

**North Sea Citizens Advisory Committee**

**Town of Southampton**

231 Noyac Road, Southampton, NY 11968

631-283-6090

Minutes of the April 13, 2021 North Sea CAC meeting

The Meeting began at 7pm via ZOOM

Guests: Councilmember Julie Lofstad, Larissa Potapchuk, Carla Rich.

**Chair: Stephanie J  
McNamara  
Vice -Chair: TBD  
Secretary: James  
Ding**

**Members:  
Barbara Fair  
Lynn Arthur  
Ray Clair  
Sheila Comparetto  
James Ding  
Mark Matthews  
Stephanie  
McNamara  
Ann Reisman  
Judith White  
Mary Topping  
Myron Holtz  
Dieter Von Lehsten**

**Frank Palmer\*\*  
Joan Barra\*\*  
Joan Brennan\*\*  
John Watson\*\*  
Daniel Gebbia\*\***

**\*denotes Seasonal Member  
\*\*denotes ex-  
officio member**

Stachecki Site – Proposed High Density Development. All of North Sea is vehemently opposed to the proposed development. However, we have heard that there are members of the Town Board who are unaware of this opposition. To make it clear: NORTH SEA IS DEAD SET AGAINST THIS PROJECT!

Councilmember Julie Lofstad asked if we had written a letter to the Board expressing opposition to the project. (We have.)

The matter is now before the Planning Board, which is undertaking the SEQRA review. A member committed to attending the next Town Board meeting (4/27) to bring the message that North Sea vigorously opposes the proposal.

North Sea Maritime Center. Mark Matthews presented a report on the accomplishments of the small group that has been working on the North Sea Maritime Center (NSMC). Significant progress has been achieved towards the goal of preserving North Sea’s maritime heritage, centered on conserving and re-purposing the former Tupper Boathouse on North Sea Road. The NSMC is in the process of receiving designation as stewards of the site.

A handout, also available online, features the NSMC logo and a map of North Sea Harbor. It details the history of North Sea beginning with the accomplished sailors of the Shinnecock Nation and the arrival of the first English settlers on Long Island from Lynn, Massachusetts in 1640. By the 1700’s, the harbor in North Sea, then known as Feversham, had become one of the most active ports on the East Coast engaging in the “Triangle trade” between the Caribbean, the New World and England.

The Tupper Boathouse, constructed in 1929 and fronting on North Sea Harbor, housed a successful wooden boat building enterprise. It was designated an historic landmark by the town in 2015 and thereafter purchased by the Town with Community Preservation Funds. The NSMC received a Federal grant for \$855,000 and \$1.29 million in restoration funds for Phase I of the project to stabilize the structure.

The members of the NSMC are developing interactive educational and recreational programming for the Center, including hands-on boat building, boating safety programs and, in coordination with Southampton High School, field experiments in the marine environment. The anticipated operating budget is \$290,000 a year.

The Town fully supports the NSMC and is making completion of the project a goal for this year. The members have gone “door-to-door” to all Town Departments. The final build-out will be partially covered by Community Preservation Funds, yet the Center needs to raise \$500,000 for the portion not covered by CPF funds. And the Center needs more ideas and more bodies to bring the Maritime Center to full fruition.

They are asking for our help: please consider joining the North Sea Maritime Center as an active member or sending a donation to PO Box 2813, Southampton, NY 11969.

Southampton Village Affordable Housing Planning Committee. On April 1, at a meeting of said committee, there was discussion of the lack of affordable housing within the Village for Village workers and the lack of suitable sites for same within the Village. Previously, the Committee had considered a 15-acre site on Majors Path in North Sea for Village workforce housing. However, as explained during the April 1 Village committee meeting, it was later learned that any workforce housing created by the Village could not be designated solely for Village workers as that would violate Fair Housing Laws.

Members of the NSCAC expressed annoyance that the Village seemed to desire off-loading their problem to North Sea.

CDG: Community Distributed (Electricity) Generation. Lynn Arthur, a member of the Sustainability Committee, reported on progress with the program, a subset of Community Choice Aggregation, under which the Town has authority to switch all residents over to CDG, a program now enabled by the PSC and LIPA.

The Town has been looking for a CDG site, and the Transfer Station is running at a loss, needing additional revenue. Under the program, the developer has all the costs and risks of creating a \$225,000 8 mega-watt solar array; the Town gets lease revenue and significant operating cost reductions. The residents will get free “bill credits” and can opt out of the program at any time.

A “Sustainability Fund” gets created. The Town is eligible for \$175,000 for the lease and a \$80,000 one-time fee which can be used toward projects such as the Tupper Boathouse (NSMC). There would also be \$180,000 in Credits that can be distributed to residents under the program, perhaps to low-income households.

Members were disturbed that the proposed use of the North Sea Landfill for the CDG site has gone this far without reaching out to the NSCAC. They also questioned the impact of the installation on the landfill and how much of the landfill would be covered by the installation: this was acknowledged a valid concern and would need to be addressed by those responding to the RFP (which will be put out the week of April 7). New anchoring techniques for the equipment are said not to pierce the landfill cap. The Town Engineer will be reviewing proposals for such issues and would ensure that the installation would not impact the operation of the landfill.

Other discussion concerned how to ensure equitable distribution of the Credits, and ongoing annoyance with VBA charges. Council Member Julie Lofstad said that the Board is “just at the beginning of the project and hadn’t gotten to these issues yet”.

Dieter Von Lehsten felt this proposal was a “win-win” for both the transfer station and the developer.

Finally, Stephanie McNamarra raised concerns that all the material used in the Solar panels and turbines had a limited 20-year lifespan and was not recyclable; she will send copies of these reports to Julie. Conversation then turned to methods of reducing household electricity use: the bottom line is, “time of use” rates are coming.

Non-Confirming Use – New Legislation. Legislation, effective January 1, 2022, was passed by the Town Board, 4-1, moving responsibility for determinations of this issue to the Town Board. While the legislation offered somewhat more objective criteria than presently exist, Councilmember Lofstad voted against it, viewing the Town Board as the inappropriate body to make the decisions.

Beach Permits.

- Asked: “Where did the ‘No Dogs’ come from?” - Answer: “It is part of Parking by Permit Regulations.”
- Observed: “The No Parking signs need arrows!” Answer: “They are on order.”
- Observed: “The price on line is \$40! \$30 for seniors! There are no facilities at these beaches! Why is the fee the same as at other beaches?” Answer: (Julie) will see if the software will permit tiered pricing.
- Asked: “Are Ocean Beach passes good for the Bay?” Answer: “Yes”.

Strong’s Marina . No update, but a member noted the Planning Board has not yet reached out to the Trustees concerning a proposed amendment to the permitted use.

Sustainability Committee. Dieter Von Lehsten reported the Committee is getting to the final stage of banning helium-filled balloons.

Adjournment

The meeting adjourned at 8:39pm.

Members in Attendance

Lynn Arthur, Ray Clair, Sheila Comparetto, James Ding, Barbara Fair, Myron Holtz, Mark Mathews, Stephanie McNamara, Ann Reisman, Dieter Von Lehsten, Judith White.