

**Hampton Bays
Citizens Advisory Committee Meeting**

Date: Thursday, March 16, 2023

Location: Hampton Bays Middle School Library – Hybrid

Time: 7:00 PM

Committee Members Present: Colvin Cumberbatch (zoom), Victoria Firemark (zoom), Margaret Friedlander (in-person), Gayle Lombardi (in-person), James Mackin (zoom), Amy Schmersal Paradise (in-person), Geraldine Spinella (in-person)

Committee Members Absent: Michael McCullough*, Gail Shepard*, Christine Taylor
*technical failure prevented participation

Elected Officials Present: Southampton Town Councilpersons Rick Martel (zoom), Cyndi McNamara (zoom)

Other Officials Present: Paula Godfrey, Southampton Town Legislative Aide (in-person)

Other Attendees Present: various

Call to Order

- ❖ Chairperson Margaret Friedlander called the meeting to order.
- ❖ Secretary Gayle Lombardi called the membership roll. A quorum of members was present.

Councilpersons' Report

❖ Cannabis Dispensaries

Councilpersons Martel and McNamara addressed issues raised at the Public Hearing of Tuesday, March 14, 2023.

- The zoning cannot be more restrictive than NYS Office of Cannabis Management (OCM) regulations regarding distances from schools, churches, and other cannabis dispensaries.
- The regulations from OCM for on-site use facilities have not been published.
- The tax revenue will fund town-wide services including School Resource Officers (SRO) and youth service programs.
- NYS limits the number of licenses that will be issued, but there is no current limitation on the number of dispensaries.
- The Town Board recommended the prohibition of drive-through facilities and are awaiting final regulations from NYS.

- ❖ Development Rights/Sanitary Flow Credits - Public Hearings scheduled for March 28, 2023

- Councilpersons Martel and McNamara discussed the proposed local law amendments that add sanitary flow credits as a component of development rights that can be transferred from one property to another in order to facilitate the recognition by the Suffolk County Department of Health Services of the Town's Transfer of Development Right program and Development Right Certificates.
 - The amendments are proposed in order to clarify and codify the process that already exists.
 - Both the Town and developers own transferable development rights.
- Committee members raised the issue that it would be preferable if the allowable sanitary flow associated with purchased development rights be extinguished instead of being transferable.

Chairperson's Report

Margaret Friedlander:

- ❖ acknowledged the resignation of John Roulett and Daria Roulett from the HBCAC;
- ❖ reported that she attended the Town Climate Action Plan Public Engagement Session on March 15, 2023;
- ❖ reported that she is scheduled to present information regarding Battery Energy Storage Systems (BESS) and the New York State Energy Research and Development Authority (NYSERDA) Guidelines at the Hampton Bays Civic Association (HBCA) meeting on Monday, March 27, 2023 as neither a subject matter expert nor the chairperson of the HBCAC.

Unfinished/Old Business

- ❖ The applicability of Town of Southampton Local Law §23-4, Standards of Conduct to HBCAC members that was previously distributed by the Town officials to HBCAC members.
 - Paula Godfrey reported that she received guidance from the Town Attorney that the committee members were deemed "unpaid employees" and therefore the Standards of Conduct were applicable.
 - Committee members questioned that classification since there does not appear to be an Employer/Employee relationship between the Town and the committee members.
 - Councilperson McNamara stated she will follow-up with the Town Attorney.
- ❖ Designation of Co-Chairperson
 - James Mackin moved that the designation of co-chairperson be on an ad hoc basis. Gayle Lombardi seconded. Motion passed unanimously.
- ❖ Designation of Geraldine Spinella as the liaison with the HBCA
 - Gayle Lombardi moved that Geraldine Spinella be the new liaison between the CAC and the HBCA as the new interim president of the HBCA. Seconded by James Mackin. Motion passed unanimously.
- ❖ Other

Margaret Friedlander made a motion to table the following agenda items. Seconded by Gayle Lombardi. Motion passed unanimously.

- Additional designation of liaisons with community groups
- Additional designation of members to monitor Town boards agendas
- Discussion of Hampton Bays Downtown Revitalization Community Survey results
- Discussion of Downtown Revitalization Initiative (DRI)
- Discussion of Sewage Treatment Plant/District
- Liaison Reports

New Business

- ❖ Bel-Aire site (20 Shinnecock Road) Redevelopment Plans – Town Board public hearing scheduled for March 29, 2023
 - The committee discussed the following:
 - the findings and recommendations of the Suffolk County Planning Commission Staff Report dated January 28, 2019 strongly discouraged the type of redevelopment plans proposed in the Request for Proposal (RFP) issued by the Town;
 - the existence of a change.org online petition signed by more than 1,300 individuals to date opposing the redevelopment plans;
 - the letters to the editor submitted by individuals expressing opposition to the redevelopment plans published in the Southampton Press over the past few weeks;
 - the Editorial in the March 9th edition of the Southampton Press expressing opposition of the redevelopment plans;
 - the community's opposition of the property being purchased by the Town for redevelopment expressed during the public hearings in 2019;
 - the financial implications including real estate tax revenue of the redevelopment as compared to open space;
 - the inconsistency of the RFP process as compared to the process described in the Hampton Bays Resort Revitalization Plan;
 - the general concerns of the proposed redevelopment plans based on the members' own observations and knowledge;
 - the concept of a "developed park" versus natural green space.
 - Gayle Lombardi made a motion that she draft a letter to be circulated to the HBCAC members for their review and approval to be submitted to the Town Board for the public hearing scheduled on March 29, 2023. James Mackin seconded. Motion passed unanimously.
 - Margaret Friedlander stated that she will attempt to obtain the details of the 1,300 signatures of the change.org petition from Daria Roulett.

❖ Role of the CAC

- Geraldine Spinella raised the concern that the Town Board, as an elected Board, does not listen to the CAC or the residents of Hampton Bays and, as such, stated that she resigns from the HBCAC.

❖ Next meeting will be on April 20, 2023 and will be zoom only based on the membership vote taken at the February 16, 2023 meeting and lack of functionality of the hybrid meeting.

❖ Discussion of Battery Energy Storage Systems (BESS)

- Margaret Friedlander provided an overview of BESS and NYSERDA Guidelines.

❖ Potential April Agenda Items:

Draft agenda will be circulated via email

- Battery Energy Storage Systems (BESS)
Potential guest - Janice Scherer, Town Planning and Development Administrator

- Site Plans before the Planning Board

- BESS sites
- Laundromat at 134 East Montauk Highway
- Liggett's Shopping Center
- CVS at Hampton Bays Movie Theater location
- Other

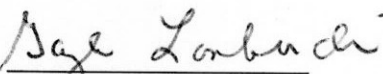
- Town Board agenda items, if any

- Other

Close

Margaret Friedlander moved to close the meeting. Seconded by Gayle Lombardi. Motion passed unanimously.

Respectfully submitted,



Gayle Lombardi
2023 HB CAC Secretary

Dated: 4-6-2023

Approved by members at the meeting via email