

Bridgehampton Citizens Advisory Committee
Post Office Box 1650
Bridgehampton, New York 11932
cac@aboutbridgehampton.com
Fred Cammann, Chair - Tony Lambert Vice Chair - Richard Bruce, Secretary

MINUTES MONDAY FEBRUARY 23, 2009 AT 7:00
Bridgehampton Bank Meeting Room

1 Call to Order

2 Attendance:: Present

Fred Cammann., John Daly Leonard Davenport,, Jenice Delano, Whitney Fairchild, Joan Frasier, Cathie Gandel, Leslie Kapon, Steve Long, Helene Mahoney, Jeffrey Mansfield, John Millard, Georgia Rose, Alejandro Saralegui,Christine Smith, Steve Steinberg, William Thayer, Jeffrey Vogel, Peter Wilson

Excused:

Dick Bruce, Wendy Chamberlin, Bob Frasier, Tim Hampton, Shira Kalish, Michael Kapon, Tony Lambert, Ian MacPherson, Phyllis MacPherson, Weezie Quimby, Peter Terry,

Guests:

Councilwoman Nancy Graboski, Mr. Louis Meisel and Mr Ari Meisel, Mr Philip Cammann, Ms Jane Iselin, Mr. Jeremy Samuelson(Group for the East End), Mr.David Gilmartin, Attorney for MIACO, Mr. Lynn St. John

3 Approval of January 23, 2009 minutes

4 Mr. Louis Meisel and Mr Ari Meisel Discussion of commercial real estate projects in Water Mill and Bridgehampton. Louis is the developer of a number of properties in this area. . He is particularly interested in working with communities and town governments to provide affordable housing and energy efficient programs in his projects. At the CAC's request he outlined difficulties he encounters with well meaning but untimely town board agencies in reaching his goals. He recounted a number of instances in which the building department in particular was enforcing regulations that were outdated and were irrelevant to his goals of providing affordable housing in his projects and indeed hampered his ability to provide energy efficient environments. Ari Meisel is an associate of Louis Meisel ; he also provides "Green Building Consultation" through his firm LEEDpro. Ari presented a number of examples of appropriate energy efficient practices which he offers in consultation to developer clients. . He suggested that the Southampton Town agencies would better serve our communities if more

effort was spent in updating their codes and practices in these areas. The CAC heartily concurred and Nancy Graboski said that the Town was working to update their codes and practices but clearly was still behind the times. The CAC will prepare a memo for the town and for pertinent business enterprises that will advocate a strenuous effort in energy conservation programs. It was clear that all parties would benefit by consulting with knowledgeable concerns in this area.

- 5 MIACO, (Bulls Head Update, Phillip Cammann, (neighbor)
Jeremy Samuelson, (Group for the East End). David Gilmartin,(attorney for
MIACO)

There was a frank discussion about the Bulls Head corner project. Mr. Samuelson put a number of questions to Mr. Gilmartin. The latter was unaware that the topic would be on this evening's schedule, but had come for presentation of the Gunita project legal proceedings . He agreed to join the MIACO discussion for which the CAC was most grateful. A number of CAC members offered their individual opinions about the project, and since the meeting other members have sent emails to the chairman expressing their opinions.

The CAC on the whole continues to support the concept of the project. Its main goal is to maintain the historic nature of this site at the Eastern Gateway of Bridgehampton., a goal that all agree with the applicant, Mr. Campbell, is paramount. There are two issues that continue to arise that many in the CAC would appreciate help with.

Mr. Campbell, the applicant, has from the beginning said that the project has to be and will be economically self supporting. The plans for the project call for more than doubling the capacity of the site including the addition of four large cottages and the creation of a health spa and lap swimming pool. The plans also call for major increases in bedroom capacity and recreation of a restaurant on the premises. In the original and subsequent lives of the Bulls Head Inn there has been a restaurant., open to the public.. The CAC in general is concerned about the economic viability of the MIACO application and is concerned about the expansion of the facilities; the CAC is particularly hopeful that the historical integrity of the main building will be maintained while undergoing "rehabilitation". This intention is clearly set out in the application. The CAC is equally hopeful that the additional structures indicated will not detract from the historical importance of the site.

In order to provide required parking and waste disposal facilities, the applicant proposes to request a change of zoning or request a use variance for a residential lot on the North border of the Bulls Head property. The applicant also owns this property as a separate site. At least two bordering neighbors contest a zoning change. The CAC generally has opposed zoning changes from residential to commercial, particularly in principally residential areas. The majority of the CAC feels that change of zoning on this site sets a bad precedent, since it will intrude

on the residential zoned borderline established North and South of the Montauk Highway in our hamlet. .

6 Report and action on proposed Ocean Road Solar Farm Helene Mahoney

This application is now in front of the Planning Board and will probably be acted upon in the next few weeks. The CAC has sent its views to the Planning Board previously. Two neighbors have particular concerns about the impact on their properties and have expressed them individually to the Planning Board.

7 The Vanderbilt Nursery contains a big, metal storage building on a tree nursery at 181 Hayground Road The CAC was told that this building was intended for storage of agricultural products harvested from the adjoining nursery and certain other trees and plants stored in preparation for landscaping projects. In addition certain pieces of agricultural machinery deemed necessary for the cultivation and harvesting of plant materials in the adjoining nursery would be stored on the premises. The building has never been used for these purposes. The CAC joins with neighbors to the property in protesting the patently illegal uses that presently and have always existed at this site. A legal action is pending.

8 Report on plans for revised hamlet study. Jeffrey Vogel presented a proposed map from the Town, outlining their proposal for hamlet borders. The map was apparently not the proper version. A new one will come from the town

9 Report on revised application for the Gunite Plant: John Millard spoke to David Gilmartin Jr. about the most recent hearing before the ZBA regarding the gunite plant. Mr. Gilmartin said that the applicant submitted quite a lot of new information but has not yet submitted a comprehensive site plan. Once the applicant submits a plan John Millard expects to get a copy of it. At the hearing there was a dispute regarding whether the project (including the number of parking spaces) requires an environmental assessment or an environmental impact statement. The next hearing is scheduled (I believe) for March 19.

9 New Business : March 23 meeting at the Bridgehampton Bank 7:00 PM.

The meeting adjourned at 9:05 PM