

Southampton/Tuckahoe/Shinnecock Hills CAC Minutes Tuesday, January 2, 2013

CAC Mission Statement

Our charge is to represent the concerns of our communities to the Town Board and to provide input and recommendations

CAC Members in Attendance: Lyn Fitzgerald, Bonnie Goebert (Chair), Valerie Harte, Ken Moffa, Bob Schepps, Susan Van Olst.

Absent CAC Members: Lorraine Duryea, Frances Genovese, and Diane Sadowski called to say they could not attend. Rick Sobrevinas and Evelyn Boxer are on seasonal break.

Approval of Minutes: Ken made a motion to approve December 2012 minutes, seconded by Susan, all in favor.

Discussion of Southampton Housing Authority/Sandy Hollow Development letter to Richard Blowes:

Eligibility: Some members feel that it is wrong to define eligibility based on residence, occupation, family size, etc. as is proposed by the Southampton Housing Authority ... that real estate agents would lose their license if they asked these types of questions. Bonnie clarified that the project would clearly state upfront that it is for citizens who are "eligible," and if an applicant can't afford the rent, has a large family, lives in another district, etc. this project would not be for them. Other members felt that the eligibility requirement is simply too "vague."

On premise "superintendent:" Some members were skeptical that a person would be paid to live on premise, and that it was more likely someone who would occasionally visit, or be asked to fix something.

Motion to approve sending the following letter made by Valerie, seconded by Bob, all in favor.

January 4, 2013

Mr. Richard Blowes
Executive Director
SOUTHAMPTON HOUSING AUTHORITY
Po Box 799
57 Springville Road, 34A
Hampton Bays, NY 11946

Dear Richard:

Thanks to you and to Ann Gajowski for presenting the latest plans for the Sandy Hollow Cove affordable housing project to our Shinnecock Hills/Tuckahoe/ Southampton CAC on December 4, 2012.

We have discussed the project and on behalf of the CAC, I am writing this letter to let you and Ann know that essentially, while we support the concept of rental affordable housing for the Sandy Hollow Cove project, we have certain reservations which we feel need addressing. Specifically, these are some of our concerns:

- How will the point system you described finally work? I think we need some assurances that it will be totally and 100% fair to any Southampton citizens who may want to avail themselves of affordable rental options. In fact, a few of our members feel that since it is in Tuckahoe/North Sea it should only be open to residents from these communities.
- What would be a typical rent amount? We realize that this figure may change with the economy, but we think that in order to be truly affordable, it should be as reasonable as possible. One of our members said this:

"I DO NOT AGREE with the statement of 1-2 person households. I have spoken with the 20-30 age group who have grown up here, and wish to work and contribute to the future of the community. They feel that a studio or 1 bdr is for transient living. One of these that I spoke with meets the volunteer fireman etc. criteria. She feels that 900.00 a month (as stated for a studio) is not affordable and she works full time at \$20.00

an hour. The main concern was when I mentioned that this was considered a stepping stone was "where is the next step?" "A million dollar home?"

All expressed the desire of wanting to be long time working class residents that they would have to rent for at least 3 years and would want a 1-2 BRM apt. I have to say that I am not in support of the project as presented at all. I would like to know if the project would require that the residents must be US citizens, especially since this if US funded."

- What is the plan for residents whose household size may change (eg, birth of children)? We understand from what you said that the Housing Authority would help such residents find alternative housing. I think we would like more assurances that this will be happening.
- Another member with landlord experience, had questions pertaining to how utilities would be handled (by the tenant or by the landlord). And wanted to be certain that there would be a person on-premise to deal with problems as they arose.

Please keep us in the loop as your plans for this project progress.

Thanks again for taking the time out of your busy schedules to explain your thinking to us.

Sincerely,

Bonnie Goebert

Chair, Shinnecock Hills/Tuckahoe/Southampton CAC bgoebert@aol.com

Scoping Questions from our CAC for the Developer of the proposed King Kullen Tuckahoe Mall on CR-39: Bonnie reported that she had perused all minutes pertaining to this development and the comments made by our CAC so as to put together a letter. The letter was distributed to members for their input and comments.

One member wondered if all of the letter's references to traffic studies meant that we want to "discount the traffic study that he (Mr. Morrow, the developer) already did this past August." The Chair and other members said that to our knowledge, no traffic study had been done, and that if it had been done, it should be considered

irrelevant because the Supervisor has gone on record as saying that the Town would select and hire the firm to conduct the traffic study and that the developer would pay for the study. It seems inconceivable that the town had already selected a traffic consultant without a resolution to that effect.

Ken presented a copy of Local Law 65 of 2003 amending Chapter 330 of the Code of the Town of Southampton, and suggested that this also be included in our letter since it specifically recommends the development of smaller commercial buildings (which would seem antithetical to asking for a zone change and special exception to build a 40,000 sf King Kullen along CR-39.) Bonnie said that she would include it.

Motion to send Scoping Letter to Town Board from our CAC made by Ken, seconded by Lyn, all in favor.

Date: January 4, 2013
To: Supervisor Anna Throne-Holst and Town Board Members
From: Southampton/Shinnecock Hills/Tuckahoe Citizens Advisory Committee
Re: Tuckahoe Center change of zone application scoping input

Per Town Board resolution 2012-893 which identified the Southampton/Tuckahoe/ Shinnecock Hills CAC as an “interested agency” in this zone change application, the following comments from our minutes throughout 2012 are provided. The significant majority of our CAC is opposed to this application; the following scoping issues were unanimously resolved as important for the Tuckahoe Center applicant to address in his DEIS.

The final draft of the 1999 Comprehensive Plan Update recommends a “hamlet center in the vicinity of Tuckahoe Lane.” In fact, Tuckahoe Lane is now awaiting the building of 50+ condominiums and is over one mile to the West of (and not “in the vicinity”) of the proposed Tuckahoe Center site. We want the applicant to specify where in the 1999 Comprehensive Plan it is recommended that a shopping center including a 40,000 sf King Kullen be built on Magee Street. (March, 2012 minutes)

In the CR-39 Draft study our CAC reviewed in March, 2012, there was never any mention of Shopping Center Business zoning along CR-39. It was not discussed. On April 7, 2012 a memo was sent to the Department of Land Management asking for clarification on SCB zoning and no reply was ever forthcoming. At a vote taken at the July, 2012 meeting, our CAC unanimously voted in favor of disallowing SCB zoning along CR-39 and that this be incorporated into the CR-39 Corridor Study. We want the applicant to justify his request for an SCB change of zone since this has not been used by Southampton Town since 1972 for the Kimco Bridgehampton Commons Shopping Center. (March, 2012 minutes)

We suggest that the applicant eliminate his May 2011 “Market Analysis” document from inclusion in his scoping document since 1) the census tracts used are erroneous, 2) the population of the hamlet of Tuckahoe actually dropped from 2000-2012 and 3) it does not prove that there is “existing and projected demands” for Tuckahoe Center. (March, 2012 minutes)

We hope that a meaningful hamlet-specific community benefit will be considered and detailed by the applicant in exchange for his SCB re-zoning. His previous offer of \$150,000 to be “used for open space purchase” is inadequate. (March, 2012 minutes)

The applicant owns a 6.7 acre parcel (Tax Map #900 -158 – 3 – 19) of which he wants to re-zone only a 50-foot swath. Our CAC would like the applicant to specify his plans for the remaining 5.7 acres, especially since he references “potential for future site development” in his draft DEIS. (April, 2012 minutes)

Virtually all town wide studies make it quite clear that any development along CR-39 should be low-volume traffic-generating ... and that building size should be kept at 15,000 sf or smaller to maintain the character of the hamlets. The applicant needs to address how a high-traffic-generating use like a 40,000 sf supermarket is compatible with these draft studies. (April, 2012 minutes)

Our CAC has always been concerned about how a shopping mall will impact on traffic patterns on residential streets around the project site. We strongly feel that any traffic analysis needs to address traffic patterns as well as volume on these streets: Hubbard Lane, Magee Street, Bishop Lane, North Bishop Lane, Moses Lane, and Corrigan Street as they may intersect with CR-39 and/or SR27A (Hill Street). (April, 2012 minutes)

Also, the traffic patterns on CR-39 between Magee and Bishop should be visual as well as automated to provide an accurate picture of the traffic situation on this stretch of highway. (January 2013 meeting notes)

It is recommended that any traffic analysis be conducted during the peak season rather than using seasonal adjustment factors. Further, than such traffic analysis be conducted for a typical August week. (May 2012 minutes)

Given the increase in traffic accidents and fatalities along CR-39, we want the applicant to include all accident data for at least a 2-year period along CR-39 in his DEIS. (July, 2012 minutes)

The applicant needs to pay particular attention to how the proposed shopping mall will affect traffic turning onto and coming off of Sandy Hollow Road as it intersects with CR-39. (August, 2012 minutes)

We feel that the applicant needs to present a total and objective analysis of how left hand turns out of and into his mall will be prevented. In spite of signage, illegal left hand turns occur all along CR-39 and with the building of a 40,000 sf King Kullen and increased traffic volume, we anticipate an even greater problem with left hand turns. (August, 2012 minutes)

The applicant notes that vehicles travelling north on Magee toward CR-39 could “traverse through the subject property and avoid the signal at CR-39/Magee Street.” We have always questioned the legality of this type of access and want the applicant to address this in his DEIS. (August, 2012 minutes)

Given the probable location of the 3 delivery truck spaces and the trash compactor, the easiest access for trucks would be via Hubbard Lane. Residents from Southampton Commons have repeatedly met with the developer and with Town Board members to express their anxiety about how this truck traffic will affect the value of their homes. The applicant certainly has to explain how such a truck pattern will be mitigated or eliminated in his DEIS. (August 2012 minutes)

LOCAL LAW 65 of 2003, amending Chapter 330-(30, 31, 33, 34, 78, 83 (G) 2, 88.1, 105, 158 and 162) of the Code of the Town of Southampton

reads: "BE IT ENACTED by the Town Board of the Town of Southampton as follows:

"SECTION I. Legislative Findings

"The 1999 Comprehensive Plan Update (Update) recommends the development of smaller commercial buildings. The overall vision is to promote a simple hierarchy of retail development and office centers that builds on the existing and potential market assets of the current centers, and enhances the "town and country" image of the town. The pressure for new office and commercial development is expected to grow, slightly from population growth, as counted by the U.S. Census, and greatly from the increase in the amount of time that second-home residents are spending in town.

"Given the amount of land zoned for business use, the question is not whether or not there should be new office and commercial development, but the manner in which it takes place. In this context, the Town should promote intensification of uses in existing business centers, especially the hamlet and village centers.

"The amount of commercially zoned land in the town should retain much the same, though the precise zoning of lots should be reconsidered in selected places. The Town should provide greater flexibility with regard to use, but with greater control of appearance and design. One of a kind stores that contribute to Southampton's resort image are to be encouraged, as well as the homegrown businesses that are a staple of the local economy."

"... Hamlet Office zoning would generally allow offices, housing, and low-traffic generating retail and service uses such as those now allowed in office districts, ie, antique stores, galleries, standard sit-down restaurants. High traffic/impact uses would not be allowed ... "

We encourage the Town to review this document. Kyle Collins, who was the Planning Director of the town of Southampton when this Local Law was amended, should be made aware of his recommendations and the applicant needs to justify how his plan to build a 40,000 sf King Kullen Supermarket is or is not at variance with this local law.

(January, 2013 meeting notes)

Gun Range in Tuckahoe Woods on Sebonack Road: Our CAC agrees with Mayor Epley's decision to ask that the firing range not be used during school hours.

Sidewalk on the West Side of Magee by Tuckahoe School: In previous meetings, our CAC had gone on record as being opposed to building this sidewalk since all students are supposedly bussed to school and taxpayers are paying for these buses. Now, the sidewalk has been built and our CAC discussed who ultimately is paying for this. Taxpayers in the Tuckahoe School District? Southampton resident taxpayers? Is it coming from some source other than taxes?

Meeting adjourned at 8:05 pm.

Respectively submitted by Bonnie Goebert, acting secretary.

cc: Supervisor Throne-Holst and Town Board members

Town Attorney

Kyle Collins, Town Planning & Development Administrator Tom Neely Town Clerk Tax Receiver Hon Mark Epley, Mayor, Village of Southampton Water Mill CAC, Sag Harbor CAC, North Sea CAC, Hampton Bays CAC, Bob DeLuca, Group for the East End