

TUCKAHOE, SHINNECOCK HILLS, SOUTHAMPTON CAC

January 3, 2012

DRAFT MINUTES

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

CAC members in attendance: Bill Dalsimer, Marilyn Fitzgerald, Frances Genovese; Bonnie Goebert (chair); Ken Moffa; Diane Sadowski, Bob Schepps and Susan Van Olst.

Approval of November minutes: Approved.

Agenda:

Proposed Grocery Store in Southampton Village: The main issue for this CAC concerns a proposed zoning change for something that is now zoned highway business. If we say yes to this, what consistency do we have to say yes or no to other requested changes along CR-39?

Discussion: This market will be significantly smaller than a 40,000 Sq. Ft. King Kullen.

- Is there potential for litigation from Bob Morrow about why he was denied a zoning change for a King Kullen?
- HB zoning is designed to control high volume traffic businesses, and a supermarket will generate a great deal of traffic.
- Montauk Highway is a State Road.
- The website for Fresh Direct (the proposed grocery store that supposedly wants the zoning change) shows that it is more of a themed specialty grocery store, but actually is a mega corporation with stores all over the Northeast.
- Traffic is always going to be a problem. Southampton Hospital may be moving to the Southampton Stony Brook campus and that will create a lot of traffic. Sooner or later there will be another market out here, specialty or not. They just have to put in more traffic lights, or they have to get creative ... maybe a monorail from SH campus to SH village. They have to be innovative.
- The village has always been looking for an alternative to Waldbaum's. In terms of the politics of the Village, they want to put store fronts on the highway. I think to change zoning like this would be stupid mistake, but its Village politics. Stick with the current zoning.

- If you look at property along CR-39, everything is a special exception, so current zoning is a joke. It's all spot zoning out here already.
- All this rezoning is a plot to grab the last available pieces of land out here for commercial development. What we can't forget is that our main business out here is as a resort. People from Short Hills and other upscale areas come here because it's an upscale resort. Not because it looks like Commack or Riverhead.
- Let's not forget that there are other lots involved. The danger here is that they are establishing a precedent once they change the zoning of the Glennon dealership property.
- It's got to be all about traffic. A supermarket is a high traffic volume usage for that particular area. And let's not forget the big delivery trucks that a supermarket usage will entail. Now there will be twice as many trucks going to Waldbaum's and going to this new market. Alternatively, the trucks that deliver to Schiavoni's in Sag Harbor don't seem to create a problem.
- When they wanted to open up a Genovese drugstore where Pier One is, what defeated that was increased traffic, and what really defeated it was a left turn coming out of there. When you go to the diner, you take your life in your hands making a left turn.

Vote: All in favor of changing the zoning in this space to allow for the building of a grocery store raise your hand. One in favor; 1 abstained wanting more information about traffic, total size of the store, etc.; 6 opposed.

Discussion of CAC Bylaws: Page by page ...

Page 1, B.2. We approve that "by creating a formal communication distribution plan," should be deleted as we never understood what that meant or its intention.

Page 1, B.4. Add "...focus of citizen input for town sponsored planning, land use, zoning studies **or any other matters** which would affect the hamlets or communities." This suggestion was advanced so as to broaden our focus should a situation occur which is not pre-listed.

Page 2, C.4. A couple of members feel that rules are rules and the word "may" negates the commitment that should be part of CAC membership. "In baseball, its 3 strikes and you're out or 4 balls and you walk. It's not 'maybe you're out.' If we use the word, 'may,' then why have the rule for attendance at all?" Furthermore, attending meetings is related to "voting privilege" "May" is too discretionary.

- Others feel that the CAC is not the US Senate ... it's a group of mainly committed volunteers who care about what's happening in their hamlets.
- One felt that missing meetings can impact on knowing what's going on and hence, the value of one's vote. Others countered that with email, members can stay up to date. Another felt that frequently absent members can affect the willingness of frequently present members to continue to work on projects.
- But, isn't our intent to recruit members rather than to limit membership?
- The most important part of this is "without prior notice."
- Vote: 7 are in favor of "may;" 1 favors "shall."

Page 2, C.5. Replace "appointment" with "absence."

Page 3, E.3. OK, to emphasize "non-seasonal."

Page 3, E.5. Simplify it to "A member has to be present to vote."

Page 3, E.6. Ok with "Any resolution to make a recommendation or take a position shall require a majority vote of those present at the meeting. A quorum shall be present."

Page 3, E.8: OK with Frank Zappone's deletion of Dec. 21, 2011 of the following, "The Chairperson shall have the authority to solicit feedback via email on time sensitive issues in the event a special meeting cannot be called. Any resulting submissions to the Town Board must note that the information was obtained via email only and no formal discussion was held."

Page 4, E.10. OK with March 18, 2011 deletion of the following: "Additionally, a monthly record shall be kept of Town information distributed through the CAC to other community groups and/or members in accordance with the group's distribution plan."

Page 4, F.2. OK with addition: "The Town will maintain a 'Hamlets' page on the town website. The CAC's will be responsible for supplying information to the Town for inclusion on the Town's 'Hamlets' page."

Installing a sidewalk on the West side of North Magee by Tuckahoe School: A parent has requested that a sidewalk be installed for the safety of children who are driven to school by parents who may be approaching the school from the north and

hence would have to make a u-turn in order to drop their children off on the already-existing sidewalk on the East side of Magee. In order to build this sidewalk, eminent domain would have to be exercised and so land would be taken from homeowners on that side of Magee.

We taxpayers pay for a bus system that assures that all children can be bused to Tuckahoe School. There are other approaches that parents could take so as not to have to make a U-turn. It would be a waste of money for the town to build a sidewalk since we are already paying for a bus system.

Vote: Those against the installation of a sidewalk on the West Side of Magee Street between Sebonac Road and CR-39: 5 opposed, 3 abstained for more information.

Highlights from CR-39 Corridor Study. Bonnie distributed copies of the CR-39 Corridor Land Use Plan: Outline Summary: Draft Zoning Strategies, explaining that the full document would be available at a later date for review.

Proposed Zone Use Changes: Does this reflect the Town's desire to adopt the SIC/Standard Industrial/Commercial codes? If so, there are many more uses that would be incorporated into the CR-39 usage table. We are very interested in knowing which codes will be used and would like to have access to this given our CAC's interest in what happens along CR-39.

- We question what “neighborhood serving businesses” would entail. Who defines what is and isn’t “neighborhood-serving?” This might very well allow 7-11’s along CR-39.
- We question “special exception criteria for vehicle dealers.” We hope this means greater regulation about building size, usage of pods for vehicle display, setbacks, landscaping, etc. rather than regulations that might encourage even more car dealerships.
- We question what is a “high tech industrial use?” Is this like Leecon Court? Is “planned industrial facilities” like Mariner Court where Kathleen’s Cookies does her baking?
- How will these changes impact on Tuckahoe residents’ tax bill?

Southampton Ventures LLC Property: The CAC acknowledged that while the recommendations favor the evolutionary development of a “hamlet center” with small, locally-owned businesses to serve residents, such centers are usually anchored by a large (i.e., 40,000 Sq. Ft. King Kullen) “anchor store,” which we continue to

oppose. And, we are still suspect that the developer Bob Morrow, who owns this property, will be trying very hard to get a “shopping center” built. Additionally, it is felt that little can be done to assure that such businesses will be locally-owned.

- It sounds like the recommendation is to encourage PDD-zoning for this property.
- Isn't everything that's recommended subject to an open public hearing? If so, it should be noted in the document.
- We object that this particular property is placed in the company of Elks Club property, Auto Museum, Flying Point intersection, etc. It makes us suspect that something is going on behind the scenes with this property's owner and the Department of Land Management. We get that the property is owned and that the owner is free to develop it; we object to the consideration of “rezoning (this property) based on amending 330-245 of the Zoning Code to establish CR-39 corridor-specific criteria for the evaluation of PDD.”
- We would like to review the full CR-39 Draft document and invite Freda to attend our February meeting.

Meeting was adjourned at 9:00 pm.
Respectfully submitted,
Bonnie Goebert, Acting Secretary.

cc: Supervisor Throne-Holst
Town Board members
Town Attorney
Freda Eisenberg
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

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