

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## **New Business**

**Elliston Park.** The conditions at Elliston Park are poor: garbage is not collected, and the parking lot and fencing are in poor repair. A Town permit is required to use this facility, which is under the egis of the Parks Department. The Town Council Office was notified today regarding the disrepair and will follow up with the Parks Department.

**PSE&G Speaker.** The members were interested in having the representative of PSE&G come to the next meeting to discuss issues involved in extending natural gas service to more areas of the community.

## **Adjournment**

The meeting was adjourned at 9:52 pm

## **Attendance**

**Present:** John Barona, Sheila Comparetto, Lucy Dunne, Barbara Fair, Dan Gebbia, Frank Palmer, Mary Topping, Arlene Schroeder, John Watson

**Excused:** Mary Beatty, Declan Blackmore, John Clarke, Stephanie McNamara, Ann Reisman

**Guests:** Sharon Carr, Ray Clair, Daniel Gomez, Noelle Niles