

TUCKAHOE,SHINNECOCK HILLS, SOUTHAMPTON CAC November 1, 2011

DRAFT MINUTES

Meeting site: Tuckahoe School, commencing at 7:00 pm

CAC members in attendance: Evelyn Boxer; Frances Genovese; Bonnie Goebert (chair); Valerie Harte; Joanna Komoska; Rick Sobrevinas; Bob Schepps ; Susan Van Olst.

Guests: Officer David Betts, Southampton Town Ordinance Enforcer; Chris Dyer, Superintendent of Tuckahoe School; Jim Malone, Southampton Town Councilman and CAC's liaison with Town Board; Hope Sandrow, Tuckahoe resident.

Absent CAC members: Bill Dalsimer; Lorraine Duryea; Marilyn Fitzgerald; Linda Goldsmith; Milt Johnson; Ken Moffa; Diane Sadowski.

Approval of October minutes: Approved.

Agenda:

- 1)Addressing code enforcement in Town, particularly Tuckahoe, and taxation concerns with invited guests
- 2) The proposed formation of a Commercial and Industrial Board at Town Hall without alerting the Town CAC's for comment
- 3) The Town's plan to convert from the currently utilized SIC code of business uses to a new Federal code called NAICS with more categories that may change intended business restrictions
- 4) Whether the CAC has comment about a Laundromat application at the former Snow White Laundry location.
- 5)Whether the CAC has comment about an application for a minimarket at the old Buick dealership location on Hampton Road and Flying Point Road.

1) Code Enforcement Discussion: Chair Bonnie Goebert turned over the meeting to Rick Sobrevinas who introduced the invited guests. Rick requested that Officer David Betts address the overcrowding and lack of rental permits that pervade the Town, and specifically the Tuckahoe school district area.

Officer Betts addressed some of the challenges to the code enforcement responsibility. The Code Enforcement Department tends to be reactive rather than proactive. Because of its limited staff and the more than 100 square miles of Southampton Town, they investigate situations when informed. The law allows five unrelated individuals to live in a single residence and one car for each bedroom plus an additional car. If there is an investigation and there is no rental permit, the landlord is issued a notice of violation with ten days to achieve a rental permit. During that time, the residence is given a safety inspection. All safety violations need to be remedied before they can achieve a rental permit. One can contact the department directly by emailing: dbetts@southamptontownny.gov. They work from 5 am to 7 pm except Sundays.

To correct overcrowding, the Code Enforcers need to actually catch the tenants in the room over inhabiting the established occupancy limits. This is not easy. And if a rental permit exists, then eviction proceedings may be necessary which is a long and cumbersome process.

Jim Malone: It is an important issue, overcrowding and taking advantage of neighbors by noise and crowding Town and school provided services. Also, many of these slum landlords are not local residents. "They don't shop here." We need to find ways to dis-incentivize the slum landlord economically. Rental permits actually have teeth in them. If a landlord has not achieved a rental permit, the tenant is not required to pay any back rent. You can direct your Town Board to press for expediting cases against slum landlords and judges need to be addressed as well.

CAC: We have insufficient workforce housing and this needs to be addressed. If we had more affordable housing this would cut down on exploitation and overcrowding. And this affordable housing should not happen just in Tuckahoe, but throughout the Town.

Jim Malone: The Town should take more of a look at zoning for workforce housing equally done throughout the Town and without NIMBY.

CAC: Are we funded appropriately for code enforcement?

Jim Malone: I think so.

Officer Betts: I have a staff of 7 ½ people.

CAC: Can you enhance code enforcement on the Town website?

Jim Malone: Yes.

CAC: Can the Tuckahoe School determine if there are too many residents at an address?

Chris Dyer: The School is not allowed to play that role.

CAC: Can you address the issue of tax inequity to Tuckahoe residents because of the tax break given the four golf courses here? And is this a reasonable question for the CAC to pursue?

Jim Malone: "The Town Board could request that our representatives ask that the tax inequity be addressed. This is a request that you can make of The Town Board under your charge to advise and recommend to the Board concerns from the community. You can create a memo to continue this dialogue regarding a) increased efficiency of enforcement; b) equitable workforce housing in the Town; c) balancing what we perceive as the inequities in the tax base regarding the golf courses in Tuckahoe. You can address this to me and the Town Supervisor."

The invited guests were thanked for their participation. They then left the meeting.

2) The proposed formation of a Commercial and Industrial Board Members of the CAC have individually voiced their concern in the press regarding the CAC having been given no advanced notice or request for input regarding this proposed Board which seems unduly weighted toward the commercial interests in Town. A motion has not been made by the CAC at this point, but Frances Genovese found it reprehensible that the Town would be offering commercial incentives for those establishing new businesses in Town.

3) Convert from SIC code of business uses to Federal NAICS codes: Although no motion was made, the CAC discussed their reservations for this plan which might change the intended restrictions on businesses due to the new more detailed categories in the NAICS codes. The Town has shelved the proposal for the time being.

4) CAC comment on application for a Laundromat where Snow White had been located: The Tuckahoe/Southampton CAC has serious concerns regarding

- a) waste water going into Agawam;
- b) traffic safety;
- c) almost doubling square footage of building creating an unattractive entrance to the Village;
- d) parking not indicated as being behind the building;
- e) how this building will impact the intended expansion of County Road 39.

5) CAC comment on application for a minimarket at Flying Point Road/Hampton Road: The CAC would like to know of the particulars on this proposal. Concerns about traffic were raised. Who is the developer? The CAC does not endorse this proposal at this time.

Other Business:

The PDD requiring a super majority on the Town Board referendum is on the back of ballot for the November 8th election. We support the requiring of a super majority vote of the Board.

The CAC passed a motion that “the CAC has concerns about the number of consultants and cost to the Town during this time of austerity.” There were six in the majority and two members abstained.

A question was raised regarding a letter to the press where a CAC member identified herself as such and expressed an opinion about a matter not yet addressed or approved at a CAC meeting. Are CAC members required to refrain from identifying themselves as such around matters not yet endorsed by the CAC? The majority present supported CAC members being free to write letters where they may identify themselves as CAC members, if they so wish, even if the matter has not been discussed by the Committee.

Bob Schepps resigned from being co-chair of the CAC, but remains on the committee. His resignation was accepted.

The meeting was adjourned at 9:00 pm, to meet again the first Tuesday in December, 12/6/11 at 7 PM.

Submitted by,
Joanna Komoska
Secretary

cc: Supervisor Throne-Holst

Town Board members

Town Attorney

Jeff Murphree

Tom Neeley

Town Clerk

Tax Receiver

Hon Mark Epley, Mayor, Village of Southampton

Water Mill CAC, Sag Harbor CAC, North Sea CAC, Hampton Bays CAC

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