

Bridgehampton Citizens Advisory Committee

**Nancy Walter-Yvertes Co-Chairwoman, Jane Gill Co-Chairwoman
Norman Lowe Vice-Chairperson
Alejandro Saralegui, Secretary**

Minutes for meeting March 24, 2014, 7:00 PM

1. Attendance.

Richard Bruce, Julie Burmeister, Fred Camman, Leonard Davenport, Phyllis Davis, Tony Lambert, Bonnie Lowe, Norman Lowe, Gay Lynch, Carey Millard Alejandro Saralegui, Christine Smith, Nancy Walter-Yvertes,

GUESTS: Walter R. Miller, Janice Sherer, Christine P. Scalera, Ursula Kalish, Christine Hansen, Sue Sinenberg, Mary Lee, T. Quinn, Tom McAbee,

2. Approval of February 24, 2014 Minutes.

Approved, Gaye Lynch and Dick Bruce

3. David Gilmartin, Esq., Farrel & Fritz and was a former Town Attorney.

Spoke on Ag reserves and zoning

Ag reserves usually come in from subdivisions. Around 1980 the smartest people in the Hamptons, the farmers, wanted an easement on their farms to continue farming while creating a subdivision.

--first one in 1980, at the time the town attorney was part time!

--the language is vitally important.

--what has happened is that around 2000 this land was becoming very valuable and people were buying them to use for their own purposes.

--early easements allowed **compatible** recreational uses.

--the current easement language allows for the consistent with NYS Ag and Markets language.

--501 Ocean Road. Build an orchard and enclose it with a hedge. There is open space language in the current easement

--has to be bona fide commercial agriculture.

QUESTIONS

Is the hedge at 501 Ocean Road legal?

--the hedge has to come down on 501 Ocean Road.

What is an agricultural overlay?

--Agricultural overlay: Different rules apply to it on top of underlying zoning.

What is the tax rate on Ag easements?

--Ag easements are taxed at a lower rate.

How large must an Ag Reserve be on new subdivisions?

--the Town Planning Board can decide on the allowable size of the Ag Reserve

Is housing for workers on Ag reserve land legal?

--housing for ag workers is generally permitted.

Can houses be build on an artificial rise?

It should be measured from the natural contour of the ground. There is a maximum height allowance for houses measuring from the nature elevation of the property.

What is the Pyramid law?

--Pyramid law: Your house can be built can be as high (under the max height though) as the house is from the road.

3. Update on 2510 Montauk Highway

Dick Bruce brought up minutes from a 2011 CAC meetings indicating that we requested a traffic study. The last town traffic study was in 2008.

Original architectural plans approved by the CAC and the planning board included 6 units of retail or offices from 2011. We heard rumors about CVS coming into the hamlet at this location and began investigating.

Now we know the property is owned by Paul Kanovos (BNB IV). We tried reaching out to him, with no response. CVS did reach out and we have since learned of their plans to build out 2510 Montauk Highway as approved and ask for a special exception to build out one 9,000 sq. ft. store for CVS. They have to go to the Planning Board for approval before requesting the build out permit.

Tony Lambert: We have a huge problem here with tractor trailers coming in form Lumber Lane, people going to Starbucks from Lumber Lane, pedestrians coming from Lumber Lane. I do not want this here.

VB allows up 15,000 sq. ft. with a special exception.

Parking is a problem

Traffic is a problem

Garbage is a problem

Light up at night.

Janice Scherer, Planning Department

This project would need a special exception it can't be built as of right. Some general conditions and some special criteria need to be met for the special exception. So the town has the 5,000 size cap. The developer will have to come back to the Planning Board

Tony Lambert suggested making it into a park

Phyllis Davis recommended that we start trying to protect the character of our Hamlet. We should work on a size cap for village businesses.

4. New Business.

Passed resolution on summertime limits on Hildreth Lane parking.

5. Adjournment.

For more information about our hamlet and town please visit:

www.southamptontownny.gov

To report street light outages please email:
www.southamptontownny.gov/streetlighting or call 631-728-8585.