

HBCAC Meeting
January 18, 2024

Meeting Notes

1. Historical Concepts (“HC”) made a presentation about the plan to develop the downtown.
2. Christine McNamara said that ground floor space should be retail and any residential should be 2nd floor.
3. Gail Lombardi said that the plan is smaller than the original plan and the percentage of residential is very high.
4. Amy said we need a parking garage. We should have alley access for businesses. Retail is a challenge right now.
5. Christine McNamara agreed that we need a parking garage, but it cost \$40K per space to develop it.
6. HC agreed that the town needs transportation options where young people without a car can live.
7. James Macklin expressed concern about traffic between Springville and Ponquogue Avenues.
8. HC said there are a few ways to handle traffic, but no specific recommendations have been decided upon. The new plan has more room for pedestrians and parking. It will become a less desirable option for through traffic.
9. Christine McNamara mentioned a land swap for a road off of 24, but that will create more cut-through traffic.
10. Debra asked a question for Maria Moore concerning traffic movement and traffic in Westhampton.
11. Maria Moore responded that Main Street was off Montauk Highway, so the traffic situation was easier. They took input from the community about the roundabouts, and in the end they did work. It was an involving plan because the street had to be opened, so utilities could be buried. Crosswalks and lighting had to be considered. There was also discussion about the length of construction time.
12. Gail Shepard said that the Westhampton project was a great success.
13. Maria Moore said change is hard. But when it happens it can work.
14. Christine McNamara asked Janice about sewer treatment.
15. There is a meeting on February 1st with the Board. The preferred site for the transfer station is at the recycling center. There is a need to consider the size of the system and flows.
16. Question for Maria Moore about 2nd and 3rd floor units.
17. Westhampton was limited to 2 stories except for a hotel that was 3. Sewers were a bid issue to have restaurants and living space. People were afraid because of the cost, but there is a good amount of money available for water treatment and quality issues. It’s possible the sewer area could be a larger part of Hampton Bays.
18. Gayle Lombardi said there was no increase in residential density in Westhampton.
19. Maria Moore said there was space for apartments over the stores, but the existing buildings were already zoned for that but for county septic restrictions.
20. Gayle Lombardi said that first floor residences are a concern, as well as increased density. The 54-acre plan had a similar amount of residential units as the current plan.
21. Christine McNamara asked if HC would be open to planning the whole town including the roundabout near the west and east sides of the town. People would consider selling their homes if they could own apartments in the downtown area.

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22. Maria Moore thought the town had pulled back from the larger planning.
23. HC said the south side of Main Street is already built out, so the plan was scaled back to the North side of Main Street.
24. Gayle Lombardi thought the 2013 plan was to cover the whole of the downtown area. The plan should be the whole of the downtown corridor.
25. HC nobody could agree on the whole downtown corridor, so the Town moved to the central part of the corridor.
26. Janice Scherer said the current plan can be plugged into a larger plan.
27. Maria asked if the sewer plan would be from King Kullen back to Stop & Shop.
28. Gayle Sheppard asked if the new buildings at the diner are two-story.
29. Janice thought the diner buildings would be single story.
30. Janice said Fred Thiele could be helpful in getting DOT plans and money for a traffic circle.
31. Christine McNamara thought the traffic circles and stop lights would deter pass-through traffic. Much of the development will depend upon the sewer.
32. Maria Moore said the sewer systems were put behind buildings, so it was not necessary to reconstruct Main Street.
33. Janice said the engineers will be able to figure out how to construct a plan for sewers.
34. Maria Moore said she will mention the sewer plan to Fred Thiele.
35. Christine McNamara thought there would be no increase in taxes because of the increase in commercial taxes.
36. Gayle Shepard agreed that there would be an increase in commercial taxes collected to off-set increases in costs.
37. Gayle Lombardi thought there would be no increase in commercial tax-base after downtown re-development and costs would be borne by the residential tax base. Also, the rental units and affordable housing will not be a big increase in residential tax base.
38. Janice Scherer said the percentage of affordable housing and the number of rental units have not been decided.
39. Linda Wells said the plan needs to consider the increase in density and the increase in school taxes.
40. Christine McNamara thought there will not be an increase in students in the school district and you cannot control who lives in apartments anyway.
41. HC said the plan is a starting point and if we could get consensus, then we can move on to other concerns.
42. Michael Iasilli said this was supposed to be a new starting point. Is there a place where you can collect community comments going forward, so that the ideas can be placed in the plan?
43. Janice Scherer said there are various channels where people can propose ideas. There is a place on the Town's website but there could be a better place to share information. Going back in time will not help.
44. Michael Iasilli asked for a place to share surveys.
45. Janice Scherer said there are surveys that can be circulated and posted.
46. HC said the original place was done with surveys. HC can get a focused survey on the new design.

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47. Maria Moore thought it would be a good idea to open the discussion on the new plan. How could we get the wider plan from King Kullen to 24.
48. Janice said the sewer study might be a good time to think about the whole corridor. However, if you don't have exact plans for use, then you are uncertain about flows.
49. Christine McNamara said the businesses and residential houses on Main Street will be impacted the most. It would be a good idea to get a platform for comments.
50. Linda Wells thought spending more on surveys might not yield any benefits. There is consensus on many things, so there are probably only a few issues that are in controversy, such as schools, rentals, taxes, and traffic.
51. Maria Moore wanted to know if there is a way to get better information on the major concerns.
52. Linda Wells said Jay had collected good information about the four public meetings that were done.
53. Gayle Lombardi said she thinks there were aspects of the public meetings where there was consensus. The dimensional specifications were the difficult points.
54. Maria Moore said the design standards can be adopted.
55. Gayle Lombardi said the allowability of residential units and over-all density are the big concerns that have nothing to do with design. The business owners on Main Street can't be the only voice.
56. Maria Moore said the Town wants to get things worked out and get an expanded look on the plan.
57. Christine McNamara asked if the HB DOD plan back into circulation.
58. Janice Scherer said the form-based code was too complicated and abstract. The plan could be simpler.
59. Christine McNamara said the sewer is the first step.
60. Janice Scherer agreed. Revitalization is dependent on sewers.
61. Gail Shepard closed the meeting.