

**EAST QUOGUE CAC  
MEETING MINUTES  
JUNE 14, 2023  
BAY AVENUE MARINA PARK HOUSE**

Karen Kooi, CAC Chair, called the meeting to order. Approximately twelve people were in attendance. Several new attendees were introduced.

**Correction from May 10<sup>th</sup> minutes:**

- Bridge Petroleum application WILL need variances, including a variance for the large canopy and a variance for too few parking spots.
- They will not be submitting new plans. They are relying on the previous plans submitted before the building expansion plans. New letters can be sent anytime to the board.
- The convenience store approval is a matter of interpretation of the board. There are compelling legal arguments against an approval of a convenience store in an HO zone.

**Agenda Item 1: Landscaping and Other Environmental**

The hanging baskets and the planter urns are now installed on Main Street and look lovely. However, the planting project in the park has not yet been completed. Plantings around the park flagpole and the three “welcome” signs on roadways is expected to be installed by two local landscape companies, but no progress has occurred to date. Lastly, the construction of a pergola on the Bay Avenue Dock property should start shortly.

Businesses on Main Street including Deli Delight, Family Auto and Countach Auto appear to be in violation of town code in terms of violating dark sky lighting and the number of vehicles parked for each of the service stations. However, it remains unclear as to exactly how and to what extent these code violations are monitored and enforced. Attendees indicated that these issues have been raised before with little progress in enforcing compliance.

**Action steps:**

- Karen Kooi will follow up with Cyndi McNamara, the Southampton Town Board member about the flagpole planting.
- Cathy Zambetti will follow up with our rep from the EQ Civic Assn’s Beautification Cmtee, Debbie Tennyson, regarding the welcome signs to help ensure effective coordination and reduce duplication.
- Donna Vallone will draft a letter from the CAC to Code Enforcement asking them to explain the procedures and consequences.

**Agenda Item 2: Planning and Zoning**

As many of you know, Bridge Petroleum, the applicant for the Coastal Gas Station on the corner of Walker and Main) applied for significant changes to the service station including the establishment of a convenience store in the building that had been the auto repair area. These changes are expected to increase traffic and reduce safety at a challenging intersection of our community. Moreover, we were informed that the store is expected to remain open until 1am. As a result, this application was met with significant community opposition and remains undecided. Most recently, the ZBA voted to re-advertise this application for a public hearing to be held on July 20, 2023. If you share concerns about the proposed plans, please plan to attend the public meeting. An additional reminder will be sent closer to the date of the meeting. Local neighbors are preparing to sue if the convenience store is approved.

Hamptons Brake proposal is in the application process. Awaiting word on the public hearing dates. The application can be found here:

<https://www.southamptontownny.gov/DocumentCenter/View/28730/656--664-Montauk-Hwy-East-Quogue>

Questions were raised about how best to inform the community of these many applications for changes to the community, particularly with respect to the main street area which serves us all. Karen indicated that she receives a digest of all EQ planning and zoning meetings.

Action Steps:

- Noelle LeCann will reach out to the attorney representing the adjacent neighbors to the Coastal gas station for any updates on this project.
- Donna Vallone will circulate the list of EQ-specific planned public meetings of the ZBA and Planning BOD that Karen Kooi receives to our email list. This will help ensure that residents are aware of the issues before the town board as it relates to EQ.

### **Agenda Item 3: CAC Activities**

Karen Kooi raised the issue of clarifying our goals and objectives given the recent discussions of fundraising. It was decided that the CAC's primary goal is gathering information, synthesizing key facts and disseminating that information to the EQ community. To expand our understanding of the broad strategic plan for the town of Southampton, particularly EQ, it was decided to invite a Town of Southampton Planning Board representative to one of our monthly meetings. Questions were raised about how best to coordinate with other groups conducting activities in EQ.

Action Steps

- Karen Kooi and Cyndi McNamara to help coordinate a meeting with a speaker from the Town Planning Board.
- Karen Kooi will reach out to Marissa Bridge, the chair of the EQ Civic Assn to ensure adequate coordination and information sharing.

#### **Agenda Item 4: Upcoming Events**

The summer concert series in the park has been confirmed with four concerts. Dates for the series include June 27, July 11, 18 and 25. Bring your chairs and enjoy!

The Holiday on Main event is scheduled on December 2 due to the success of last year's inaugural event. Cathy Seeliger has agreed to serve as our liaison for this event.

Given our hectic summer schedules with family and friends, we've elected to cancel meetings in July and August. Our next meeting will be in September. HAPPY SUMMER TO ALL!