

CAC-West Meeting Minutes

DATE: Thursday, December 2, 2021

LOCATION: Hybrid Meeting via Zoom and at the Westhampton Beach Library

ATTENDEES:

Emily Sanz	Mary Greiner
John Bouvier	Dorothy Labowski
Janice Scherer	Steven Giuffre
Yulu Bouvier	Katie Brown
Craig Catalanotto	Maggie Brush
Robert Mozer	Tom Hadlock
Deidre DeVita	Joe Ajzenman
Joy Flynn	Beverly Daniel
Anne Smalley	Christian Bruun
Frank O'Donnell	George Lynch
May Zegarelli	Ursula Lynch
Kimberly Sguazzin	Carol Corocoran
Peter Kern	
Thelma Carter	
Katheryn Biddinger	
Doug Adams	
Forest Markowitz	
Phyllis Dreyspool	
Priscilla Ruffin	
Alexandra Margolis	

ONE-ITEM AGENDA:

- Janice Scherer from the Town of Southampton Town Planning Department. Discussion of the application process and next steps of the NRP Group Zone of Change application located at 670 Montauk Highway and 107 South Country Road Quogue. Also, the recent application from the GTB Real Estate Group, located at 90 Montauk Highway Westhampton.

Brief update on Senior Center:

Councilman Bouvier provided an update on the Senior Center. There would be a final meeting with architects on December 3rd, 2021 before actually breaking ground. There were extra funds allocated to the project. The meeting with the architect was to go over what the plans are for inside the building. Councilman Bouvier also mentioned that there is a plan to possibly move the town records to the downstairs portion of the building. There is a possibility that we will be able

to do the paperwork for permits locally instead of people having to go to Southampton. The senior center will be on the second floor, but downstairs will be open space with dividers, to separate programs. There has been some changes to the heating and cooling, added electrical work to some offices, and including a warming kitchen. Each floor is about 9,000 sq.ft. The total square footage of the building is 22,000. The first course of action is to be able to get our programs running. The plan is to keep an open space and be able to have larger meetings there. The possibility of putting in a full kitchen is also being considered.

NRP Group Zone of Change at 670 Montauk Highway and 107 South Country Road Quiogue

Discussion about the NRP group zone change resumed. The zone change application was filed from CR40 to MF-44 on 17.4 acres with six units per acre. NRP Group reduced the amount of units by 48%. It was originally 180 units, and was reduced down to 104 units. The application lists a plan for 41 one bedrooms, 48 two bedrooms and 16 three bedrooms. On 17 acres of land there would be a maximum of six units an acre with a five-acre minimum. Janice Scherer from the Town of Southampton Planning Department asked the group how they generally felt about having a multi-family proposal in that location. CAC-West members explained they are supportive of affordable housing but concerned about the density of this project. Members expressed concerns about the traffic patterns, and the increase of traffic this affordable housing development will bring to the area. The other concern mentioned was disrupting the beautiful forest and wildlife where the development would be and the environmental impact it would have. Concerns about giving away too much density and how this area can only contain so many people as far as infrastructure. Thinking long-term about the increase in density to the area is crucial. Janice Scherer explained the reason why they're coming up with the number of six units per acre is because that is what is mentioned in the multi-family code. It is the maximum number allowed. Members explained that number is too high and that there needs to be a reasonable number of units that we can live with. One member expressed concerns about the overdevelopment in the area and the increase in the size of homes. The neighborhood used to have reasonable sized homes and now larger homes are being built.

Councilman Bouvier clarified that the town board has made it very clear at many work sessions that they wanted the units and the density of this development to be less. The town board originally said that 80 units was a maximum that the board would even begin to consider. Part of the process is the discussion on the amount of units and density and those kinds of decisions are made through the SEQRA process and through the process of planning. The reason that we have these community meetings is to get to understand what the community wants and what we are willing to accept. There was also mention that this kind of housing should be spread across the town and evenly distributed. There is a need for affordable housing in the eastern part of the town, just as much as there is here. Speonk Commons is a great example of success. It's a smaller complex that meets the needs for this area. The idea is to distribute the housing needs equally across the entire town.

There was a point made that we can all agree that affordable housing is needed but it needs to be determined how many affordable housing developments are needed and what the maximum amount of units to built in the town instead of just waiting for a developer to propose an unreasonable amount of units in one area. One member mentioned that the NRP Group lot is large, and the size of the lot is attractive to developers to dictate the amount of units versus the community explaining what they are comfortable living with.

A public hearing is planned for some time in January 2022 so that the community can attend and voice any concerns they have with the proposal for this development. Some community members may want more of an analysis such as an environmental significance of actions. All the town hearings are conducted via Zoom right now. The town board meetings may switch to in-person in January. A request to make the hearing a hybrid meeting will be made so that it's accessible to everyone. Community members that are not able to attend the hearing are encouraged to email the town board with concerns or support for the development. The email can be read at the hearing and so that it gets read into the record. Statements can be made finding a significant environmental impact, meaning it will have detriment to the environment. All issue statements that are compiled and taken together is called a scope. The town board receives input from the community at the hearing and they take all points into consideration to make a decision to balance the social, economic and environmental considerations. Another objective is promoting

safe traffic patterns, as well as overall promoting affordable housing. There are many objectives to consider but in the end, it's the people in the community that have to live with this development.

Members expressed concern with the 3 bedroom units. That this would create an increase in people, cars, and traffic. A member who lives in Speonk Commons expressed that they think the idea of another affordable complex is something the community needs. She expressed her understanding about the concerns about the density and the amount of units. She wanted to offer her perspective on the type of units that are available at Speonk Commons which is studio, one bedroom, and a very limited amount of two bedroom units. She explained as a single mother she is fortunate to have a two bedroom unit with her son. The majority of the Speonk Commons community is single mothers and veterans. Many of these single mothers are forced to sleep on their living room couches because they give their bedrooms to their children. The CAC-W member explained that she felt there is a need for more two and three bedroom units.

Councilman Bouvier explained that there is a housing lottery of over 8,900 applicants with a two year wait. That's one particular type of affordable housing that's conducted by Long Island Housing Partnership. People who submit applications for the housing lottery are vetted by their ability to pay and the adherence to the code. He explained that we have doctors who live outside of Southampton that drive at four in the morning to work. We have firefighters who can't afford to live here, teachers who can't afford to live here. So there is a need. As a community we need to decide how do we get to a fair and equitable solution. The process is to have meetings like this to have many discussions and offer views, in order to give the town board those views that resonate with them and then start the process of whether or not this even goes forward.

Clarification on whether a developer is able to sell the affordable housing development was given. Janice Scherer said it depends on the grants and it could be up to 40 years or less. It could be sold at market rate. No matter what happens, 20% of those units will always come under the control of the town and are in perpetuity. 20% will forever be affordable, and the rest of the units will revert to a market rate after 40 years or whatever the developer's obligations are under the grants.

GTB Real Estate Group at 90 Montauk Highway Westhampton

GTB Real Estate Group application is on the planning board agenda for a December 9th meeting. The 18-hole mini golf, new restaurant, has a 93 person occupancy and 77 parking spaces. The property is already zoned for commercial. The developers are down to their last issues, about planting buffers and making sure the lighting has a shut-off. The planning board is going to make a decision on the application. The public hearing portion and comment period is closed by now. CAC-W chair submitted comments to the Planning Board about minimizing the lighting, bringing down the poles, making sure there isn't a lighting glare and putting more buffers on all the sides that have residential. The next step is making a decision on whether they approve, deny or approve modifications. If there's some modification that the community wants to see, now is the time to get in touch with the town.