

**Hampton Bays
Citizens Advisory Committee Meeting
Minutes**

Date: Thursday, May 18, 2023

Location: Via Zoom

Time: 7:00 PM

Committee Members Present: Colvin Cumberbatch, Victoria Firemark, Margaret Friedlander, Gayle Lombardi, James Mackin, Michael McCullough, Amy Schmersal Paradise, Gail Shepard

Committee Members Absent: Christine Taylor

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

Other Officials Present: Paula Godfrey, Town Council Legislative Aide

Call to Order

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

Proposed Accessory Apartment Legislation

- ❖ Councilperson Cyndi McNamara stated that the revision to legislation has not been finalized and there is no scheduled hearing. Councilperson Martel noted that there are several unresolved concerns and aspects that need to be addressed.
- ❖ The committee discussed various aspects and concerns. The committee agreed to a Special Meeting scheduled for Wednesday, June 7, 2023 at 7 PM to discuss the issue and data in more detail.
- ❖ The committee discussed the potential existence of illegal accessory dwellings. Gayle Lombardi will follow up with Ryan Murphy as to what, if any, proactive measures code enforcement uses to detect illegal accessory dwellings other than reviewing advertisements.

Planning Department Referral - CVS Site Plan

- ❖ The committee members discussed the site plan and traffic study and raised concerns about the potential adverse effect on traffic delays and hazards created by the proposed and existing egress and ingress. The committee acknowledged the limitations of the site location.
- ❖ Gayle Lombardi volunteered to prepare a draft letter and circulate to the HB CAC for review and approval to be submitted to Janice Scherer, Clare Shea and the Planning Board prior to the public hearing of May 25, 2023.

BESS Moratorium/Site Plan(s): Key Capture Energy 302 & 310 W Montauk Hwy and Canal Southampton 24 North Rd & 17 Larboard Rd

BESS Moratorium

- ❖ Councilperson McNamara stated that they are still drafting legislation to schedule the public hearing regarding the moratorium.
- ❖ The committee raised concerns that the zoning for BESS was decided prior to full understanding and investigation.

Key Capture Energy Site – 302-310 W. Montauk Highway.

- ❖ The Planning Department confirmed that the Key Capture site was only in pre-submission phase via email.
- ❖ Councilperson McNamara reported that the Key Capture site required several variances and no site plan has been submitted and, as such, if there is a moratorium in place, this site would be delayed by the moratorium.

Canal Southampton Site Plan

- ❖ Councilperson McNamara reported that this site plan would not be covered by a moratorium as the site plan review is too far along in the process.
- ❖ The committee members discussed the site and concerns that have been raised by several residents and the HBCA.
- ❖ Margaret Friedlander volunteered to draft a letter and circulate to the HB CAC for review and approval to submit to the Planning Board for the site plan referral and public hearing scheduled for June 8th.

Bel-Aire Advisory Committee

- ❖ Councilperson Martel reported that the committee is still in the preliminary stages and the first meeting will probably be scheduled for May 31st or June 6th.

Transfer of Development Rights/Sanitary Credits Public Hearing

- ❖ The public hearing was cancelled twice and rescheduled for June 13th. Gayle Lombardi will contact David Wilcox to obtain Suffolk County report and circulate to the HB CAC to potentially discuss at the Special Meeting of June 7th.

Change of Legislation to include Commercial Property in “Clustering” Public Hearing

- ❖ The public hearing is scheduled for June 13th. Gayle Lombardi will contact Councilperson Martel to obtain additional information to potentially discuss at the Special Meeting of June 7th.

Other

- ❖ Councilperson Martel reported that the Hampton Bays Water Commissioners will hold a meeting in Hampton Bays to report on the status of the 10-year Master Plan.
- ❖ Councilperson McNamara invited all to attend the “Honoring the Hometown Heroes” event at Good Ground Park on Monday, May 22nd.

- ❖ Margaret Friedlander reported she attended and briefly discussed the informational meeting on the Suffolk County Clean Water Plan and circulated the plan to the HB CAC.
- ❖ Margaret Friedlander reported she attended and briefly discussed the Southampton Village Water Quality informational discussion and circulated the information to the HB CAC and will share the information with the Bel-Aire Advisory Committee.
- ❖ Gayle Lombardi will contact the Planning Department (Janice Scherer or Clare Shea) to obtain the status of the Laundromat (Puccio) site plan approval.

Liaison updates

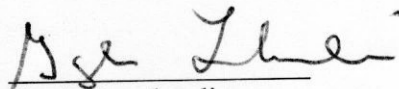
- ❖ Tabled due to time restraints

Proposed/Potential agenda items for June 15th regular monthly meeting

- ❖ Planning Department Site Plan referrals – 163 W. Montauk Highway; Other – if any
- ❖ Other recommendations sent to Margaret Friedlander via email
- ❖ Relevant Town Board agenda and public hearing items, if any.

Meeting Adjourned 9:00 PM

Respectfully submitted,



Gayle Lombardi
2023 HB CAC Secretary

Dated: 6-8-2023

Approved by members at the meeting via email