

In The Matter Of:
THE HILLS - PUBLIC HEARING

**MINUTES OF THE SOUTHAMPTON
TOWN BOARD MEETING**

November 7, 2016

TC REPORTING, INC.
1 DEERFIELD EAST - 1850
QUOGUE, NY. 11959

**MINUTES OF THE SOUTHAMPTON TOWN BOARD
MEETING - Vol. I**

MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING
NOVEMBER 7, 2016

Terri Fudens
Court Reporter

MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING

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TOWN BOARD APPEARANCES:

- Sundy Schermeyer - Town Clerk
- Jay Schneiderman - Town Supervisor
- Christine Scalera - Council Person
- Stan Glinka - Council Person
- Julie Lofstad - Council Person
- John Bouvier - Council Person

- * * * * *

- Mark Hissey - SVP, Discovery Land Company
- Ed DiVita - Partner, Discovery Land Company
- Chic Voorhis - Principal, Nelson, Pope and Voorhis
- Wayne Bruyn - Attorney, O'Shea Marcincuk and Bruyn
- Don Vita - President, VITA Planning and Landscape
Architecture
- Paul Grosser, Ph.D., PE, P W Grosser and Assoc.
- Bob Grover, Ecologist, Greenman Pedersen Inc.
- Steve Adelson, Partner and COO, Discovery Land Co.

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SUPERVISOR SCHNEIDERMAN: Quiet down, please. We're go to get started. Also please turn your cell phone ringers off so they do not interrupt the meeting.

Good evening. I would like to call this special meeting of the Southampton Town Board to order on the 7th day of November, 2016. Please rise and join us for the Pledge of Allegiance.

(At this time, the Pledge of Allegiance was recited.)

SUPERVISOR SCHNEIDERMAN: Thank you all for coming out this evening. I would like to start by asking our Clerk, Sundy Schermeyer to read the public hearing notice and then call the role of the Town Board.

MS. SCHERMEYER: Members of the Town Board, special Town Board Meeting, Monday, November 7, 2016, 6 p.m.

Please be advised that pursuant to Section 62 of Town law, as per resolution number 2016951, adopted on October 11, 2016, a special Town Board meeting will be held in East Quogue Elementary School, 6 Central

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Avenue, East Quogue, New York on Monday,
November 7, 2016 at 6 p.m. for the purpose
of considering the following:

Public hearing to hear any and all
persons on the subject of a Draft
Environmental Impact Statement, DEIS,
related to a zone change petition entitled
The Hills at South Hampton requesting to
change four separate land holdings totaling
591 acres located in the Hamlet of East
Quogue from residential 200 (CR200) to Mixed
Use Planned Development District, MUPDD, to
facilitate development of 168.1-acre
property with 118 residential units, an
18-hole golf course and associated
clubhouse, a pond house and maintenance
area, all to be accessed by new roads and
driveways.

Presentation by applicant, 6:15 p.m.
Public Comment, 7 p.m, Jay Schneiderman,
Supervisor, dated November 1, 2016.

Supervisor Schneiderman.

SUPERVISOR SCHNEIDERMAN: Present.

MS. SCHERMEYER: Councilwoman

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Lofstad.

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COUNCILWOMAN LOFSTAD: Here.

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MS. SCHERMEYER: Councilwoman

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Scalera.

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COUNCILWOMAN SCALERA: Here.

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MS. SCHERMEYER: Councilman Bouvier.

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COUNCILMAN BOUVIER: Here.

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MS. SCHERMEYER: Councilman Glinka.

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COUNCILMAN GLINKA: Here.

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SUPERVISOR SCHNEIDERMAN: Before we

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get started, I wanted to acknowledge and

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thank Superintendent Robert Long for the

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East Quogue School. Thank you for making

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this room available for setting it up. It

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was very kind and generous of the school.

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Thank you all for coming out. I know

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it's a lot on people's minds with tomorrow's

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election, but also I know that is a

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development proposal that has certainly

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garnered both a lot of support and a lot of

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opposition. I know people are anxious to

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weigh in.

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We are hear to listen. This is a

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public hearing. We're going to start this

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evening with our Planning Department and Kyle Collins, our land Planning and Development Administrator, will lead off.

We will then move to a presentation by the applicant, so we'll all have a very strong sense of what is being proposed here.

Then by 7 o'clock we will move to public portion. Each of you will have three minutes to make your comments known. I know it's not a lot of time, and many of you have requested additional time.

We have an extraordinary number of people who would like to be heard. This will not be the only public hearing. We will have at least four on this topic. We're already planning the next one for this room on Monday, December 5 at the same time.

So if you're not able to speak or didn't get to say everything you wanted to, you'll have additional time then. We can also -- and I urge you to submit your comments in writing. You can go on as long as you want through any kind of written comment as well.

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So at this point I'd like to turn things over to Kyle to at least give a little bit of background and then set the stage for the applicant to make their presentation.

MR. COLLINS: Thank you, Supervisor.

Before we move on with the public hearing, I just wanted to give a the brief presentation on the process of the Town Board's review pursuant to the State Environmental Quality Review Act as well as Town law when considering change of zone applications.

The intent of this public hearing and the Draft Environmental Impact Statement on the request to change the zone is to give the public an opportunity to comment on the environment issues raised in the DEIS as well as possible alternatives and mitigations offered to address these issues.

The Draft Environmental Impact Statement consists of a description of proposed action, alternatives to the action, identifies and discusses all significant

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environmental issues related to the action and various means to mitigate impacts of the action.

Although SEQRA regulations allows for a combined hearing with a local law pursuant to Town law, this public hearing is on the DEIS only so that the potential impacts and mitigation solutions that can be addressed prior to any local law consideration.

If a local law is considered, then there will be additional public hearings on that local law. In addition to the public comments made at the public hearing, which the Town Board intends to hold multiple public hearings on the DEIS, SEQRA provides for a written comment period once the public hearing is closed.

Therefore, all comments made at the public hearing can be supplemented with additional points in writing and entered into the record. All comments made during the public hearing process will be responded to as part of the final environmental impact process.

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At the beginning of the public hearing process, the applicant is afforded an opportunity to present the proposed project for the benefit of both the public and the Town Board. This is intended to provide the persons in attendance with all the relevant information related to the proposed project so that any subsequent comments and questions are based on the complete information contained in the DEIS.

At the conclusion of the DEIS process and associated written comment period, a final environmental impact statement is prepared. That final impact statement consists of the draft as well as responses to comments that are received both at the public comments themselves as well as any written public comments that are submitted for the record.

In making its final determination with reference to the subject action, the Town Board must balance any adverse environmental impacts with social and environmental and other considerations in

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order to make their SEQRA findings.

I just want to point out that the Draft Environment Impact Statement which consists of three volumes can be reviewed and is available on our website, which is www.southamptontownny.gov. Hard copies of the documents are also available at the Town Clerk's office at Town Hall, Westhampton Library, and the Town Clerk's office in Hampton Bays.

With that I will turn it over.

SUPERVISOR SCHNEIDERMAN: I would like to ask our clerk, Sundy Schermeyer, to read the Public Hearing Notice.

MS. SCHERMEYER: Public Hearing Number 1, The Hills at Southampton, MUPDD Zone Change Petition Deem Scope & Content of September, 2016 Draft Environmental Impact Statement, DEIS, Adequate for Purpose of Commencing Public Review.

SUPERVISOR SCHNEIDERMAN: Okay. Who is leading off for the applicant?

Sir, you're going to be doing a presentation here?

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MR. ADELSON: Yes.

SUPERVISOR SCHNEIDERMAN: We'll leave the dais here, and we have some seats in front so you don't have to stare at us while you're watching the presentation.

MR. ADELSON: For those of you in the back of the room, I am standing, so I apologize. It's as tall as I get.

First, thank you, Kyle. Thank you Town Board. We really appreciate the opportunity. My name is Steve Adelson. I'm a partner and Chief Operating Officer of Discovery Land Company. Discovery has been working towards this day since 2012 when we first acquired the property. After three years of thoughtful planning, environmental study, work with the local community, we are grateful for this opportunity to present our project.

Throughout these years, we have had constant interaction with the Southampton Town Board, the planning department, and the community members, all of whom have helped to shape this project and propel it to an

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environmentally conscious and fiscally positive project for East Quogue and the community has a whole. We thank all these groups for their time and attention.

Our goal tonight is to highlight the bigger concepts in our Draft Environmental Impact Statement for the project. I say highlight because we have tried to condense three years, 400 pages of studies, and countless hours of work into our short presentation.

As you listen to your team members who will follow me, and are a lot smarter than I am, that's for sure, I would like you to focus your attention on the key points of the project. These are our primary goals:

To follow the recommendations of 30 plus years of Southampton Town planning that suggested the highest and best use for this property is a golf and seasonal resort.

The preservation of significant amounts of open space.

To improve water quality.

To have no adverse impact on the

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school.

To generate significant community benefits, and to create economic stimulus.

We know that an opposition as made claims that our project is not in the best interests of East Quogue because they say we would be increasing nitrogen levels that are bad for the drinking water, putting kids into the school system, and taking rather than giving from the East Hampton Community.

Some claim that we will abandon the property if we do not get the golf course approved. As you listen to the various aspects of the presentation, you will note that these claims are in every case not true.

This multi-year process has driven us to lower nitrogen levels in the aquifer, to put restrictions on our property, to prevent children of members of the resort from burdening the schools while contributing \$4.5 million in tax revenues, to preserve the maximum amount of open space and provide significant community benefits.

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We think it is important for everyone in the audience to understand that all of these benefits and enhancements come as a direct result of approving this application for a seasonal resort. An as-of-right subdivision has none of the stringent requirements regarding seasonal use nor school restrictions that are created by this plan, nor does it generate any community benefits.

Thank you, and I now want to introduce Wayne Bruyn, who probably everybody in this room knows. Wayne.

MR. BRUYN: Thank you, Steve. Good evening, Board members and members of the public. For the record, my name is Wayne Bruyn with the firm of O'Shea, Marcincuk & Bruyn in Southampton, New York. As you know, I have an extensive background and experience in land use matters, particularly in the field of land use in the Town of Southampton.

As a former Town Planner and Assistant Town Attorney, and now an attorney

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2 in private practice, I have been intimately
3 involved in most of the land use issues
4 involving the Town since 1980, including the
5 Town's Aquifer Protection Overlay District,
6 the Western GEIS, the Central Pine Barrens
7 Plan, and the drafting of its implementing
8 legislation, including planned development
9 districts, or PDDs as they're known, and
10 several comprehensive plan updates and
11 hamlet studies and code amendments.

12 In particular, I was involved in the
13 Town's review of similar projects at Golf at
14 the Bridge and later in private practice,
15 the Sebonack Golf Club.

16 I appear before you tonight on behalf
17 of DLV Quogue, LLC, who are the current
18 owners and the applicant in connection with
19 the change of zone petition entitled The
20 Hills at Southampton Planned Development
21 District. I've also previously represented
22 East Quogue Partners, the prior owners who
23 initiated the application to develop the
24 subject property back in 2005.

25 As was mentioned, we are here this

1
2 evening to make our first public
3 presentation of the Draft Environmental
4 Impact Statement. As Steve mentioned, the
5 draft is very detailed, and we could spend
6 several hours trying to present that.
7 However, our consultant team has prepared a
8 brief description of the draft and will
9 summarize the key elements in the next few
10 minutes. In addition to our consultant
11 team, the principals of Discovery Land are
12 with us in the audience tonight.

13 You heard from Steve Adelson, one of
14 the partners. I will first present the
15 background and history of this application,
16 and the rest of our consultant team in the
17 order of their presentation will be as
18 follows. Ed DiVita, who is a partner and
19 president of Construction & Development of
20 Discovery Land will go next.

21 Chip Voorhis, the managing partner of
22 Nelson, Pope & Voorhis, our professional
23 planner and environmental scientist and team
24 leader for the DEIS will go next.

25 Then Don Vita, President of Vita

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Planning and Landscape Architecture, the project designer. Then Paul Grosser, President of PW Grosser Consulting, hydrologist. Then Robert Grover, Director of Environmental & Coastal Sciences at Greenman Pedersen, our environmental scientist.

And our presentation will conclude with Mark Hissey, who is a Vice President of Discovery Land who is the project manager of Discovery's Dune Deck project in Westhampton Beach, Discovery's Silo Ridge development and golf course in Dutchess County, New York, as well as this project, The Hills Seasonal Resort. As you know, Mark was also the project manager on the Sebonack Golf Club.

As you can see, we intend to use the projector and screen to assist in this presentation.

So to first orient everyone, please refer to this slide, which depicts the subject properties overlaid on a recent aerial photograph. The premises which are

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involved in the application comprise several separate parcels of lands totaling approximately 591 acres. The premises include three basic properties. The first known as The Hills, and the properties formerly owned by John Kracke and the Parlato family.

These properties are now under the ownership and control of Discovery Land or its affiliates. These properties are generally located northeast of Lewis Road, north of the Long Island Rail Road, east and west of Spinney Road, and north and south of the Sunrise Highway in the hamlet of East Quogue.

The next slide shows you the current zoning of these properties, which is CR200, also known as 5-acre zoning. The properties are also located within the Aquifer Protection Overlay District and the Central Pine Barrens Overlay District.

As the Board will remember, prior to 2008, this area was split between three different zoning districts, CR-80, CR-120

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and CR-200. This is important as that zoning is the basis for the Pine Barrens regulations and the Town's transfer of development rights allocations.

The applicant before you now seeks a change of zone of The Hills and Kracke parcels from the current CR-200 zoning to a Mixed Use Planned Development District to permit the construction of a 118-unit residential development and golf course with customary accessory buildings and uses. 118 units include the transfer of 24 development rights from the Parlato properties as determined by the TDR allocation letters from the Town.

The purpose of the Planned Development District legislation, as stated in the zoning code, is to facilitate increased flexibility to achieve more desirable development through the use of more creative and imaginative design of residential and mixed use than is presently achievable under the conventional land use techniques and zoning regulations and, to

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preserve and adapt and improve the existing open space land uses and communities consistent with the recommendations of the Town Comprehensive Plan.

A planned development district may be established as a receiving site for development rights or as a method of providing incentives or bonuses for development providing substantial community benefits or amenities.

The Town Board's task here is to compare the as-of-right development of the property under the current zoning with the development that would result from the proposed PDD zone. The Court of Appeals in New York has held that the most essential factor in determining whether a change of zone application should be granted is consistency with the Town's comprehensive plan.

The court has long held that the rationale for requiring consistency with a comprehensive plan is the necessity that the welfare of the community as a whole be

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considered in adopting zoning amendments.
In exercising your zoning powers, the Town Board must act for the benefit of the community as a whole following a calm deliberate consideration of the alternatives and not because of the whims of either an articulate minority or even a majority of the community.

The comprehensive plan protects landowners from arbitrary restrictions on the use of their properties which can result from the pressures which outraged voters can provide to bear upon public officials.

Thus, understanding what the Town's comprehensive plan recommends is essential to this zoning analysis. The draft, in my written testimony submitted earlier, identified the recommendations for the property from the various comprehensive planning documents beginning through the 1970 master plan.

I would like to give you a brief summary of the key Town planning documents that helped shape this application.

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First is the Cornell study. This was a groundbreaking study prepared by Cornell University in 1983 that examined the impacts of various land uses on groundwater.

Cornell used East Quogue as their study area because of the variety of land uses there, including agriculture.

The subject properties are in the middle of that study area. Cornell found high concentrations of nitrogen already in the groundwater, which we continue to see today, 33 years later.

The study resulted in planning criterion for nitrogen discharges to the groundwater and recommended lower density, residential density, to meet drinking water standards. Thereafter, the Cornell study helped justify the Town's five acres of zoning that occurred later that year.

Notwithstanding the up zonings of the early 1980s, less than five years later, the Town was experiencing great development pressures in the Pine Barrens region in the western part of Town. In response, the Town

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imposed a moratorium, which lasted for over six years.

During that time, planner Tom Thorsen and Chief Environmentalist Marty Shea prepared a land plan and Generic Environmental Impact Statement, or GEIS, called the Western GEIS. This study, which was published in 1993 contains specific recommendations for preservation and development in the East Quogue portion of the Pine Barrens.

The Western GEIS identified the environmental conditions and recommended a regional approach to allowing development utilizing transfer of development rights to preserve lands within a core preservation area and allowing development within a compatible development area.

This slide before you depicts the recommended plan for the East Quogue area showing the northerly areas in black to be preserved. The easterly area, which includes Henry Hollow's Region and the Parlato properties is delineated as the

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Wilderness Recreational Area, which is also to be protected.

The westerly area, which includes The Hills and Kracke properties is located in the resort development zone where the recommended development scheme is for residential development, a golf course and other recreational amenities. The Western GEIS expressly identified these alternative land uses as a means of creating tax ratable development without generating school-aged children.

The Western GEIS, however, was not formally adopted by the Town Board as the Central Pine Barrens moratorium superseded the Town's moratorium. The Western GEIS, however, became the Town's contribution to the Central Pine Barrens comprehensive land use plan, and its recommendations were expressly incorporated therein.

So after another moratorium, the Central Pine Barrens plan and its attendant regulations were adopted in 1995. These regulations formally created the core

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preservation area the compatible growth area.

The northerly portions of our properties extending 1,000 feet south of Sunrise Highway are in the core where no development may occur. The remaining portions of the property are located within the compatible growth area, which permits development with certain conditions.

Development in the core is required to be clustered or transferred out to receiving areas in the compatible growth area. The easterly portion of the compatible growth area, which includes the Parlato properties, is designated as a critical resource area, which adds further development conditions to protect endangered species.

The Hills Seasonal Resort is designed to comply with the Central Pine Barrens regulations including the preservation of the Parlato properties that are located in the CRA. Notably, at that time the compatible growth area in East Quogue

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2 included over 800 acres of vacant
3 developable land. By 2006, the Town was
4 experiencing an influx of a number of
5 development proposals for those 800 acres.
6 This development could have -- and each of
7 these developments cumulatively would have a
8 potential negative physical impact on the
9 East Quogue School District.

10 These applications included a
11 subdivision application on The Hills
12 property and development proposals for The
13 Links and the Parlato's Atlanticville
14 projects. In response, the Town imposed
15 another moratorium, and after another two
16 and a half years generated the East Quogue
17 Land Plan and Generic EIS.

18 This study developed a recommended
19 land use plan, and accompanying draft --
20 Generic EIS analyzed cumulative and site
21 specific impacts on the environment,
22 traffic, school district and fiscal impacts,
23 and analyzed no less than 11 different land
24 use alternatives, including development
25 under the current zoning. The East Quogue

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land plan was developed with significant public participation by many, if not all of the groups that may be present tonight, and it was adopted after careful deliberation of the alternatives.

The slide before you shows a copy of the recommended land use plan. You will note that the recommended plan actually references individual properties and contains specific recommendations for their development.

The Hills property is located in the center and is listed as recommendation area 7A. The recommended plan indicated that the development of the property as an as-of-right cluster subdivision, like the Pines to our East, is not desirable and that The Hills property rezoned utilizing the PDD process into a mixed use proposal that combines housing, resort recreation and open space uses.

The plan specifically recommends the development of a private golf course as the resort recreational component and contains

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specific development standards for the golf course based upon the Town's experience with The Bridge and Sebonack.

Like the Western GEIS, the East Quogue plan addressed regional aspects of transfer of development rights and also recommended the rezoning of the southerly portions of the property from CR-80 and CR-120 to CR-200 to reduce the overall build-out density in the hamlet.

This rezoning reduced the overall build-out density in the study area by approximately 18 percent. But due to the configuration of the zoning districts, the actual build-out density on The Hills property was reduced by more than 25 percent.

It is essential that everyone on this project review the East Quogue land plan and its detailed recommendations for development. I've appended the specific recommendations to my written testimony.

As you can see, the Town for over the last 33 years has extensively studied and

1
2 established a vision for development in the
3 East Quogue area. Throughout these
4 comprehensive planning efforts, the subject
5 properties have remained slated for
6 residential development, and the most recent
7 Town plans have recognized the need to
8 create more diversified land patterns with
9 resort development and a golf course that
10 will be environmentally sensitive while
11 providing economic growth and minimizing
12 fiscal impacts. It is these comprehensive
13 planning efforts that require the property
14 owners to consider resort development with a
15 golf course.

16 As counsel to the original owners in
17 2005, I can attest to the fact that they
18 were solely interested in developing the
19 property with the as-of-right cluster
20 subdivision plans that looked no different
21 than the Pines subdivision to the east.
22 These plans were already reviewed by the
23 Planning Board and were considered in the
24 East Quogue land plan.

25 After adoption of the land plan, it

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became apparent that the original partners

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were not fully prepared to implement the

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recommended resort development and golf

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course. So they asked Discovery Land

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Company, which has a proven track in resort

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development, to consider the project.

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After careful consideration and

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substantial reliance on the Town's

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comprehensive planning efforts, Discovery

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Land invested in the property and developed

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The Hills Seasonal Resort to comply with the

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specific recommendations of the East Quogue

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land plan. The development of The Hills

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Seasonal Resort did not come in a vacuum,

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but was developed, as Steve mentioned, after

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more than years of due diligence, several

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meetings with Town officials, meetings with

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the Central Pine Barrens staff and community

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outreach.

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The Hills Seasonal Resort was further

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refined during the eight-month public review

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of the pre-application. If you recall,

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these comprehensive planning recommendations

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were identified by the Town as one of the

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key factors why the final planned development district application was allowed to proceed. Over the last year, The Hills Seasonal Resort has been further refined based on community input.

The draft before you now is complete site specific analysis of The Hills Seasonal Resort, which is specifically designed to implement the recommendations of the East Quogue land plan. Discovery has made a substantial investment in the community in reliance of the Town's comprehensive planning efforts, and I can attest that absent such plans, the as-of-right cluster subdivision plans would have been processed by the Planning Board long ago without any of the benefits and amenities that can come with the PDD application.

I would now like to introduce you to Ed DiVita, a partner of Discovery and President of Construction and Development who will provide you with some insight on Discovery Land and their commitment to develop the best plan for the property.

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MR. DIVITA: Thank you, Wayne.

Good evening. I'm Ed DiVita, partner with Discovery Land Company. Thank you to the distinguished board and to the members of the community for joining in this meeting.

I first got involved in this project nearly four years ago when it was presented to us as a perfect match between the Town's vision for development of the property and Discovery's experience and expertise. I'm fortunate to have spent a lot of time with many of you over the years, meeting at various coffee shops, bagel shops, restaurants, Chamber of Commerce meetings, school board meetings, fire district meetings and many other large and small meetings right in the East Quogue Elementary School.

I've enjoyed every minute of those meetings because each was an opportunity to gain insights about what community members feel is important for the future of this community and integrate those concepts into

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our project.

I'm confident that with our proposed resort, Discovery will be adding long-term, sustainable benefits to the community including local employment, commerce for local vendors, support for the school system and significant environmental clean-up, among others.

Allow me to share a bit more about Discovery Land Company and our track record of 18 successful properties across the country. I hope you will agree that we have much to offer.

Discovery was founded more than 20 years ago based upon three key principles, love of family, love of nature and a deep desire to create intimate communities where families can forge bonds and create lasting memories. Discovery is a family-owned company with five partners, all family members, who work together to create places where we want to be with our families and friends.

My partner Steve, who spoke earlier

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tonight, has four sons who I've watched grow from toddlers to proud young men and community members having gained much experience from their time spent at Discovery communities.

Some of you might have met his son Mac, who worked in East Quogue last summer while on his college summer break. Hunter Meldman, who is here with us tonight, my partner Mike's son, is happily living in East Quogue now where he is working to support local children's programs.

I myself have four children, and I'm proud of the influence of our principals upon them as well. My oldest son has a Masters degree in hydrology, and he's an acting professional environmental engineer working on clean water.

We have a track record of working successfully in natural environmentally sensitive environments including along the shores of Hawaii, against the mountain streams of North Carolina, and adjacent to the creeks and rivers of the Hudson Valley,

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upstate New York.

We have created a framework of sustainability principles that we apply to each and every project, and we have been honored with top national recognition including the Architects Institute of America Award of Excellence, the Association of Landscape Architects Merit Award, and numerous golf course awards.

And focus on community is one of our final cornerstones. We thrive on the trust, respect, participation and contribution that enables communities and community members to grow together and become their best. From our support of the Miller Home for Children at risk in C'oeur D'Alene, Idaho to the Casa de los Ninos in Cabo San Lucas, we take our responsibility as community members very seriously. And our seasonal resort approach, like we're having here in East Quogue, supports communities because we pay significant taxes, but we do not put pressure on the local school districts as members only vacation at the properties.

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2 Some people have asked what's so
3 special about a Discovery Resort. I tell
4 them that we specialize in member-based
5 vacation properties for families with an
6 emphasis on outdoor pursuits and
7 environmental sustainability. Our members
8 love that we focus on care for the entire
9 family, allowing children to grow and learn
10 and enabling parents to relax and recharge.

11 Each of our communities is distinct
12 in nature drawing upon local vernacular for
13 architectural styles, including world-class
14 amenities, and very high levels of service.
15 We always embrace the character of the local
16 community and seek to enhance it, not change
17 it.

18 In C'oeur D'Alene, Idaho, for
19 example, we adopted the local Gas Mart,
20 which was a local favorite but which had
21 been struggling. We have helped this
22 beloved pit-stop so that it can continue to
23 serve the community and our members as well.

24 We work very hard to have our
25 projects fit respectfully well within their

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natural environments enhancing the beauty of each place. All of our properties retain the natural essence of the place while creating special gathering places for friends and families.

And we embrace all things local. We have local employees, we utilize local vendors, and we source local food supplies. We embrace the Farm to Table local food approach and promote sustaining local farming communities.

And through our charitable foundation, we make meaningful contributions supporting the local communities. We are already in touch with a number of local children's organizations in the area including Southampton Youth Services and the Southampton Youth Bureau just to see how we may be able to help children and their families right here in the Town of Southampton. Hunter Meldman has been heading up that effort.

So as I hope you can feel, we are very excited about the opportunity for our

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project in East Quogue because our proposal

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fulfills the comprehensive plan and matches

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the goals of the Town. East Quogue is a

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great seasonal vacation location, and

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there's an abundance of local talent, local

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farms, local food supplies, as well as

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wonderful recreational opportunities, and

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finally because we really love East Quogue.

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In addition to the proposed Hills

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Resort, we're already here in the area with

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a beautiful property in Westhampton Beach,

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the Dune Deck. The Dune Deck will be opened

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next summer, and we have been thrilled with

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the partnership we have built with The

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village of West Hampton Beach. Thank you

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Mayor Moore and Village Trustees for all of

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your support. Discovery looks forward to

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demonstrating to everyone in the Town of

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Southampton that we're responsible community

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members and contributors and will be in

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perpetuity.

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As Wayne introduced, The Hills

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fulfills part of the comprehensive plan for

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East Quogue. It conforms to all

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regulations, and we will be contributors to the community while respecting the community's character.

Now I would like to turn things over to Chic Voorhis, our lead environmental planner, who will take you through our proposed plan for The Hills seasonal resort. Thank you.

MR. VOORHIS: Thank you, Ed.

Good evening Supervisor and members of the Town Board and other town representatives. For the record, my name is Chip Voorhis. I'm managing partner of the firm Nelson, Pope & Voorhis. I have appeared before this Board many times, so just briefly, my undergraduate degree in environmental science is from right here at Southampton College, and I have a Masters in Environmental Engineering from Stony Brook. I also hold national certifications as a professional planner and environmental professional, and I have worked on water resource management and Pine Barrens protection issues in government and private

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positions for the last 40 years with an emphasis on the East End and Southampton Town.

Significant local projects include watershed management plans for Lake Montauk, Lake Agawarm, Shelter Island and the Peconic Estuary Program Intermunicipal agreement, the TDR portion of the Southampton Town Critical Wetlands Study and Suffolk County's North Shore Embayments Watershed Plan.

I am the lead environmental consultant for the project team and a primary author of the DEIS that is the subject of tonight's hearing.

I am really pleased to be here tonight as I've spent my career promoting water quality improvement and environmental stewardship. And this project embodies the most current management techniques and goes well beyond in terms of on-site and off-site benefits to protect and enhance the environment. I have been working on this property for over 10 years, and I am thrilled to see a plan that fills so many

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objectives and supports the Hamlet of East Quogue.

As you have heard, the proposed project is consistent with the Town's East Quogue Land Use Plan, and the developer was selected due to their track record in creating the type of a seasonal community that was envisioned by the Town for this site.

I will be presenting information from the DEIS in several segments. The first one will be to characterize the project and then the site and area so that Don Vita and other team members can outline the design of the project and how it addresses environmental parameters for sustainability.

The Hills Seasonal Resort is a membership-based resort which will be fully operable April through October of each year. The resort includes 95 detached residential units, 13 club cabins, 10 condominium units in the clubhouse, and an 18-hole golf course.

The Hills plan preserves 424 acres or

1
2 72 percent of the site in existing natural
3 vegetation and will naturally revegetate an
4 additional 34 acres. It includes
5 technologies to protect and improve water
6 quality. The resort will pay significant
7 taxes, and yet have no full-time residents.
8 It will add jobs and will hire local
9 employees and vendors to build and operate
10 the resort.

11 As The Hills zoning would be created
12 under the Town's Planned Development
13 District, all aspects of the project would
14 be part of the Town's lawful code going
15 forward giving the Town ongoing oversight of
16 all of the project's components.

17 This is an aerial photograph of the
18 site with north at the top. The property is
19 shaded in light blue. Sunrise Highway is
20 shown to the north, Lewis Road to the
21 southwest, and the Long Island Rail Road to
22 the southeast.

23 The site, which is generally wooded,
24 has been disturbed over the years with large
25 areas impacted by prior clearing for sand

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borrow areas for Sunrise Highway and denuding of hilltop areas for the runway approach to Gabreski Airport. Nearly 50 acres have been cleared over time through prior activity. If you zoom in, yes, that is a jet ski in the middle of the site.

Over the years, the site has been used dirt bikes and quads. It's been used for loitering and unauthorized trespassing, paintball activities and as a dumping ground as you can see in these photographs.

The owner does continue to make efforts to curtail these activities and now provides security for the site.

As we start to show the detailed plans for The Hills property, we're going to rotate the image from a north on the top of the slide 90 degrees counterclockwise to a larger and easier to read layout where the north arrow points to the left or to the west, and now the left side of the image is north rather than the top.

It should be noted that the standards for The Hills property include no more

1
2 clearing than what is allowed under the Pine
3 Barrens plan, which is about 28 percent of
4 the site. Standards also include a
5 requirement to maintain contiguous open
6 space and limit fertilizer dependent
7 vegetation to not more than 15 percent of
8 the entire site, including the golf course.
9 Don Vita will explain how these standards
10 are addressed. And DEIS contains a full
11 evaluation of all the standards and
12 guidelines to which we comply.

13 The designers were charged with
14 utilizing previously cleared areas,
15 conforming all development to existing
16 topography, maximizing retention of
17 contiguous open space to align with off-site
18 open space, and ensuring that no more than
19 15 percent of the site, including the golf
20 course is established in fertilizer
21 dependent vegetation.

22 Don Vita will now explain how the
23 site design creates a beautiful resort by
24 incorporating all of the stringent standards
25 to protect the environment.

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MR. VITA: Thank you, Chic.

Good evening members of the Board.

I am Don Vita from Vita Planning and Landscape Architecture. We are the designers responsible for the design and imaging of the project before you this evening.

We have worked with Discovery Land Company for almost two decades assisting them in creating resorts in spectacular settings as culturally diverse and ecologically sensitive as the Hawaiian shoreline, the fragile desert environments of Arizona, and the woodland and trout stream ecosystems of the North Carolina mountains.

In all of these areas, the resorts have become leading examples of environmentally responsible development and oftentimes have been emulated by others. Being a Long Island native, The Hills is a special assignment for me allowing me the opportunity to bring many of the things that I've learned in these other communities, the

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sustainability principles, to a place that has provided me with many summer memories.

I will quickly review the physical characteristics of the site that guided the master plan and then describe in more detail the resort's residential golf and amenity components.

We started the design process for The Hills by analyzing many of the physical properties of the site such as geology views, slope, et cetera, and mapped those properties to create a series of overlays.

The first overlay shows the elevation change and landform throughout the site with the lower elevations on the southern half and gradually rising to a highest elevation of 240 feet on the north.

The second overlay indicates slope percentage. The light yellow are slopes of 0 to 10%, the medium yellow are slopes of 10 to 15%, and the orange are slopes of in excess of 15%. As you can see, the majority of the 15% of steeper slopes are located in the northern half of the property. Per Town

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ordinances, these slopes are to be avoided when developing, although roads and trails may cross them.

One of the primary drivers of the design was to utilize existing cleared areas as much as possible for areas in which to place roads or new development. This overlay shows the 46.38 acres of existing cleared area. As you can see, there are larger cleared areas in the flatter, middle portion of the site. On the highest portion of the site, which was cleared for a Gabreski Airport runway approach and on the Parlato and Kracke parcels that were cleared for farming and road access. The denuded areas are subject to erosion, particularly those in the northern sloped portion of the site.

Through our analysis and design process, we developed this master plan which illustrates how the proposal responds to both the physical characteristics of the land as well as the goals of the Pine Barrens Plan and Town ordinances.

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Entering off of Lewis Road onto the existing Old Field Road, one traverses preserved agriculture fields and existing woodland to arrive at the core of the resort, the Village Green. This entry to the new communities utilizes the existing road alignment and cleared areas on Kracke.

Surrounding the green is the club. Various amenities like pools and active areas and the majority of residences in a combination of single family homes on smaller village lots, club cottages and some units within the club building itself.

Most parking for the club and their amenities are below grade enhancing the village image and reducing the potential heat island effect. A pond serves as a visual amenity and has an irrigation reservoir for the golf course. All of this development is clustered in the flatter areas at the center of the site thereby maximizing use of the existing cleared areas while providing ample natural buffers to adjacent neighborhoods.

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Traveling away from this village core, we then located the lower density woodland homes in the flatter areas, discretely tucked them within the woods on gentler slopes, or within existing cleared areas, thereby increasing density as one approaches the Core Preservation Area to the north.

The golf course has been designed to use as much of the remaining northern cleared areas as practical. It serves as a buffer to the core preservation area and along the remaining periphery of the community.

This compact plan achieves numerous sustainability goals, like walkability, automobile trip reduction, improved water quality and mobility choice, to name a few. This strategy in concert with the preservation of The Hills North parcel and the Parlato property also achieves the contiguous open space requirement of the Pine Barrens Plan by preserving more than three quarters of the site as natural land

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or revegetated open space.

The next slide overlays the existing cleared areas on the master plan. You can clearly see that we have generally avoided the 15% slope areas and effectively located new development, roads and golf within the existing cleared area preserving open space.

This piechart demonstrates that in total, 76% of the site, or approximately 447 acres are natural or revegetated open space. And an additional 113 acres, 19% of the site, are a combination of proposed landscape and golf, leaving only about 5% of the entire site as an impervious surface, such as roads or buildings. In summary, over 95% of the site is either natural or landscaped open space.

The next few slides are intended to provide you with an understanding of how this new resort neighborhood will look and feel. This is a view of the club from the village green. The rambling two-story building emulates many of the older estate homes found on the East End and acknowledges

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the rich architectural traditions of the area.

The mostly two-story village homes and club cottages that are accessed via quaint lanes and roads will share this same architectural sensibility.

The estate homes will be located on larger, generally wooded lots. Clearing, driveway location, landscape, building height, color and other architectural controls will be clearly articulated in the Design Guideline document and CCRs and strictly enforced by a developer supported Design Review Board.

These controls will be in addition to any of the Town ordinances or design controls. Homes will step with the existing topography and be constructed with materials that complement the woodland setting, like stone and cedar shake.

Similar to the golf courses at Sebonack and the Bridge, the course at The Hills, designed by world renowned golf course architect Tom Fazio has been

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described with a light touch on the land, reducing irrigated turf area and clearing only the minimum required for safe play.

The course has generally been located in existing cleared areas or towards the property boundaries providing a buffer to neighboring homes. The course edges will be revegetated with native grasses and shrubs, thereby supporting wildlife habitat.

Portions of the course will be lined to capture both irrigation and rain water and through a series of rain gardens and other natural purification techniques, recycled to the irrigation storage pond described earlier.

Roads and trails are envisioned to follow existing contours and cleared areas minimizing site disturbance and providing safe alternative ways of moving throughout the resort.

A major component of the resort will be the community-wide landscape plan that will be installed by the developer. First, an extensive revegetation effort will be

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undertaken to replant and stabilize unused existing cleared areas, about 24 acres in total, to halt erosion and improve surface water quality. A total of 76% of the site is preserved natural land or revegetated open space. This landscape will also increase biodiversity and conform to the 15% maximum fertilized area requirement.

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In addition, a new community landscape, consisting of both native and select non-native approved species will cover another 19% of the site. Altogether, over 95% of the site will be either natural or landscaped open space. This approach creates a landscape that gracefully envelops all of the buildings and site improvements, in the end being a neighborhood that is truly within the woods.

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I hope I've provided you with an understanding of the master plan rationale and an insight into how the proposal will further the goals or the Town's general plan, GEIS, and the Pine Barrens ordinance.

I will now turn the presentation over

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to Paul who will discuss water and our management techniques to protect this precious resource. Thank you.

MR. GROSSER: Thanks, Don.

Good evening, everyone. My name is Paul Grosser, and I am CEO of P.W. Grosser Consulting, a leading firm of groundwater resources and the design of advanced waste water treatment systems. I have worked on groundwater management and remediation projects from Manhattan to Montauk for over 40 years. I worked on Sebonack Golf Course from the EIS review process, design of the groundwater monitoring system and now monitoring and review of results.

The Sebonack Golf Course takes a holistic approach to the management of irrigation water and nutrient application to maintain low nitrogen levels in groundwater. Other projects I have worked on include the 208 Study, Nassau County Master Water Supply Plan, South Fork Water Resources Management Plan, Southampton Critical Wildlands and Groundwater Protection Study, and

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remediation of groundwater contamination at Brookhaven National Lab.

As you can see, I dedicated my career to the proper management and protection of groundwater on Long Island. I am very proud to work on a development project that can actually improve water quality in our area. This year will usher in a new era of environmentally beneficial development.

A key benefit of The Hills development is its program to reduce nitrogen loading to the groundwater and subsequently to Weesuck Creek. This can be done due to the presence of groundwater that has concentrations of nitrogen at the southern end of the site, down gradient from the agriculture areas to the north and west.

The Hills golf course is going to be a huge factor in local nitrogen reduction as it will take up excess nutrients to purify local groundwater. Our calculations show that The Hills is expected to remove a net 1,400 pounds of nitrogen from the aquifer every year. That is like removing the

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nitrogen from the annual contribution of
from 40 to 50 homes in East Quogue.

This slide presents the results of
sampling groundwater monitoring wells and
data available from the Suffolk County Water
Authority. As part of our site
investigations, a number of groundwater
monitoring wells were placed on the property
and sampled for total nitrogen.

The results of the sampling indicated
nitrogen concentrations as high as
29 milligrams per liter of the monitoring
wells, which is nearly three times the
drinking water standards. We also defined
the vertical extent of contamination at this
location. Therefore, we have identified the
location and screen zone that an irrigation
well will be placed to extract groundwater
with high levels of nitrogen for use in
watering and fertilizing the golf course.

Although the project is not in the
immediate contributing area to Weesuck
Creek, there is a great deal of development
in the area that is.

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As you can see, all the areas in red are the critical priority areas for nutrient loading and local leaders are developing plans to address these issues.

These plans including upgrading outdated cesspool systems to advanced wastewater treatment systems for homes in some areas and sewerage in others.

The Hills resort will also maintain excellent groundwater quality for many reasons. It is 5 acre zoning so the nitrogen concentrations are very low. The resort is seasonal, so there is limited use of resources. The resort will also use the best available, most advanced wastewater treatment systems to maintain excellent water quality.

To ensure the golf course is properly managed as well as Sebonack and Golf the The Bridge, which have been proven to maintain excellent work quality, an Integrated Turf Health Management Plan has been developed. This plan not only outlines the day-to-day operation of the course, but also the

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monitoring program. It should be noted the Town of Southampton has the most rigorous golf course water monitoring programs in the country.

The irrigation well will intercept the nitrogen laden groundwater coming from the west of the site and utilize it to water the golf course, which will take up the excess nutrients and in turn purify the groundwater. The golf course's greens will be lined like a pond to retain water. Rain gardens will be incorporated into the design of the golf course to take up excess nutrients.

All of these efforts are in line with Southampton Town's Water Quality Project Plan, which was published earlier this year.

So this all sounds good, but how do we make sure it all really happens. We monitor and test regularly, just like Southampton Town has been doing for over 10 years ago with the seven and the bridge? Easy. Monitor and test regularly, just like Southampton Town has been doing for over 10

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years at Sebonack and Golf at The Bridge.

There are shallow wells on the property near the irrigation well sampled quarterly to obtain water quality and groundwater level data to show the impact of the irrigation well on quality and flow.

These eight existing monitoring wells will sample quarterly for groundwater trends and flow patients. Three background wells, BW1, 2 and 3, will be added and will be sampled quarterly to monitor groundwater coming on to the site.

There will be nine monitoring wells, and they will be sampled quarterly in the vicinity of the golf course greens, and nine corresponding lysimeters to monitor soil water quality above the water table, also sampled quarterly.

Trigger values will be attached to each of these wells that if exceeded will require additional confirmatory sampling, and then if confirmed, reductions in fertilizer use or curtailment of pesticide use.

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There will be two residential groundwater monitoring wells, sampled quarterly to measure the impacts of residential units on groundwater. You can see those. And the irrigation well for the golf course and the property will be added to intercept water with excess nutrients so the golf course can remove the nitrogen before it goes back into the ground.

Irrigation wells and ponds, which will be monitored continuously during the irrigation season to insure that the proper amounts of nitrogen are applied to the turf.

So as you can see, this program has been developed with a lot of thought and vetting by both the project team and reviewers so that we can confidently say this project will actually have a beneficial impact over existing conditions, which are significantly better than the as-of-right subdivision scenario as it relates to nitrogen loading to the groundwater and subsequently to Weesuck Creek.

And we will be able to prove this

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through the Town's monitoring program. So in addition to the comprehensive plan fulfillment, conformance to regulations, maintenance of community character, clustered development and significant preservation, The Hills also removes nitrogen from the aquifer and protects and improves water quality for the future.

Chic will now share the next section.

MR. VOORHIS: Thank you, Paul.

We have just presented the plan for The Hills Seasonal Resort. I will now describe the alternatives that would be pursued under current zoning, referred to in the DEIS as Alternative 2, Existing Zoning PRD, which is for 118 home as-of-right subdivisions.

For reference, here is the site master plan for The Hills. There's no development on the Parlato property. There's a golf course of 118 homes on The Hills south property, and clustered development and significant setbacks from surrounding properties.

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This next slide is the first look at a subdivision option for the property. The main differences are the layout of the homes behind the houses on Spinney Road, and large lawns for all of the residential units.

Without the golf course, the developer will have to build larger year-round houses which would not generate as much tax revenue and would create more of a burden on community services based on other comparisons in the DEIS that I will briefly summarize.

This one shows total tax revenue. The Hills will generate \$4.5 million in total taxes, and that's in consideration of the 2% tax cap. The subdivision for comparison will generate \$2.9 million in total tax revenue, also based on the 2% cap. You can see the existing taxes under the no action alternative.

The Hills will result in \$3.4 million in school tax revenues as compared to the \$2.2 million for the as-of-right subdivision. Both of these consider the 2%

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cap.

This results in a school tax surplus from The Hills, which means the average homeowner, you will see their annual school tax bill go down an average of \$919 per year.

In the subdivision scenario, there would be no savings for taxpayers as the school budget would be at a deficit, as you can see in red.

The Hills will have no full-time residents and will have no impact on the school, whereas the subdivisions are estimated to have 130 school age children, as illustrated here.

The Hills is also estimated to have great economic activity for the area, including the creation of more jobs for locals. All of this information is included in the DEIS.

The most important comparison, as you've heard, is connected to water quality. Based on our analyses, nitrogen load with The Hills project is net negative. It will

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remove more nitrogen than it contributes as Paul discussed. The subdivision adds nitrogen to the watershed, just like every other subdivision in the area.

So the project conforms to the East Quogue Land Use Plan, reduces occupancy, causes no impact on schools, only benefit, substantially increases tax revenue, is net negative in terms of nitrogen load and is more beneficial than the as-of-right zoning.

Now that the project itself is outlined, I will briefly discuss the Planned Development District's required public benefits.

The proposed project is a Planned Development District which requires public benefits. The applicant and team members have met extensively with the local community to understand local needs and come up with a complete list of benefits that have a value of over \$4.9 million in one time benefits, and \$13.4 million in annual benefits. The DEIS includes a full listing of these benefits, how they were determined,

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when and how they will be implemented, as well as itemized dollar values.

We're very close to the end. The next few speakers will go quickly. I'd like to introduce Bob Grover to talk a little more about off-site water benefits.

MR. GROVER: Thanks Chic.

Good evening. I am Bob Grover, Director of Environmental and Coastal Sciences for Greenman Pedersen, Inc. in Babylon.

I have 44 years of experience working on the South Fork, and I'm proud to say that I headed up the environmental team on the very successful Sebonack Golf Club. I'm currently serving as the consultant to Suffolk County on the Fire Island Inlet to Montauk Point Reformulation Study on which the County has some of the very same concerns as the East End towns, and many of these are related to The Hills.

One comment in particular that I made on behalf of the County is that Corps plan to invest significant dollars in the

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restoration of coastal ecosystems is destined to fail if they do not address the issue of nitrogen in the estuary.

Amazingly, the nitrogen problem is not even mentioned in the Crops' document. When our Hills team got together, now well over a year ago, Paul, Chic, Mark and I sat down and listed the problems impacting the costal zone of the south shore and ranked them. The final list had nitrogen first, nitrogen second and nitrogen third.

As a member of the South Shore Estuary Council since its inception in the 1980s, I'm very exited about The Hills proposal and its opportunities to actually improve the water quality of Shinnecock Bay.

In addition to the removal of nitrogen from the watershed with the strategically located irrigation well for The Hills golf course, Discovery Land is investing significant dollars in off-site water quality improvements based on discussions with scientists and community leaders.

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2 These funds include an initial
3 \$1 million for sanitary system upgrades in
4 critical areas close to the estuary. These
5 upgrades close to the bay will result in an
6 almost immediate reduction in nitrogen. The
7 details of this will be finalized with the
8 Town Board, but the most likely mechanism
9 will be an immediate infusion of funds into
10 the existing Town program for sanitary
11 system improvements, but specifically
12 earmarked for the critical areas in the
13 Western Shinnecock Bay watershed. This will
14 make modern nitrogen reducing sanitary
15 systems easily affordable to the residents
16 of the watershed.

17 The shellfish and eelgrass
18 restoration efforts, to which the project is
19 dedicating a quarter of a million dollars in
20 year one, will be carefully coordinated
21 through the Shinnecock Bay Restoration
22 Project. This investment means that we can
23 put two to three million oysters or clams in
24 the bay which could filter 150 million
25 gallons of water a day.

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Finally, Discovery Land has committed \$125,000 in year one for education and research. This can take the form of internships, research grants or other related expenditures. In addition to these investments, there will be annual contributions to all of these funds as shown on this slide. Overall, this represents an enormous environment in water quality which can only happen with the success and approval of The Hills project.

I'm now going to turn it over to Mark.

MR. HISSEY: Thank you Bob. Thank you everybody.

My name is Mark Hissey, and I work for Discovery Land Company. I previously worked as a project manager for the successful development of the Sebonack Golf Club and oversaw the formulation of the native restoration plan and water quality monitoring protocol for the course.

The Sebonack Golf Course has received numerous environmental awards, and I'm proud

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to work on this project which will, no doubt, be even better.

Like you, I'm very proud of this proposal because it addresses almost everything that the community and local leaders and scientists have told us is important. First, everyone cares about this wonderful school led by Rob Long and the fantastic school board.

Our company cares a great deal about the health and welfare of children and will be contributing \$500,000 to the capital project of the school as well as installing a state of the art playground facility which will cost over \$200,000.

Over the course of the next 10 years, and a additional \$200,000 will be provided for college scholarships for the children, as well as replicating the very successful Tuckahoe School Science Program on The Hills property.

While there will be no full-time residents at The Hills resort, and hence no students from The Hills in the school

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district, Discovery's commitment to the school as a good neighbor will be constant.

We are also very appreciative of the local Fire District and Department. This is an almost 100% volunteer organization that provides Fire Protection and EMS services for East Quogue. Per their request from the 2008 East Quogue GEIS and based on numerous meetings with the Fire District, we're providing 3 acres of land for the District's needs. We'll also provide an annual golf outing for the all-volunteer Fire Department as a fundraising opportunity for them.

There are many additional community benefits which are being provided as recommended by the East Quogue GEIS. Four acres of land will be donated to the Suffolk County Water Authority for a new well field. Considerable funds will be provided to conduct a new public parking facility and for beautification projects in the Hamlet, and a total of six free golf outings will be donated every year, with one being dedicated to water quality

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improvements, one for the East Quogue Fire Department, one for the East Quogue Elementary School, a locals day which will generate some money which will be donated to a local cause as well as two additional outings to be donated to local worthy charities.

I would also like to submit these binders. We are being able to collect close to 1,500 supporters for this project, all from the Town of Southampton, as well as a number of letters from officials from areas where we have done projects including state governors and overseas prime ministers.

So I would like to submit those to Sundry Schermeyer. Thank you for your time.

MR. VOORHIS: This is just to wrap it up. Thank you very much, all of you, for your attention. You can get a sense of the dedication of the team and dedication of Discovery Land Company. We've got principals from the company here, you have the top environmental and scientific and engineering experts from Long Island, and

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we're very proud of this project.

So I think we've covered everything that we need to cover, and certainly we appreciate all your time and attention.

Thank you.

SUPERVISOR SCHNEIDERMAN: Thank you for your patience through the presentation. This is your portion. This is your opportunity to be heard by the Town Board and make your comments known.

We have a number of speaker cards. Now I know some of you want to speak for more than the three minutes allotted. As I said, you can submit additional comments in writing, or come to subsequent public hearings. There are over 70 cards here. If everybody use their three minutes, that's more than three hours worth of time. So we're planning to go to 10, maybe since this presentation went a little bit late we'll say 10:15. And when I call you up, I ask you to come up to the podium. What I'll do is I'll announce who is on deck as well as who the first speaker is, and then maybe the

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person on deck could line up somewhere on the side ready to go so we don't waste a lot of time moving through the aisles.

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We will do this in the order that you filled out the cards. If you haven't filled out a card and you wish to be heard, you need to fill out a card.

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I ask a couple of things. One is when you come up to the podium to please just state your name. It's for our record, even though we have it here on the card. We ask you to say what part of the Town, what hamlet you're from. If you're from a different area, state that. And try to be brief.

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I'm going to tell you when there's 30 seconds left. Our clerk is keeping the time. So we'll give you a little bit of warning. Please, when you hit three minutes, please wrap up as quickly as possible.

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I also ask -- I know there are people who are very passionate about this on one side or the other, just please be

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respectful. No booing. Just no interrupting. You may not agree with what the person is saying, but they have a right to say what they're saying. So please just be respectful.

We're going to start with -- apologies in advance for mispronouncing any names. I'm sure I'm going to do that quite a bit, but Alan Kennemer is first followed by Michael Souto.

MR. KENNEMER: Good evening. My name is Alan Kennemer. I reside in East Meadow, New York. I'm here to read a prepared statement on behalf of the Long Island Rail Road.

The Long Island Rail Road has instituted the largest residential building trade association in New York State representing many employees who live or work in the Town of Southampton, would like to express its strong support for their quest of the Discovery Land Company, for a change of zoning to allow the construction of The Hills Seasonal Resort in East Quogue.

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Sec.6.2



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The protection of our water and the need to remove nitrogen loading into the water supply are two of the most important goals of the Long Island Builders Institute. LIBI has consistently shown its willingness to ensure the protection of our groundwater for specific actions from the support of the Pine Barrens Act to our support of proposition 1 on the ballot tomorrow to allow for the use of community preservation of funds for quality actions, to our support of new technologies for waste water treatment to be accepted by the Suffolk County Health Department.

To our support, water fee to be used for the replacement of the current waste water systems, which did not currently meet the standards. And it's a placement on the ballot in the Suffolk County election next fall. LIBI also supports development projects which meet these goals and will have a positive impact on nitrogen. It is for this reason we strongly support The Hills at East Quogue seasonal resort.



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Under our analysis of the project, LIBI compared the usage of the property with its current zoning and the impact upon our water and the current Hills seasonal resort proposal under the plan development district legislation and the impact of that project on our water.

We do this because one or the other of these two proposals will be built on this land. The current allowance of 118 single family homes and individual septic tanks systems throughout the property, or The Hills property resort proposal with a development cluster around the central location tied into a state of the art system including nitrogen and removing irrigation well.

MS. SCHERMEYER: 30 seconds.

MR. KENNEMER: There are many more reasons why, in our opinion, The Hills seasonal resort proposal is much more beneficial to the community than the current subdivision zoning, including additional community benefits to be provided and the



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fact of the zoning would be a very positive impact upon the East Quogue School District. However in the opinion of our organization, the very positive impact upon the quality of the waters in this area and the entire Town of Southampton --

MS. SCHERMEYER: Three minutes.

SUPERVISOR SCHNEIDERMAN: That's it, sir.

MR. KENNEMER: Thank you.

SUPERVISOR SCHNEIDERMAN: Next up is Michael Souto followed by Will Hubbs.

MR. SOUTO: My name is Mike Souto. I am a nearly 20 year board member for Long Island Builders Institute, and I've seen a lot of projects obviously being developed on Long Island. And we talk about land preservation and water quality. And I look at this piece of property in particular, and you see nearly 50 acres of barren land. And the developer wants to utilize the barren land to develop his project.

I say to myself why would somebody want to oppose something like that rather



B-2
Sec.6.2

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2 than taking pristine land and clearing it to
3 build single family homes? What most people
4 in this room don't know is that Suffolk
5 County's intent is to raise the standard of
6 the septic systems for every house on Long
7 Island. This development voluntarily will
8 meet those standards before they're ever
9 even implemented. That's an additional cost
10 for every homeowner out there for \$15,000 to
11 \$20,000. This development will have that,
12 and be the highest standard on Long Island.

13 Not only that, but he's going to
14 contribute a million dollars to help other
15 people afford to be able to upgrade their
16 systems. That's where the real problem is,
17 those old septic systems, and he addresses
18 that issue.

19 You have contaminated water flowing
20 through the property. He's going to take
21 the contaminated water and use it to water
22 the golf course cleaning the water. We all
23 live, work, play, eat out of our bay. This
24 water, as it currently stands if nothing is
25 done with it, sends contaminated water into

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our bays.

I don't understand how somebody could call themselves an environmentalist and be against this project. Who wins if this project goes through? Local businesses. You have people of extraordinary wealth coming into this town and spending disposable incomes at levels that most people don't understand.

The schools win a huge tax surplus. The environment wins. Taxpayers win. Everybody wins by having this development. I don't understand how somebody can claim to be an environmentalist and not support this project.

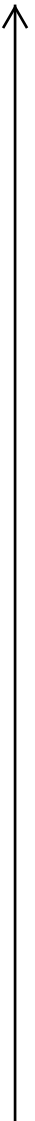
I hope you strongly consider approving the changes in zoning. Thank you.

SUPERVISOR SCHNEIDERMAN: Thank you, sir.

(Applause)

SUPERVISOR SCHNEIDERMAN: Will Hubbs followed by Silas Anthony.

MR. HUBBS: Good evening, Mr. Supervisor and Southampton Town Board



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Sec. 6.2



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members. My name is Will Hubbs, and I'm hear tonight representing the Long Island Builders Institutes Community Outreach Committee and the 350 associate members of LIBI.

I have with me petitions signed in support of The Hills by over 500 of our associate members and their employees. I would like to have these documents entered into the record.

Our support for the project is based on the many benefits the project will bring to the local East Quogue area, the local school district, the township of Southampton, the broader Long Island economy, our drinking and coastal waters, and our industry.

As the chairman of the LIBI Community Outreach Committee, I have the opportunity to review the community benefits for proposed development projects across Long Island. And in my 10 years with LIBI, I have never seen a project with more benefits to the local communities than the proposed



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Hills project.

As stated in the presentation tonight by the developer, the economic and environmental benefits are significant and meaningful. What I wish to focus on are the number of jobs this project will impact.

Our membership relies on projects like this one to maintain our employees and their families. For each residence built, approximately 70 plus businesses will have an opportunity to provide goods and services into the construction of the project.

In addition to carpenters, plumbers and electricians, there are so many people who rely on development to survive. Some of these jobs include tradesmen, truck drivers, yard men, bookkeepers, title insurers, architects, draftsmen, designers, landscapers, nurserymen, supply house employees and building product sales representatives. I could go on.

MS. SCHERMEYER: 30 seconds.

MR. HUBBS: Development of The Hills in Southampton will also continue to fuel



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the local economy and maintain jobs for local service companies. Local East Quogue businesses will have the opportunity to provide goods and services to the new homeowners. Local restaurants, shops and service firms will benefit greatly from the increase in disposable income provided by the new residents.

MS. SCHERMEYER: Three minutes.

MR. HUBBS: In closing I would urge the board to examine all the community benefits, and I would ask you to approve the project. Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: Silas Anthony followed by Joe Serbone. Again, I ask you not only to state your name, but where you live. Not the street address, but the area that you live in.

MR. ANTHONY: My name is Silas Anthony. I've lived in West Hampton Beach for 41 years, so I actually am from out here.

I first just wanted to thank the



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Sec. 6.2

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Southampton Town Board for providing these forms truly to lay out all of this immense, yet important information in regards to The Hills. For us locals, I just want to make sure that you guys are thanked for all the time you've taken to get through all of this.

I have recently taken a job with Discovery. Discovery coming to the Hamptons has given me the opportunity to do what I love right here at home where these opportunities like this these are very few development sales to improve my community.

All I've heard over the past weeks, months have been negative information, and I've read articles that are just simply not true. I think you're all realizing that right now after you heard the presentation.

A no vote will only hurt East Quogue, this school right here, local businesses, seasonal jobs as opposed to a yes vote. Discovery is here with another property in the area and declining a sale of the property. Discovery is addressing local



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issues, not avoiding them.

I am part of a younger generation that has seen change out here that has not always been good. This is a great change. As our elected officials, my elected officials, it's on you to do what's best for the entire Town. So do it. Take a look at everything. Hear everybody. By looking at the history of the property, the history of the company here before you, the science, which actually is a right or wrong answer, not abstract, and the amount of support you see here tonight who is behind your yes vote and this project.

Thank you very much.

(Applause)

SUPERVISOR SCHNEIDERMAN: Joe Serbone followed by Anne Anthony.

MR. GERBONE: Hello. I'm Joe Serbone. I live and work in East Quogue now for 15 years. I own a landscape design firm and I've been enjoying East Quogue since the '80s. I'm 45. I've been here as a kid growing up for summers, enjoying the



B-5
Sec. 6.2

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community, love the quaintness of East Quogue. I like the fact that you had to go to Hampton Bays or West Hampton Beach to, you know, shop and just, you know, you came back to chill out in East Quogue.

I am part of the East Quogue Chamber of Commerce. I'm on the Executive Board, part of the Civic Association. I have a crew that I send out through the community a few times a year, and we clean out the boxes in Town to make it look nice. We clean out the circles and plant flowers with the entrance signs.

My background is in planned science, and with landscaping and loving nature, I think this is a great project. I think that any project that could enhance the quality of life with what they're proposing is going to be a benefit for community.

Part of my background was teaching landscape design at Suffolk Community College and touched 400 students that live and work in the area that own farms, families that own farms. And everyone is



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looking for betterment of themselves and for the community.

So we're taking and reducing nitrogen. If we're planting and giving back to the community as far as plants that are going to look nice, plants that are going to fit in, things that are going to produce oxygen, it's just a win/win overall.

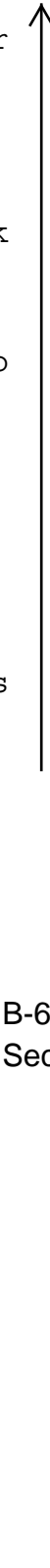
So I support the project and from somebody who is in the field that travels the streets, that looks around, I think this is great. Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: Anne Anthony followed by Alison Brod.

MS. ANTHONY: My name is Anne Anthony, and I've been a resident of Westhampton Beach for over 40 years. My family calls this place a little piece of heaven.

I just want to say that I have visited several of the Discovery Land Resorts. And if you could ever have the opportunity to go, you would never want to



B-6
Sec. 6.2

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2 leave. They have absolutely respect for the
3 environment. They maintain their properties
4 the way I wish I could maintain my house.
5 They don't just come and leave. They come
6 and stay and be part of your community.

7 They give back to their community.
8 They have organic properties and the fact
9 that use local farm goods. And I wish that
10 I could actually move my house from
11 Westhampton to one of their golf resorts,
12 but unfortunately I don't think I have the
13 income.

14 But anyway, I just want to say that
15 we are -- I feel blessed to have the fact
16 that you have a developer who actually wants
17 to come to East Quogue. Thank you.

18 (Applause)

19 SUPERVISOR SCHNEIDERMAN: Alison
20 followed by Jennifer Hartnagel.

21 MS. BROD: Hi. I'm Alison Brod. I
22 will be short.

23 I've lived out here in Bridgehampton
24 for 25 years. I watched as the Hamptons has
25 become a global destination. All eyes are



B-7
Sec. 6.2

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2 on us. They're on us because of the
3 culture, because of the uniqueness of the
4 land, the beauty and just it's so rare to
5 find the type of beaches. And I think
6 everybody here is so used to it. But if you
7 go to all these destinations, and truly
8 there's no place like the Hamptons,
9 especially the beaches in Quogue.

10 I toured the land in question. It's
11 not even safe now. If you care about the
12 town that you love, you will push to improve
13 it. Pride in the future in a time of
14 economic uncertainly, this should be about
15 pride in the land. It shouldn't be a
16 (inaudible) is what it seems to turn into so
17 often.

18 So why is this? There are less
19 taxes. It could be a worse school
20 situation. And who knows where the economy
21 will go, especially with tomorrow. So that
22 is basically it.

23 I look at the Board, and I know how
24 much you love this. All the facts -- and
25 I'm not going to repeat all the facts that

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have been laid out before you, but really it's pride in this town.

The last thing I will say is that I'm very familiar with Discovery. It is a fact. It is proven. They have helped every place they have gone before. There is no question about that.

MS. SCALERA: Alison, what hamlet are you from.

MS. BROD: Bridgehampton.

(Applause)

SUPERVISOR SCHNEIDERMAN: Jennifer Hartnagel from East End followed by Lisa Liguori.

MS. HARTNAGEL: Good evening. My name is Jennifer Hartnagel, and I'm speaking on behalf of the east end.

Unfortunately I regret to inform you that Bob DeLuca, the group's president, is unable to attend tonight. He is out of state as the result of his mother's imminent passing. But he did want me to let you know that he looks forward to participating in additional hearings.



B-8
Sec. 3.2.1



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That being said, I would like to present Bob's comments in addition to the comments that will be offered by Aaron Virgin, our vice president, as well as those of Lisa Liquori from Fine Arts & Sciences who has been retained on behalf of the group, and several other individuals and groups. In addition, we will be submitting a professional hydrogeologist for the DEIS in the coming weeks.

So for tonight I would just like to touch on three overarching points. First, for the record, the group for the East End is strongly opposed to the proposed PDD. The proposed act will undermine the requirements of strict and longstanding zoning rules that were adopted specifically with the purpose of protecting water quality.

This is critical. And in consideration and light of the fact that the subject site currently contributes substantial amounts of fresh clean groundwater into a larger watershed and



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ultimately into the impaired waters of
Weesuck Creek and nearby Shinnecock Bay.



Secondly, we do not believe the proposed project can comply with the majority of the long-term community planning rules set forth in the Southampton Town PDD law. A review of these goals demonstrates that the PDD law is largely intended to advance the public need for conservation, agricultural land uses, affordable housing, community character preservation, infrastructure reduction and well planned mixed use development.

B-9
Sec.3.2.2

By comparison the subject proposal resulted in an exclusive private golf course resort amidst hundreds of acres of otherwise undeveloped Pine Barrens that have been a land acquisition priority for years.

The project cannot guarantee a prohibition with school children. It expands the presently allowed uses on the site and attempts to address the community benefits requirements by pending a variety of disjointed amenities or outright cash



B-10
Sec. 6.3

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payments.

By the way, we have long disagreed with the Town against the acceptance of cash in lieu of payments as a substitute for concrete community benefits. In our view, cash payments only serve to cast the PDD as a form of legalized bribery that should be avoided at all costs.

Lastly, I wanted to call specific attention to the fact that this application is in conflict with the state, county and local policies. The parcel is located within the central Pine Barrens, a state designated special groundwater protection area, Suffolk County --

MS. SCHERMEYER: 30 seconds.

MS. HARTNAGEL: -- designated environmental area and an aquifer protection only district.

Again, I just want to reiterate that we cannot support the proposed action to be an inconsistency with decades of work that's been done to provide for the protection of our drinking water, surface water and



B-11
Sec.3.2.1

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groundwater resources as well as the unique
and vulnerable Pine Barrens habitat. We
will keep providing very specific comments
in writing at additional hearings.

Thank you for the opportunity to
speak.

(Applause)

SUPERVISOR SCHNEIDERMAN: Next up is
Lisa Liquori followed by Richard Amper of
Long Island Environment Voters Forum.

MS. LIQUORI: Good evening,
Supervisor Schneiderman and members of the
Town Board.

It's my pleasure to be here tonight.
My name is Lisa Liquori. I am here on
behalf of the Group for the East End. And
just quickly by way of background, I've been
here doing environmental planning in the
East End since 1980. I served as the
extended planning director for almost two
decades.

I've served as the chairwoman of the
Technical Advisory Committee. (Inaudible)
I've got national certification. I don't



B-12
Sec.5.7.1

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want to take too long to go into that.

But I want to reiterate that this is probably the largest -- well, I know it's larger than anything that's left in East Hampton, probably in Southampton, and it has huge significance for all of Long Island, as you know. We know that you're doing a really good job in taking a look at what could possibly happen.

So what I would like to talk about tonight is a lesser impact alternative that is required by your scoping document, and it's required by SEQRA. And the alternative section is the heart of DEIS, and it is intended to help you look and see what the project is, what the environmental impacts are, and is there a reasonable alternative that can mitigate those environmental impacts.

In the interest of time, I'm not going to explain now why that has not been produced in the DEIS. They have what they call lesser impact. They call it alternative 7. It fails. It does not meet



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what you have said to do in the scoping outline. It does not meet the DEIS requirements.

It doesn't mean that there is not a lesser impact alternative. It just means you don't have one. The applicant hasn't presented one. It hasn't been analyzed.

So we've retained a nationally known planning and design firm, Dodson and Flinker. They also worked on Southampton's comprehensive plan.

We asked them could you develop a plan that meets the scoping document requirements and the DEIS. And I just wanted to show you that these are just examples of some type of walkable community high end resort developments that are in existence around the country. Dodson and Flinker has worked on some of these fields, wooded areas that could be comparable to what --

MS. SCHERMEYER: 30 seconds.

MS. LIQUORI: -- to what the applicant is talking about in terms of their



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objectives to provide a high end resort community.

So I don't have time to review this. It is a cluster plan that is all concentrated in the already disturbed area. It has advanced sewage treatment. It has many amenities. It has a riding academy, equestrian center.

MS. SCHERMEYER: Three minutes.

SUPERVISOR SCHNEIDERMAN: If you could wrap up, please.

MS. LIQUORI: It has multiple amenities in terms of a health spa, other club facilities. It represents a reasonable reduction in density, 25 %, 88 units. You could also be putting them back.

So there's many more details that I would like to tell you about, but I just want to leave you with -- my recommendation is that you don't have a valid DEIS. You need to have a lesser impact alternative discussed. We've done one as an example. We're not saying to accept this one. You need to do that. You need to go back and



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have more work done.

(Applause)

SUPERVISOR SCHNEIDERMAN: Richard
Amper followed by Michael Brod.

MR. AMPER: My name is Richard Amper.
I represent the Long Island Environmental
Voters Forum. We oppose the development in
the Pine Barrens. Supervisor Schneiderman,
I'm angry. I'm not just angry, I'm furious.
For 40 years Long Islanders have fought to
protect the Pine Barrens. They spent
\$750 million to do it. Two and a half
million dollars total, if you count all of
the money that has been committed by the
public to protect water and preserve
habitat.

And we're sitting here in 2016
considering the biggest assault on the Pine
Barrens in the history of the effort. It's
just intolerable.

I don't share Lisa Liquori's view
that the Town Board is meeting its
responsibility in this matter. Supervisor
thrown -- it all started by going to the



B-13
Sec. 3.2.1



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Pine Barrens Commission and declaring that the Pine Barrens Commission had no jurisdiction with respect to the biggest project ever proposed in the Pine Barrens.

Eventually the Pine Barrens Commission said maybe not. We'll hear from them eventually. But the review of that process has been delayed repeatedly by this Town Board.

Supervisor Schneiderman has ticked off all of the reasons that he would have to have all the superiority of The Hills project in order for him to support it. The evidence isn't there in the DEIS and, still there is this let's go on with the process.

We hear them talk about SEQRA, but we don't hear anybody talk about Planned Development Districts. You've had the authority for three solid years to simply say no, that's what the ordinance says.

And Councilwoman Scalera is pleased to tell people that she could improve the PDD plan in just a matter of hours and days. We don't want it improved. We want to get



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rid of it.

Mr. Bouvier and Ms. Lofstad have generously given their time to this community to try to figure this stuff out. And still they have taken a position that so many political people (inaudible) we have to be impartial. We can't have an opinion. You were elected by these people to have an opinion, and that opinion should reflect what the needs of the community are.

MS. SCHERMEYER: 30 seconds.

MR. AMPER: In fact, the only statesman-like approach to the worst project ever to come before this Town Board and the commission has been presented, by no surprise, Assemblyman Fred Thiele, who called it right from the beginning along with Bridgette Flemming and said this is something you have the authority without providing any other reason for it then you don't want to see it happen, and you haven't done it for three years. It's time you did.

It's time for the hearings to be over, the favoritism to the developers, the



MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING

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nine-minute speech by the builder's institute that bashed the environmental commitment that has always served Southampton so well. It's time to kill The Hills and repeal planned development.

(Applause)

SUPERVISOR SCHNEIDERMAN: Michael Brod followed by Andrea Marsans.

MR. BROD: Hi. My name is Michael Brod. I'm from Southampton. It's a hard act to follow.

But I've had a long career in luxury real estate development, I've had the privilege to live in many countries and South America, and throughout Europe.

Throughout my career I have visited and experienced Discovery Land projects. I just want to tell you that I'm hear to tell you that you're extremely lucky to have a company like Discovery Land. They're a team and have it be led by a man like a Mark Hissey. Please, take advantage of it, and I highly support this project.

Thank you.



B-14
Sec. 6.2

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(Applause)

SUPERVISOR SCHNEIDERMAN: Next is Andrea Marsans followed by Joann Cella, I think.

UNKNOWN SPEAKER: I believe Miss Marsans has left.

SUPERVISOR SCHNEIDERMAN: We'll skip her. Joann Cella. Am I saying that right? It looks like C-E-L-L-A. Or Joanna? Anybody with a name close to that?

We'll move to Jessica Freeman followed by it looks like Jok Kommer.

MS. FREEMAN: I'm Jessica Freeman, a relatively new resident of Westhampton Beach, and I will make it super short.

To kind of echo the last guy, we are super lucky with everything that's come out of the presentation today. I think, you know, especially as someone who is starting a family here, the school benefits just kind of outweigh everything for me in my eyes. And I just found that to be something really super special, and I just wanted to offer my support for the project. Short and sweet.

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Sec.6.2

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Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: Jok Kommer followed by Bob Tyson.

MR. KOMMER: It's a good thing you said to speak into the mic, because I wouldn't know to do that otherwise.

Some of you know me. I'm talking to the Board, but I'm mostly talking to people in the audience. So you know me as a teacher of environmental science at Westhampton Beach High School for many years. I'm also a long-time resident here. My wife and I live in a beautiful place near Wildwood Lake in North Hampton, sometimes also known as Riverhead.

Environmental quality has always been a really important thing to me in living out here. It is certainly something that I've always echoed with my students. It's the balancing act that we have with balancing our lives and our desires to make a good living for our children and for our town along with the fact that it all --

B-16
Sec. 6.2



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absolutely all of it depends upon the quality of the place that we live.

It is a very huge balancing act that the Town Board is charged with, and I know that they take it very seriously. I trust that they take it seriously because we elected them with that trust.

I know that there are many voices that will actually speak against The Hills project, and they are sincere voices as well. I know many of them personally, and I know them to be good people. And I know many of you that would speak against it as well as good people.

I just want to say to you that on balance, having looked at what I know to be the facts of this proposal, that East Quogue and the Town of Southampton gets a good deal from The Hills. It may not be the best deal possible, but I think it gets the best deal in balance based upon what you can reasonably hope to attain in terms of development and reasonable development, and that is really a key thing.



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Reasonable development is one of the things that has to happen in Southampton. Not development at any cost, but if there is to be any kind of development, it has to be reasonable development with a balance.

Thank you very much.

(Applause)

SUPERVISOR SCHNEIDERMAN: Bob Tyson followed by Lawrence Porter. Is Bob Tyson here?

UNKNOWN SPEAKER: He left.

SUPERVISOR SCHNEIDERMAN: All right. Lawrence Porter followed by Carolyn Zenk.

MR. PORTER: Good evening. I just want to state some of the obvious things. We're getting homes. We're getting approximately 120 homes. Whether we get a golf course or not is another story.

So I want to break it down in its most primitive way for all of the residents in the Town.

SUPERVISOR SCHNEIDERMAN: Where do you live, Lawrence?

MR. PORTER: Quogue.



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Sec. 6.2

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After reviewing the sales quotes, without a golf course, the average sale price is around a million one in these subdivisions north of Montauk Highway. Discovery Land Company's projected sale price in the information submitted with the golf course is more than double.

How this will affect the taxes. The difference will be collected. On both the one time Peconic tax, over \$7 million. You're looking for money to fix new roads. Right there, \$7 million.

More important, the yearly Town school, police, fire, home tax collected, if the homes sell at the golf course for more than 3,250,000 on average, approximately a hundred, without the golf course, because they're going to build homes, let's say that they're 30, 40% higher than the average, about a million five.

At a million five -- I called the tax assessor's office today. There is only the 14% tax. That's about \$21,000 per year. If we go to the 3,250,000 and the 14% tax



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break, we're talking about \$45,500 a year in taxes, the difference being \$2.4 million plus dollars in tax revenue from the beginning forever for the Town of East Quogue.

Tremendous amount of money. Over 10 years, we're talking over \$24 million.

SUPERVISOR SCHNEIDERMAN: For the school, you said?

MR. PORTER: For the East Quogue School District. That's the tax assessor. I called up the school board, and they got back to me twice today. I asked what the impact of the subdivisions north of Montauk Highway in the Town of Southampton, East Quogue area, and they really didn't have a number they could give me on such short notice.

So approximately 200 children north of Montauk Highway attend the Westhampton School District. I'm sure the percentage of those homes in the subdivisions is not even 5%.

In conclusion, Discovery Land Company

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 2 is a class act. We're treating a class
 3 developer like a second rate citizen. If we
 4 don't approve this, we're only hurting
 5 ourselves. We're hurting our children.

6 I raised my children here. We put a
 7 lot of time and effort into the Westhampton
 8 School District raising the bond for the
 9 students coming from East Quogue, because we
 10 knew they were going to continue to come.

11 MS. SCHERMEYER: 30 seconds.

12 MR. PORTER: So in closing, I urge
 13 you. They're going to do an outstanding
 14 job, and the rest of the board in
 15 negotiating with Discovery Land Company and
 16 getting this project through with the best
 17 results for the Town residents.

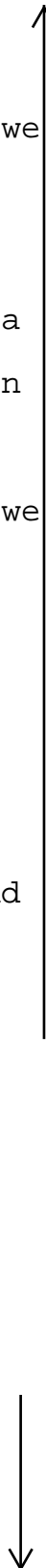
18 Thank you.

19 (Applause)

20 SUPERVISOR SCHNEIDERMAN: Carolyn
 21 Zenk followed by Anne Algieri.

22 Carolyn is here.

23 MS. ZENK: My name is Carolyn Zenk,
 24 Attorney at Law from Hampton Bays
 25 representing CLEAN, Citizens for clean



B-18
 Sec. 3.2.2

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drinking water, clean air and clean bays.

Being opposed to the last of the Planned Development Districts, at 600 acres, The Hills is the largest and most important track of natural woodland remaining in the Pine Barrens.

This Board, in its wisdom, declared a moratorium on every other PDD in town. Why? Because you and the public recognize that the PDD law is fatally flawed because you recognize that playing let's make a deal with developers, often at the public's expense, just doesn't make sense, because you recognized that the public was simply not getting the public benefits promised by developers.

The Hills at Southampton is no exception. It was a bad idea from the beginning. Like the proverbial child in the Hans Christian Andersen tale, I must shout out the emperor has no clothes. Vote a resounding no to this grossly ill-conceived project. The emperor has no clothes because a golf course use in the Pine Barrens is



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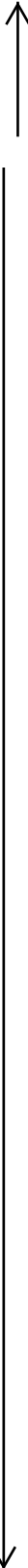
radically at odds with decades of scientific study and comprehensive planning.

Current zoning does not allow a golf course for good reason. This development sits nearly atop the groundwater divide. The groundwater divide is beginning in the highest point of the groundwater system. Water and pollutants flow down this water hill right into the wells at Spinney Road and right into Shinnecock Bay.

The top of the water hill needs to be covered by natural Pine Barrens, not a highly polluting golf course use which needs tons of pesticides and nitrogen. This should not go at the top of water hill.

USGS, not a great map. I don't have the millions that developers have, but we have The Hills of Southampton here, and the groundwater divide is right near the top of it. That means the water starts right at the top of that hill folks. Is it going to be clean water at the top of the hill or not?

The Hills is currently covered by the



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Sec. 2.2.1

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most protective zones in Southampton Town, Suffolk County and New York State. Why changed that? The five acre residential zone only allows the least intensive use, residential, not commercial uses like a golf course and a huge a clubhouse. It only allows one house and one septic system every five acres.

The aqua protection overly restricts, severely restricts fertilized vegetation or turf, which it generates, including nitrogen. According to the Cornell study which serves as a scientific basis for Southampton's 5-acre zone, fertilized vegetation contributes over 85% --

MS. SCHERMEYER: 30 seconds.

MS. ZENK: -- of the nitrogen pollution in the 5-acre zone. Only 15% comes from septic systems.

Again, fertilized vegetation, 85 %. 5-acre zone, only 15 from septic. What do these figures mean? They mean that the Town Board should be primarily concerned with limiting fertilized vegetation or turf

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because that contributes to nitrogen pollution.

The aqua protection district declared war on fertilized vegetation. The bottom line is that the main point of current zoning is to limit uses which depend on fertilized vegetation.

MS. SCHERMEYER: Three minutes.

MS. ZENK: There is no single use that is more dependent on fertilized vegetation and toxic pesticides than a golf course. Your decision has been a no-brainer from the beginning. Admit that the emperor has no clothes. Stick with your good judgment. Send the last of these horrible PDD developments packing.

Thank you.

SUPERVISOR SCHNEIDERMAN: Anne Algieri followed by Al Algieri.

MRS. ALLGIERI: Good morning. I'm Anne Algieri. I am a resident of East Quogue.

I would like just the people in the audience, all of you that are wearing The



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Hills signs and you're supporting it, if you come from East Quogue, could you please raise your hand. If you support it and you are -- what I'm trying to get at is --

SUPERVISOR SCHNEIDERMAN: You really have to address the Board.

MRS. ALGIERI: When I came in I was shocked at seeing all of the signs. Hills, yes. And all of these faces. And I started asking, where do you come from. Only one person that I asked came from East Quogue, and that was disturbing. That I asked. I didn't ask you. We have a handful.

SUPERVISOR SCHNEIDERMAN: Order, please.

MRS. ALGIERI: What I'm saying is if you look at there, it looks like yes, there's a lot of people for The Hills, and in this audience they are.

But most of them don't come from East Quogue. I met one gentleman who comes from Ronkonkoma. And I said why are you here? And he said well, I work for a building supply company. And of course I want The

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Hills to go through, because I'm looking for work.

We have the Long Island Builders Association. They're here. They're all telling us what a great plan this is for the people who live here. Now some people it is a good plan for, if you work for Discovery, if you're on their payroll. But it's not for East Quogue.

I don't support this plan. I don't support it environmentally. I don't support it for the benefits that they say we're going to get. I would go with the as-of-right. We did that one place.

Malloy years ago wanted to build a golf course, and a group of citizens got together and opposed it, and they went with the as-of-right. And because of that, the Malloy head still has pretty pristine water. If they put the golf course there, we would not.

This golf course is going to impact negatively on our aquifer, and we're not going to get that back. They have given a

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Sec. 2.2.1
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non-slick presentation of how environmentally they're going to make this whole thing happen. It's not going to be. They also keep on saying no children in the school.

MS. SCHERMEYER: 30 seconds.

MRS. ALGIERI: We have high school taxes. We are worried about that. They can't do that. When are we going to realize the taxes? Go speak to Superintendent Robert Long. It's going to be many years, and that's if everything gets built out.

It's not a good plan for most people here. It's not a good plan for our environment. It's not a good plan for our way of life, and there's other people that will make presentations on that. Traffic and many other things.

So I just want to let you know as a private citizen I am completely against this development. Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: Next up is Al Algieri followed by Roberta Shoten.

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Sec. 3.3.1

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MR. ALGIERI: Supervisor Schneiderman and Town Board members, welcome to East Quogue.

I'm Al Algieri, President of the East Quogue Civic Association, and I am against The Hills.

When you leave tonight, you will be assured that we are not divided evenly for or against The Hills. The vast majority of people are against this proposal that live in East Quogue.

So when each of you decides on how to vote, please do not use the excuse, as previous board members have, that their community is evenly divided. It is not evenly divided.

To justify a vote for this project, vote on the facts, vote what will happen to our aquifer. And I will tell you some of the things that I would like to use -- for you people to use as facts.

Part-time golfers, 132 outside golf club members who are not homeowners at The Hills, they will play golf from April

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through October. And they're allowed to bring three guests each time they play golf. Is this part time?

No children in the school. The biggest lie I've ever heard. New York State will not allow it. The federal Government will not allow it. If you want to quote the school, Robert Long said any child that walks into this school will be educated by the school.

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Sec. 6.3

Traffic in part, our lifestyle and safety. From their hotel Dune Deck in West Hampton Beach to The Hills in East Quogue through Quogue, down Lewis Road, one lane each way with no shoulder, add that to the school opening and the dismissal.

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Sec. 3.1.1

I recommend everybody on this Town Board attend a school opening morning and dismissal to see the panic, the amount of cars, and the traffic congestion on both streets on both sides of the school.

I recommend that you visit and make that decision for yourself what kind of an impact it will have on the traffic.

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MS. SCHERMEYER: 30 seconds.

MR. ALGIERI: I'm going to talk until I'm finished like we allowed the developer to talk 15 minutes over its time.

Hills property. Where will this material go, and how much material will have to be disposed of. Approximately 8,566 truckloads of 40 cubic yards, which will be laid out on the east coast by property. We all know that the use environment problem that comes from compost places --

MS. SCHERMEYER: Three minutes.

MR. ALGIERI: -- right now in many places in this town, and the Board has acknowledged that will take place there in years when it lays on the ground over our aquifer --

SUPERVISOR SCHNEIDERMAN: Please try to wrap up.

MR. ALGIERI: -- impact on drinking water, the Malloy Head is almost pristine. We are taping it now. This development will affect the aquifer also.

Where do we go when we just have

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destroyed our drinking water? Once we've poisoned the upper level of our aquifer, we do not, like some people think, have a reservoir to replace it. The water is in the ground, and the water we'll be drinking will be from the upper part of the aquifer.



SUPERVISOR SCHNEIDERMAN: Last sentence, Al, please. I'm asking you to finish up.

MR. ALGIERI: I will. Thank you very much. Two little paragraphs.

One of our previous town laws after a two and a half year moratorium on building voted to up zone this area to 5-acre zoning to protect our water and infrastructure. Why would any new Town Board vote to undo that decision and increase density and compromise our drinking water and infrastructure?

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The economic benefit of this property only benefits Discovery Land and a very few. It does not justify ignoring the environmental problems that will be with us forever. And I thank you for your time.

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(Applause).

SUPERVISOR SCHNEIDERMAN: If speakers go past that three minutes, we're not to get to the 70 cards in front of me. Please respect the process. When the three minutes are over, just finish with one more sentence if you need it, and please sit down and let the next person be heard.

Roberta Shoten followed by I want to say Dianne Larkin.

MS. SHOTEN: Good evening. Roberta Shoten. I want to first thank The Hills for coming and making such a serious presentation and letting us all know exactly what was going on.

I would like to now thank you for listening and hearing what the residents of East Quogue and the surrounding areas have to say.

SUPERVISOR SCHNEIDERMAN: Where are you from?

MS. LARKIN: Here 27 years. Thank you.

Just in saying that, I want to point

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out that the definition of change is to make things different. It's not a positive or a negative, it's simply to make things different. And The Hills will make life different here, but it will make it better.

Please think about voting yes. Thank you.

(Applause).

SUPERVISOR SCHNEIDERMAN: Dianne Larkin followed by Ed Larkin.

MRS. LARKIN: Good evening. Thank you for coming tonight. This will be short.

I am personally very opposed to The Hills. I am from East Quogue and live adjacent to Weesuck Creek. So I see what's happened to it, and I have to defer to the experts I've heard say that this would not be a good solution for us.

Thank you.

(Applause).

SUPERVISOR SCHNEIDERMAN: We've got Ed Larkin followed by Cathy Seeliger.

Go ahead.

MR. LARKIN: My name is Ed Larkin of



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East Quogue. I've been here 33 years.

I have no problem with Discovery Land. They're great. I just don't want them here. If this project goes, it's a death sentence to the bays and East Quogue.

Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: That was Ed Larkin. Am I saying this right, Cathy Seeliger?

MS. SEELIGER: Cathy Seeliger.

SUPERVISOR SCHNEIDERMAN: And then Stan Gale.

MS. SEELIGER: My name is Cathy Seeliger. I've lived in East Quogue for 25 years.

I have to say that I've kind of changed what I'm going to say based on what other people have been saying here that I feel like I need to address.

When I first heard about the idea of a golf course coming to East Quogue, I said that's ridiculous. We don't need a golf course in East Quogue. And I didn't realize

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2 a preservation was not an option. I didn't
3 realize that something is coming to East
4 Quogue, whether it's 118 homes and a golf
5 course or 118 homes.

6 So I did a little homework on my own,
7 and I just came to a lot of different
8 conclusions. I also -- I have to say that
9 I've owned a business in town for 22 years,
10 and there's a lot of concerns for Main
11 Street. Nobody seems to be addressing that
12 about Main Street, and Main Street does need
13 some help.

14 One of the main issues that Main
15 Street needs is parking. Parking is a huge
16 problem. There is no municipal parking lot.
17 The merchants on Main Street, their patrons
18 have to park on the street, and there's not
19 a lot of parking there. Or there's a dirt
20 lot that nobody wants to park in because
21 they can easily ruin their car.

22 So one of the public benefits from
23 Discovery Land to East Quogue is a parking
24 lot, and it is very -- it's very welcome.
25 It's been difficult. A lot of businesses

1
2 have come and gone in the 22 years that I've
3 been there. We can't seem to get a lunch
4 place or a bagel store to stay through the
5 winter months. I've seen five or six
6 different stores come and go.

7 And when we have a big weather event,
8 like a snowstorm, the county plows the snow
9 onto Main Street and then there's no place
10 to park. So I have lost complete -- I have
11 a flower shop -- complete Valentines Days,
12 complete months of December because there
13 was literally no place to park. That is one
14 of the public benefits that I think is
15 really going to help East Quogue greatly.

16 I'm also going to speak as an East
17 Quogue mom. I have four kids that have come
18 through the East Quogue School. Wonderful
19 school. They've had wonderful programs.
20 They're doing very well in college, and in
21 the high school, but I've seen first hand
22 the struggles of the East Quogue school.
23 Every year they struggle to pass the budget
24 for one --

25 MS. SCHERMEYER: 30 seconds.

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Sec. 6.2

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MS. SEELIGER: -- and to keep the programs that they need. I feel that this would be a real plus with East Quogue School. I feel that we cannot let this opportunity pass us by.



And the other thing I want to say is since I do own a business on Main Street, I hear people talk all the time. I talk to people all the time. It is not true that the community does not want The Hills. The majority of people that I speak to are for The Hills.

It seems that there is a very strong, in my opinion, minority, but I'm on the street every day. I talk to people every day in East Quogue. I talk to the moms and dads, and I talk at basketball games and everything. And I can tell you unequivocally, people of my piers, my age group with school age children are for The Hills 100%.

Thank you very much.

(Applause)

SUPERVISOR SCHNEIDERMAN: Stan Gale

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followed by Glorian Berle.

MR. GALE: Thank you. My name is Stan Gale. I'm a resident of Southampton Village, and I just want to start off by encouraging the Board to vote absolutely yes for The Hills project for two major reasons.

The first reason being, and I've heard some opposition to this, but I've done a little bit of research on my own about how Discovery Land has entered communities throughout the country and North America, as I understand, and they almost exclusively have no situations where they're adding children to the school district. These are part-time homes for people in almost all of their communities, at least what I've come across in my research.

So you're getting a very much elevated tax basis without any pressure on the infrastructure of the school facilities.

Secondly, I'm going to reiterate what another gentleman mentioned is Discovery Land is a class act. They conform to the environments that they move into. Don't try

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to change them. We're not talking about big parking lots and strip malls. We're talking about existing.

The reason why they have been asked to come here and are interested in such a beautiful neighborhood and place like East Quogue here is because they see the natural environment and want to conform to their natural environment.

So again, I absolutely encourage you to vote yes for that. Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: Glorian Berle followed by Susan Wilson.

MS. BERLE: My name is Glorian Berle, and I live in Watermill. I'm co-president of the League of Woman Voters of the Hamptons, and this evening I'm speaking on behalf of the League.

We carefully studied the planned development district and strongly recommend the Town Board reject this PDD based on serious environmental concerns.

The environmental concerns are



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pollution of the aquifer and Shinnecock Bay.
The project, 110 homes, 10 condos, clustered
around an 18-hole golf course in an aquifer
overlay district is one of the largest ever
proposed in the Central Pine Barrens.

The aquifer underlying project
already contains unacceptable nitrogen
levels for drinking water. Also, underlying
the area is the beginning of Weesuck Creek
watershed, which is considered to be one of
the most polluted areas supplying Shinnecock
Bay.

The Hills PDD would negate the
property's 5 acre zoning, which is designed
to protect the Town's water resources, and
instead it encouraged further degradation.

In addition, the actual right
development of this property really hasn't
maturely vetted. And I think others talked
a little more specifically about that.

We're joining some of the other
environmental groups here on the East End
and lobbying to reject this PDD application.
This project is the largest undeveloped



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land, almost 600 acres within the Town of Southampton.

If this property is to be developed at all, the protection of the drinking water and the bays that support our maritime community should be the first priority of any analysis. Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: Susan Wilson followed by Vicky Greenbaum.

MS. WILSON: Hi. I'm Susan Wilson, a native of Southampton resident, born and raised in Southampton Village and lived most of my life there. I grew up and watched lots of things change around me. No industry came in though, because we worked hard against that. We worked hard to preserve the community that we lived in.

I'm here representing the League of Women Voters as the Natural Resources Committee Chair. The league has been in the forefront of environmental protection for decades consistently supporting legislation that preserves our natural resources and

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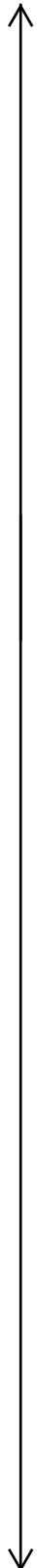
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public health.

So when we see a project or something going on, which we feel threatens our environment and our way of life, we speak up. And that's why we're speaking here today.

After a careful study, the League believes that The Hills negatively impacts the environment and urges the Board to deny the application. Long before we became the Hamptons, long before it was chic to be here, people flocked to this area. They came here for our beaches. They came here for the open spaces. They came for the pristine vistas. They came for the wonderful fresh farm produce. They came because it was a very special place to be. It was Paradise.

And when you have an opportunity to make change, you do it very carefully. You look to make sure that what you're changing, you know what you're getting into. Once you make a change that is wrong, you can't go back.



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Who is going to come if the water is polluted? Who is going to come if we close the beaches? What's going to happen if the farm stands all disappear and our roads are even more clogged than they are now. And they will be, because as they say in that movie, if you build it, they'll come. And we know they'll come.

They've got to come the way we want them to, the way we can manage it, the way they can handle it. I urge you as stewards, as elected officials, our choices to sit in those seats, to make the right choice and please turn this application down.

Thank you.

SUPERVISOR SCHNEIDERMAN: Next up is Vicki Greenbaum followed by Joseph Fratello.

MS. GREENBAUM: Hi. My name is Vicki Greenbaum, and I live in East Quogue. I've been here since 1986.

I have never written a letter to a newspaper before in my life until this issue came up. Back in March, I realized what was going on, and I was so moved by it that I

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started writing letters to the Southampton Press.

Since then, I just want to say to date there have been 61 letters written to the Southampton Press against this project. There have been 23 letters written for it. That is the oversight of your community, writing letters. It takes a lot to sit down and write a letter and compose it, and send it up to the newspaper. So regardless of what you see here, 61 to 23, those are the numbers.

The other thing I would like to say is the DEIS shows as-of-right is 118 homes. With all the environmental rules that we have on our books today, is it true that 118 homes could be built on that property? I think the answer to that is no.

From what I've heard from a lot of scientists and officials on the issue, it's closer to 80 homes. There are areas that just cannot be built. So to present the DEIS that says the as-of-right alternative is 118 homes is a fallacy.

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Sec. 1.2.2



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And as Carolyn Zenk said earlier,
let's get somebody to actually present an
as-of-right possibility that would be
allowed and, let's find out what it really
is, because it's not 118.

(Applause)

MS. GREENBAUM: Third point: The PDD
supposedly will be under the stringent
Southampton Town oversight, according to the
DEIS, and the ads that The Hills people put
in the newspaper.

Who is going to pay Southampton Town
to monitor the next 20, 30, 40 years? Our
taxpayer dollars? They're going to leave
and the Southampton Town people are going to
have to supervise it? That's not
acceptable.

And one last thing. The fact that
the developer went overtime this evening, by
I don't know, 15 or 20 minutes, shows their
disrespect for us. Please reject this.

(Applause)

SUPERVISOR SCHNEIDERMAN: Joseph
Fratello followed by Cosmo Ficara.



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Sec. 1.7.1

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MR. FRATELLO: Hi. My name is Joe Fratello. I live in East Quogue. I'm also a Board member of the East Quogue Civic Association.

It's funny how we're talking about how many people here have the yes stickers. And it's funny, because I look around, and most of them I don't recognize. I've been here a pretty long time. I have a couple of kids in the school. It's pretty funny. I can tell, just by what people are wearing, where they're from.

And I can tell you that, and a lot of people know here, and I think through my donations through the Town, I've donated considerably to this Town.

I live in East Quogue, not because it's where I can afford to live, it's where I want to live. I lived in other parts of the Hamptons, and I don't want to live in Southampton. I don't want to live in Bridgehampton. I want to live in a community that is grounded, that is middle income that is not full of crap of

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themselves. That's why I live here.

I am pro development, because that's my job. I develop things. I'm a contractor. It's what drives the economy out here. It's not what drives the economy in East Quogue. The only people so far that they're talking about, oh this is great. It's going to do so much for our local economy. No, it's not.

Just having a business in East Quogue is something that's difficult to begin with. This is not going to solve their problem. You know, they're talking about a parking lot. That's fantastic. I totally agree. We do need a parking lot, and we do need to make changes in this town. The school does need help. And Land Discovery is a class act, regardless of what anybody may say in opposition. I know other developers. I know people that work closely with them. It is a great company, and they're offering some solutions. But they're not the right solutions.

They're talking about oh, we're going



1
2 to give money to SYS. What the hell does
3 SYS have to do with East Quogue? Really.
4 How does giving to SYS help us here in this
5 town? How is going to help all the people
6 that live right next to this development?
7 How is it going to help them offset all of
8 the noise they're going to have to listen to
9 for years. Who says it's going to have a
10 positive affect around here?

11 Maybe it won't. Maybe all the people
12 that they're going to bring, and all these
13 great jobs that they're going to bring in,
14 maybe they are going to bring the extra kids
15 into the school.

16 When you say oh, no, there's not
17 going to be any extra kids in the school,
18 well, if you're bringing in supporting staff
19 and they're going to live in this community,
20 those people aren't going to have children?
21 They're not going to go to this school?
22 It's ridiculous to say that.

23 So the biggest point though is when
24 we first met with Land Discovery, they were
25 talking about the community benefit. They

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certainly got much better, and kudos to them for them for developing that into something better.

MS. SCHERMEYER: 30 seconds.

MR. FRATELLO: It's still not what we need. That's great. You're going to give money for a parking lot? Fantastic. What are you knocking down? Where is the real estate that you're going to build this parking lot on?

So there needs to be more work from them for this to even be feasible. And regardless of the environmental -- I can't comment on the environmental. I'm not an environmentalist. I'm not from the Group for the East End, although I tend to agree with them.

Typically when you build something, it usually doesn't have positive impacts, and I don't think this project will have a positive impact on this town either.

MS. SCHERMEYER: Three minutes.

MR. FRATELLO: And it certainly doesn't represent what most of the people in

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this town want.



SUPERVISOR SCHNEIDERMAN: Cosmo Ficara followed by Aaron Virgin.

MR. FICARA: Good evening, Supervisor Schneiderman and the Board. I would like to thank you for bringing this to us tonight. And as for the developers, thank you for the presentation that covered a lot of the points for sure.

I'm a proponent of The Hills. I ask the Board for their serious consideration in approving this project. I am an owner and resident in East Quogue, and I live on Spinney Road. So I'm about as close as you can get to this. I have been through the property on several occasions, and everybody is talking about preserving this pristine property.

I think what Discovery Land is going to be doing is preserving the pristine part of this property and taking what's already disturbed as nobody is willing to really talk about it, and develop that part of the property. They'll be maintaining more than

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Sec. 6.2



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400 acres in open space. I mean that's --
you know, nobody seems to be mentioning
that.

There have been several concerns over
the past couple of years, and anything that
I've seen brought to Discovery, they've
addressed it. I think they're one of the
few people that have addressed the concerns
for water quality by what's going to
actually be happening with the disturbance
of the nitrogen in our water supply.

It's there already. I think it needs
to be addressed. I agree with everybody
that has concerns about it, the only ones
that are really addressing it is Discovery.
So I really ask that you take a serious look
at this and approve the application.

Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: Can you
speak.

UNKNOWN SPEAKER: I was asked to read
this letter from the Hampton Bays Civic
Association. This is not my opinion.

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SUPERVISOR SCHNEIDERMAN: Just submit it to us. You already had your three minutes.

UNKNOWN SPEAKER: That's not right. She's reading a letter for another association.

SUPERVISOR SCHNEIDERMAN: Find another person to fill out a card.

UNKNOWN SPEAKER: You're wrong.

SUPERVISOR SCHNEIDERMAN: I'm happy to submit it.

UNKNOWN SPEAKER: I'm sorry.

SUPERVISOR SCHNEIDERMAN: Aaron Virgin followed by Ron Kass.

MR. VIRGIN: Good evening members of the Town Board. My name is Aaron Virgin. I serve as Vice President of Group for the East End. I'm also a resident of Southampton Town. I reside in Westhampton. I'm speaking tonight on why The Hills PDD should not be approved, and my focus will be on wildlife and habitat. Wildlife has not even been discussed tonight.

For the record, I have a Masters

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2 degree in wildlife ecology and management
3 from the College of Environmental Science
4 and Forestry in Syracuse. I worked for more
5 than eight years as a biologist for the
6 National Audubon Society, and for the past
7 seven years managed the group's wildlife
8 stewardship programs across eastern Long
9 Island, and I regularly review development
10 proposals with a focus on wildlife and
11 ecological habitats.

12 In addition to representing the
13 community planning and conservation
14 interests of members -- of our members, I'm
15 speaking tonight on behalf of the box
16 turtles, the long-eared bats and salamanders
17 and countless threaten wildlife that called
18 this proposed project area home. Whether
19 it's a disturbed site or not, these
20 creatures dwell there.

21 The New York State Department of
22 Environmental Conservation announced on
23 December 23, 2014 that upwards of 372
24 wildlife species statewide faced local
25 extinction within the next 10 years of



1
2 efforts to control large scale development,
3 pollution and climate change. Of those on
4 the DEC's list, more than 200 are present on
5 eastern Long Island. That is not my
6 organization. That is the State Regulatory
7 Environmental Agency.

8 During the past decade, development
9 projects in general have slowly reduced the
10 size of natural habitat communities, which
11 has resulted in fewer wildlife scrambling
12 for shelter and food and simply a way to
13 exist.

14 In short, this series of development
15 projects are death by 1,000 (inaudible). So
16 when a project like The Hills comes along,
17 the impact is much more profound, and the
18 result of wildlife much more dire. While it
19 is noted that the developer must preserve
20 open space, required by the PDD legislation,
21 the landscape will be radically transformed
22 (inaudible) Pine Barrens, and grasslands to
23 a more manicured country club atmosphere,
24 despite what the picture is depicting.

25 On October 30, just last week,



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2 Newspaper published an piece by Michael Dobie
3 who wrote (inaudible) that the number of
4 wild animals in the world declined by 58%
5 between 1970 and 2012, and we're on a track
6 for 67% loss by 2020. The biggest reason
7 for this destruction is of natural habitat.
8 This isn't just rhinos and elephants. These
9 are box turtles, these are salamanders,
10 these are several species of birds.

11 MS. SCHERMEYER: 30 seconds.

12 MR. VIRGIN: This project will not
13 only be the largest track of unprotected
14 open space in Southampton Town, but on the
15 entire East End, and it's the largest
16 development project we've seen as an
17 organization in over a decade.

18 I'll just cut to the end. On the
19 North Fork, you often see many local drivers
20 with a bumper sticker that states Save
21 What's Left. It's your choice. Actually,
22 it's your obligation to save what's left.

23 So please vote no on The Hills, not
24 only for our community presentation, but all
25 wildlife that calls this area home. Thank

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you for your consideration.

MS. SCHERMEYER: Three minutes.

(Applause)

SUPERVISOR SCHNEIDERMAN: Ron Kass followed by Joan Hughes.

MR. KASS: I'm Ron Kass. I've lived in East Quogue for 20 years, and I'm the founder of CLEAN. I'll try to talk very fast, because I only have three minutes; right? Starting now?

SUPERVISOR SCHNEIDERMAN: Go.

MR. KASS: For the last several years, this community has been bombarded with propaganda from Discovery Land. They claim to be respectful of the community, of our laws, and of our environment.

Let's take a look at their actions. Professor Kathleen Sealy was listed along with Thomas Goreau in the first version of The Hills DEIS as key contacts.

Professor Sealy had been at the University of Miami for 30 years, a bohemian citizen, and was at one time employed by Discovery Land as a consultant in Bakers



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Sec. 6.5

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Bay.

I contacted her on behalf of CLEAN to ask her about her involvement with Discovery, and she said Discovery ignored all the environment suggestions and had done terrible irreversible damage at Bakers Bay in the Bahamas.

I asked Dr. Sealy to put the contents of her E-mail in a formal letter. The letter I received includes the quote, Discovery Land did not act in good faith on their agreements and actively tried to subvert the monitoring protocols and government site visits.

Professor Sealy also was called by Scott Robin of Nelson, Pope & Voorhis asking her to write a letter on their behalf. She told them she had already written a letter and she would offer to send it to them as well, which she did.

Within an hour of sending the letter, Professor Sealy said she received a call that she characterized as threatening from Discovery Land Vice President Livingston



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Marshall. The threat included statements to the effect that Professor Sealy, who is a Bohemian citizen, would never work in the Bahamas again. Dr. Sealy's family also lives in the Bahamas. She contacted me to let me know she received a threat.

Now let's talk about Dr. Thomas Goreau. Thomas Goreau's response to seeing a DEI was this is a shameless pack of lies. My name is used without my permission in the context I totally reject.

Dr. Goreau then wrote a letter that closes with line: In summary, the scientific claims made in Nelson, Pope and Voorhis report are entirely false.

MS. SCHERMEYER: 30 seconds.

MR. KASS: Keep in mind that these comments are from the scientist that Discovery themselves suggested as key contacts.

Let's remember the Discovery representatives who are claiming to be respectful of the community and the environment have repeatedly threatened that

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Sec. 1.2.1

MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING

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if they don't get their PDD, they will build an as-of-right project that will be more harmful to the environment. No, they won't, because this Board and the zoning and regulations in place can stop them.

Let's remember how two years ago they started clearing the property during Thanksgiving. An interesting time to start clearing.

MS. SCHERMEYER: Three minutes.

MR. KASS: And the Town stopped them. Discovery claimed ignorance as an excuse for the illegal clearing.

Let's remember that in the initial application Discovery represented that they were planning on 82 residents, when their actual plan was for 118, a 40% increase. These are the people who the Town -- who want the Town to entrust them with the most important undeveloped parcels left in Southampton, our drinking water, our bays, and the character of our community.

Discovery Land has implied keep our reputation in mind as you review this

B-42
Sec. 1.5

B-43
Sec. 1.4

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application. We urge the Town Board to do
exactly that. Thank you.

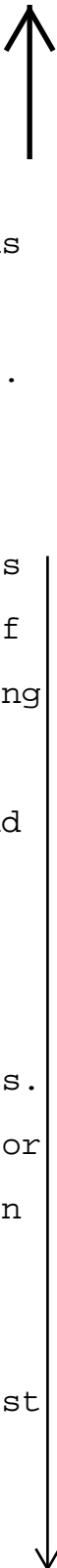
(Applause)

SUPERVISOR SCHNEIDERMAN: Joan Hughes
followed by Linda Pew Yuckrowicz.

MS. HUGHES: My name is Joan Hughes.
I'm Chairman of the East Quogue Citizens
Advisory Committee.

We have been monitoring developments
on this land for the last 10 years. One of
the reasons that's often given for referring
to the golf course development that's now
before you is that if we preserve more land
and be less destructive to the environment
than anything previous, that than the
as-of-right.

The as-of-right was and is 82 houses.
There have been three previous proposals for
as-of-right development on this house -- on
this property. The last two were for 82
houses. The last one in 2011 would have
preserved 278 acres of the 438 acres of East
Quogue Hills, which has been called The
Hills at Southampton by the developers.



B-44
Sec. 1.2.1

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2 The current proposal for 106 houses
3 on East Quogue Hills, The Hills at
4 Southampton property, would preserve only on
5 that land 130 acres, which is the land in
6 the core preservation of the Pine Barrens on
7 either side of Sunrise Highway. The
8 remainder of that property will be
9 completely developed with 106 houses, or 106
10 housing units of two to six bedrooms each,
11 and it will be beautifully landscaped around
12 the golf course.

13 As we have seen, all of that will be
14 landscaped. It's right now Pine Barrens,
15 tick-infested wilderness. People who are
16 paying \$2 million to \$6 million for a home,
17 a vacation home, a second home, are not
18 going to live in a tick-invested forest.
19 The whole property will be beautiful, but it
20 will not any longer be Pine Barrens.

21 MS. SCHERMEYER: 30 seconds.

22 MS. HUGHES: Thank you.

23 SUPERVISOR SCHNEIDERMAN: Linda Pew
24 Yuckrowicz and followed by Ellen Sanders.
25 Is linda here? Unless I'm saying the name

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so badly that she can't recognize it. No?
All right.

We'll move on then to Ellen Sanders followed by Joyce Roper. Is Ellen Sanders here? No? Then we'll go to Joyce Roper followed by Patrick Skip Heaney.

MS. ROPER: Joyce Roper. I live in East Quogue on Lewis Road north of the railroad tracks, opposite the Kracke property.

I have been active in the community, I'm sure many of you know me for many years. I'm a trustee of the East Quogue Historical Society. I'm a member of the East Quogue Citizens Advisory, and the East Quogue Civic. And my family has been here since the 1960s.

We currently have five children in the School District. And if you had been anywhere near a campaign or an election in the past few years, you know that our number 1 issue is water quality. So I ask you to remember that water quality is what we're talking about here. You have to

B-45
Sec. 6.1



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protect the kids in the district. You have to protect the future generations. You have to protect our water.

All the local groups and environmentalists that we all know and trust are telling us this. What do they have to gain? What does Discovery have to gain?

I particularly take offense at someone's comments about how -- let me get this right -- incredibly wealthy people will come here and spend on a level like we've never seen. Do you believe that was said?

We're incredibly wealthy in East Quogue. It doesn't mean money all the time. Sometimes it's about the environment and community. That's all I have to say. Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: We've got Patrick Skip Heaney, a former Supervisor. He sat in this seat not too long ago. It might not have been as hot then.

Maria O'Rourke is following him.

MR. HEANEY: Thank you Supervisor and



B-46
Sec.6.2

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Members of the Board.

I've lived in East Quogue more than half my life now. I've raised three children here. I'm putting my second of five grandchildren through this very building.

It's very poynant that you're here tonight to begin this process of taking comment on the draft document. Back in 2007 I sat where you sit, and it was a hot year. I was hit with about six applications for subdivisions that if built out would have brought about 5 to 600 new houses into East Quogue.

That was a time when the emerging financial stress that has exacerbated over the years, and is really a problem for this school district, was beginning. That coupled with the fact that there's no place to expand this facility and the possibility of getting hundreds of new children compelled myself and the Town Board to sponsor a local law that established the moratorium that was referenced before



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earlier in the night.

That set the stage for a generic environmental impact study to be done to look at East Quogue's potential build out. How can it be built out in a way that respects the taxpayers' right to use their property, and yet minimize impacts on the infrastructure of this community.

And it was as a result of that that the plan that Discovery gets credit for was actually developed by town planners in its current iteration. The bells and whistles that exist have been added by Discovery. But the idea of a resort rateable type of development is the Town's idea.

And why, because that is how we would be able to minimize impacts on the school population and maximize new revenue into the school district to drop the tax rate, which would make it more tolerable for the district to go through this period of 2% or inflation, whichever is less, which is an impossible way to budget for any municipal corporation or school district.



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I'm just going to say to you that you're going to hear -- I sat there and I saw a lot. I presided over Sebonack Golf Course.

MS. SCHERMEYER: 30 seconds.

MR. HEANEY: I sat as a member of the Town Board for Golf the Bridge. I saw hard times.

Look past the nasty-grams, the hate mail, the hot E-mails, the letters to the editor that are unflattering. Pay attention to the science, the economics, the community benefits, the social benefits. Somebody said before a primary concern is to look at environmental concerns.

Well, the state law doesn't say that. It says you must pay attention to social, economic and environmental concerns.

MS. SCHERMEYER: Three minutes.

MR. HEANEY: With that, I wish you good luck.

SUPERVISOR SCHNEIDERMAN: Maria O'Rourke next followed by Susan Kearns and William Kearns.



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Do we have Maria O'Rourke here?
Okay. Then let's go to Susan Kearns, who
will be followed by William Kearns.

MS. KEARNS: Hi. I'm Susan Kearns.
And unlike some of the earlier speakers here
tonight, I have lived in East Quogue for 24
years. Not only have I raised my three
children here, I have raised various pets
and relished watching many species of
wildlife meander, crawl, hop or fly into my
backyard. Among them rabbits, salamanders,
turtles, turkeys, red fox, deer, garden
snakes, humming birds and Baltimore Orioles
just to name a few.

Because of the proliferation of
wildlife and of children in the area, we
have never used toxic chemicals on our lawn
or in our home. Our children are grown and
gone, but luckily the wildlife remains, at
least for now, and so do my husband and I.

If discovery Land is allowed to move
forward with this golf course in our
precious Pine Barrens, which will bring with
it the requisite chemicals that are

B-47
Sec. 2.2.1



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 2 necessary for keeping the greens green, none
 3 of us may be around for much longer, and if
 4 we are, the employees of Discovery Land who
 5 have addressed us here tonight will be long
 6 gone leaving us to clean up whatever mess
 7 this golf course may cause.

8 We can look at the situation in
 9 Baker's Bay in the Bahamas as proof of this
 10 fact. Furthermore, I am insulted and
 11 outraged by the fact that Discovery Land
 12 Corporation and the locally elected Town
 13 Board members think that the people of East
 14 Quogue are so ignorant as to believe that
 15 those who purchase homes in this community
 16 will not be able to use them as they choose
 17 and when they choose.

18 Adding insult to this injury is also
 19 the undemocratic assertion that any children
 20 living in those homes cannot attend the
 21 local school. The last time I checked, a
 22 free public education is still available to
 23 all in this country.

24 As a teacher, it seems to me that
 25 this might be a good time for Discovery Land

B-48
 Sec.6.3

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and the Town Board to review the reality of the law. A strongly urge you, our elected officials to deny this application now and put an end to this environmentally dangerous PDD once and for all. Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: William Kearns is up next followed by John Artarian.

MR. KEARNS: Good evening. William Kearns. I'm both a homeowner and a business owner in East Quogue.

I lost all faith in Discovery Land when almost two years ago in this room they pulled off one of the most egregious bait and switch maneuvers in my 40 years in living on the East End and watching local government function.

They went before the Town Board with a plan to develop 86 homes and a golf course in the Pine Barrens, and for this maybe misguidedly received from the Town Board the okay to submit their pre-application.

In a subsequent meeting they called, they attempted to modify their plan and



B-49
Sec. 1.4

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proposed 118 homes by talking about the transfer of development rights, without mentioning an increase in homes and density.

Perhaps the most surprised audience members were Town Board officials who relayed that they had no idea of the change -- that they had no idea of the change and were not consulted beforehand.

I submit the plan they proposed initially, and that which they bring forth today, are two different plans. And what they bring forth today never had been approved in the first place to move forward. As such, it should be shut down.

The quickest way to show the volume inherent in this project is to simply review their proposed community benefits, an essential part of PDD law and Discovery's basis to move this monstrosity forward.

The PDD law calls for sustainable benefits that will benefit the community in the long term, such as the creation of affordable housing. What we have here are ludicrous offers to the people in return for



B-50
Sec. 3.2.2

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their support of this project.

Dating back to February of 2015 when pre-approval was granted, besides the fallacious tax benefits that were touted, we were told that on occasion the townspeople would be allowed to eat in a restaurant. That was it.

Today the benefits include an unnecessary playground for the East Quogue School. One exists. Mutualization of the golf course by 10 student golfers. They have a world class course at their disposal to play and practice in Westhampton Beach. They do not need another.

Charity outings at the cost of \$1,000 per golfer, allowing the people of East Quogue to access the golf course one day per year, these are their benefits. The jobs they talk about creating will be seasonal, supposedly like the project itself, forcing workers to collect unemployment for a minimum of four months a year.

The number of jobs has varied from 20 to 150. (Inaudible) combined from here to



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Montauk. The water resource benefits they propose are, in fact, mitigation measures, cleaning up the environmental mess they will create with this project. They are not benefits.

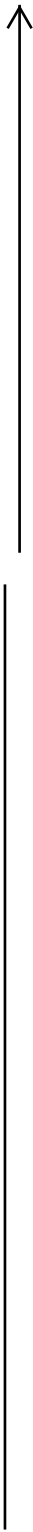
Not only are they not benefits, they in no way are commensurate with the value of proposed benefits to the applicant, which is mandated by the PDD law. Discovery claims they have the ability to keep children from attending school as per a restrictive covenant.

I submit, as a former Board of Education President, that any child that comes knocking on the door of the school proving residency will be admitted that day.

MS. SCHERMEYER: Three minutes.

MR. KEARNS: Denying entrance to the school will be a violation of the child's civil rights as guaranteed by State and Federal Government, nor is it the Town Board's responsibility to monitor any restrictive covenant they put in place.

The discussion of school tax relief



B-51
Sec. 6.3

B-52
Sec. 3.3.1

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 2 has no place in the Town Board meeting, as
 3 you, as a body, have no say over the amount
 4 of taxes needed for the school to operate.
 5 That remains a function of the school
 6 budget, as well as the amount of Federal and
 7 State aid disbursed annually.

8 The place to debate and check school
 9 taxes is in the voting both each spring with
 10 the annual school budget vote.

11 SUPERVISOR SCHNEIDERMAN: Can you
 12 wrap up.

13 MR. KEARNS: I'm wrapping up.

14 The Pine Barrens should be revered in
 15 much the same way as the Adirondacks and the
 16 Fire Island National Seashore are. They
 17 represent globally the ecosystem that just
 18 happens to sit above our drinking water, our
 19 sole supply. It's a scary thought. I
 20 believe they are worth (inaudible) future of
 21 Southampton in an undeveloped state. The
 22 existence of nitrogen at 15 parts per
 23 million now is 30 parts per million in the
 24 aquifer. And Discovery's desire to combine
 25 that water and spread it over an already



B-53
 Sec. 2.2.1

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pesticide and fertilizer latent project is an abomination. I believe it should be declared a super fund (inaudible) turned over to the DEC for mitigation.



Recently elected Town Board members campaigned on the pledge to protect the environment. Here is your chance. People have said your political reputations hinge on that promise. I would hope you would take a (inaudible) view, one in which you protect the water and the lives of the people that you have sworn to protect.

Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: John Artarian followed by Michael -- I'm having trouble reading the last name. It could be Aleshe, something like that.

First is John Artarian. Is John here? He left. Then Michael followed by Andrea Spilka.

MR. ALESHE: Good evening. I've been sitting in this room for approximately two hours, and perhaps more confused then ever

B-54
Sec. 6.1



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listening to various discussions by both parties. And, you know, my initial thrust when I came in here was the Pine Barrens was meant to preserve our water supply. I think we'll all agree that the water is pretty significant, both our drinking water and recreational bay water.

Again, I've heard Discovery time and time again and those people that support it suggest that they will do this and they'll make this better and they'll make that better, and we are expected to believe them.

Now some of the discussion from the Bahamas and others certainly would contradict that. Now, I am not a business major, but I suspect that Discovery stands to make quite a bit of money, tens of millions or hundreds of millions of dollars. And we in East Quogue are supposed to believe them and trust them. And if they make one mistake, just one mistake, that drinking water will be tarnished forever.

So I am absolutely in opposition to The Hills. Thank you.

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(Applause)

SUPERVISOR SCHNEIDERMAN: Andrea Spilka followed by Grace Cole.

MS. SPILKA: Good evening. I'm Andrea Spilka, President of the Southampton Town Civic Coalition. Tonight I'm focusing on traffic.

As usual the developer claims no real impact. However, the project from construction to completion will create a bottleneck in the vicinity of Lewis Road, Old Country Road and the Long Island Rail Road Tracks, not so different than what we all had tonight when we were coming here.

And this will result in safety hazards and evacuation impossibility, and a disaster waiting to happen. There are several additional considerations that I ask you to consider, because they've omitted them, I believe, from their calculation.

Traffic will be concentrated, especially during the peek summer months, when traffic is already the busiest on Lewis Road and Old Country Road which are one lane

B-55
Sec. 3.1.1



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2 in each direction, very narrow, they're only
3 10 to 11 inches wide with no shoulder.
4 Montauk Highway is 12 inches with shoulders
5 on each side.

6 Anyone arriving at or leaving the
7 resort must travel along either of these
8 streets. Their traffic study for the summer
9 calculations was done in June, not in July
10 or August when the population in the area
11 actually increases.

12 Remember the resort. There will be
13 385 parking spaces, plus a three-level
14 parking garage. Picture this. Homeowners
15 traveling to and from the resort, homeowners
16 traveling from the resort to their beach
17 club on Dune Road. Every golf member is
18 entitled to play with up to three guests,
19 not always from inside the resort.

20 There will also be 132 outside
21 members who can also bring up to three
22 guests for each round of golf. In addition,
23 there are plans for 105 employees coming and
24 going daily in two shifts, 7 to 3, 3 to 10.

25 Lastly, the study does not take into

1
2 consideration several years worth of trips
3 made into and out of (inaudible) and Lewis
4 Road with debris from the construction of
5 the resort and golf course.

6 But wait. There's more. Because we
7 have all of the local activities that
8 already exist, the trucks going to and from
9 the East Coast sand line from project to The
10 Hills. The East Quogue School is running
11 from 8 to 3 with 410 students arriving and
12 departing on five buses and about 40 cars,
13 especially for afternoon pick up.

14 MS. SCHERMEYER: 30 seconds.

15 MS. SPILKA: In addition, there's 65
16 teachers arriving by car. The school's
17 summer camp runs from 9 to 12 every
18 Saturday. 60 to a hundred children with
19 parents dropping them off, again competing
20 with the golf course. I'm almost done.

21 And add to this the dangerous mix of
22 the Long Island Rail Road with their
23 expanded summer weekend train schedule. And
24 they are running from 8 to 12 basically all
25 at the same hours that the golfers will be

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arriving and departing. On normal days during the summer, this will be an extremely -- (Inaudible).

MS. SCHERMEYER: Three minutes.

MS. SPILKA: God forbid there is a storm or fire, those diasters would require evacuation. A golf resort in this location is a mistake, and there are no public benefits that can compensate for the negative impact.

Thank you very much.

(Applause)

SUPERVISOR SCHNEIDERMAN: Grace Cole followed by Virginia Alestra. Is Grace Cole here? All right. We'll go to Virginia Alestra, followed by Ron Nappi.

UNKNOWN SPEAKER: Virginia is not here.

SUPERVISOR SCHNEIDERMAN: Okay. We'll go to Ron Nappi followed by Jeff Greenbaum.

MR. NAPPI: Good evening members of Town Council. My name is Ron Nappi. I am a 35-year resident of Spinney Road in East



B-56
Sec. 6.1

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Quogue. By trade I have 20 years experience as a systems analyst.

I have reviewed all of the current DEISSs, past DEISSs, and the appendices for the DEISSs. It's over 2,000 pages. And in reviewing this document for, I would say, hundreds of hours, I urge the Town Council to vote no against this project, because it will not improve the environment, and will definitely not improve the groundwater. It will imperil the groundwater.

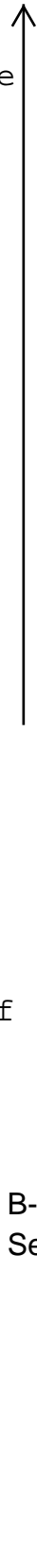
Thank you very much.

(Applause)

SUPERVISOR SCHNEIDERMAN: Jeff Greenbaum followed by Joseph Lamport.

MR. GRLEENBAUM: Hi. My name is Jeff Greenbaum. I've been living here with my wife since '86 in East Quogue.

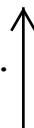
I'd like to address the bay, our water and the bay water. Three things we can do. One is you can make it illegal, with a heavy fine, for anybody using fertilize on their lawn within a half mile of the water, of the bay, or a mile. Make



B-57
Sec. 2. 2.1

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it illegal, because fertilizer is not good.
Just mulch. (Inaudible)



Number 2, you can -- basically I would take to The Hills, you know, and make them an offer. You know, make them another offer. Say look, we're not going to approve it, and I think they'll take your offer. Maybe you can get a bargain. Maybe they'll knock it down to a million dollars.

B-58
Sec. 6.6

The other thing is if you get the land from them, just plant trees. I mean trees are beautiful. (Applause) I have trees from my parents who are deceased (Inaudible) Why can't we do that. They'll take your offer if they know they're not going to get their PDD or whatever.

Also, the animals like to live where there is a forest. It's not so nice in my backyard. It's not so nice rolling over the hood of my car if you hit a possum, for all you know. And the raccoons are living everywhere. One ripped part of my house up, these are things you can do.

I know you're probably saying well,

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this guy is a left wing three hung liberal.
You know what, let's make America great
again. Go Trump.

(Applause)

MR. LAMPOR: Let's keep East Quogue
great. My name is Joe Lamport. I'm a
resident in East Quogue. I lived here for
12 years. I'm very proud to call this my
home now. And we live on Weesuck Avenue,
which is really downstream in the watershed
terms from The Hills site.

So first of all, I want to thank you
for all taking the time and showing the
interest in what the community thinks. I
also want to thank my neighbors and people
of East Quogue for coming out. It's great
to be part of a town where there are people
for and people against, and it's really a
wonderful thing that we can air that out in
public and do that in a respectful way, and
I really appreciate that.

So with that having been said,
there's a lot of arguments back and forth.
I'm not a scientist, so it's hard to

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2 evaluate this. I'm not a scientist, but I
3 am someone who spends an awful lot of time
4 on Weesuck Creek. And I want to ask the
5 members of the board: Do any of you kayak
6 by any chance? I would really urge you to
7 get out on Weesuck Creek in your kayak at
8 sometime in the next couple of months. It's
9 one of the most beautiful and gorgeous
10 bodies of water in all of the East End.

11 Shinnecock Bay itself is a wonderful
12 place. But this is really, really a very
13 unique and special environment. Now I'm not
14 a scientist, but I can tell you this from
15 all the hours I logged in my kayak, paddling
16 up and down all the shores that it's a very
17 fragile place.

18 And the wetlands environment that we
19 have here is something that's very perilous
20 and very beautiful. What I feel is it's
21 imperative for all of us living in the
22 community is to do whatever we can to
23 protect it and to preserve it.

24 So here's my basic way of looking at
25 this in terms of the process that you're

B-59
Sec. 6.1



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2 undergoing. It's essentially flawed; right?
3 This PDD process says okay, let's change the
4 laws, and let's make a deal about what kind
5 of benefits the communities will get. The
6 most important thing to keep in mind for us
7 is the community, and for the Town of
8 Southampton is to preserve our fragile
9 environment.

10 If waiving and making a golf course
11 open to development on this site is
12 something that's not permitted under current
13 zoning regulations, it's going to put that
14 at risk. I think it's a very, very serious
15 and dangerous mistake.

16 Whatever benefits have been thrown at
17 the community, these are things that
18 obviously my neighbors value at some point,
19 helping the local fire department, putting
20 in place -- these are real benefits. And I
21 understand those of my neighbors who respond
22 positively to that.

23 MS. SCHERMEYER: 30 seconds.

24 MR. LAMPOR: But I tell you that our
25 paramount goal here as residents of this



MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING

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community is to do what we can to preserve our environment and to save it for the future, and we will not be doing it by going forward in a kind of let's make a deal fashion with ad hoc development that's going to put the Pine Barrens and Weesuck Creek at risk.

Thank you very much.

(Applause)

SUPERVISOR SCHNEIDERMAN: Next up is Susan Matuszewski. Is there a Susan Matuszewski here? Way in the back. I think Joseph Matuszewski you're right after her.

MS. MATUSZEWSKI: Hi. I'm Susan Metuszewski, and I am from East Quogue. My family came here in 1958. So we were summer residents, and now I have moved here permanently.

I brought this -- I'm not accustomed to public speaking, and my legs are shaking, so please forgive me. I think if I have this right, that your job as the Board is to protect the health and welfare of the citizens, of which I am one. And I'm very



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Sec. 1.7.1

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concerned because of the contaminated aquifer on Spinney Road. And now we have the (inaudible). And if we get a golf course, there's fertilizers, and inevitably the nitrogen and pesticides will make their way down, and we will have contamination, and we don't need any more contamination. That's for sure.

Now, I've heard that Discovery Land Company will monitor what they put on the golf course. But who is going to monitor Discovery Land Company? And after they leave, and there's a homeowners association there, are they going to monitor what's put on the golf course? I wonder about that.

Now, they're going to hire part-time employees on the golf course. And after they're there for four or six months, they will get unemployment, and then the state has to pay for that. Their children will attend our schools, and no taxes will be paid by these part-time employees. And who is going to wind up paying? Me.

How can the Board say that they can



B-61
Sec. 6.4

B-62
Sec. 6.3

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only stay on this premises for four to six months? Isn't that unconstitutional. I mean won't the Board and the Town of Southampton be sued. I can't see it happening.



Now so what do I get out of this whole thing? If I can't drink the water, then I have to buy Poland Springs water, which I don't want. My taxes will rise.

MS. SCHERMEYER: 30 seconds.

MS. MATUSZEWSKI: There's going to be more traffic going back and forth to the beach. I don't really go to the beach on the weekend. I don't like to go back and forth. The traffic is too much.

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Sec. 3.1.1

Now we're going to have helicopters bringing people from Manhattan, more noise, more pollution, and now we have lot of plastic bottles that are going to be in our Town dump. Guess what? I can't afford to play on this golf course. So what do I get out of this?

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Sec. 3.4

So please, Town Board, my elected officials, please refuse this application.

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And why are we having all these meetings when you have to be here all these hours and we have to be here? All the towns people went home. Why did you let all these golf course people speak all that time? I'm tired of listening to them.

Thank you for your time.

(Applause)

SUPERVISOR SCHNEIDERMAN: Joseph Matuszewski followed by Aaron Teruvian.

MR. MATUSZEWSKI: I'm a resident of East Quogue, and of course I oppose the project, The Hills project. My wife would kill me if I didn't, I guess.

I'm here to read a letter from Janice Landis, who is the Hampton Bay's Civic Association President. I felt it appropriate to give up my time because this association represents many more people than I do.

The PDD legislation was originally drafted with the stated intent to be used judiciously as a planning tool to meet an overwhelming need of a community providing a

B-65
Sec. 3.2.1



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unique public benefit that traditional zoning could not accomplish. It's purpose was not to be used as a routine planning which allows developers to circumvent established zoning and the Town's long-term planning embodied in its comprehensive plan.

The property that Hills PDD covers is the largest unprotected tract of privately held Pine Barrens forest remaining in Southampton Town situated in the Pine Barrens compatible growth area where limited environmentally compatible development is allowed.

The Pine Barrens protection area was created to protect both the habitat and the aquifer upon which it sits, the sole source of our drinking water. This area is designated as a special groundwater protection area by New York State, and a critical environmental area by Suffolk County and targeted by the nature conservancy for permanent protection.

All groundwater eventually flows into our bays. Since 2010, Shinnecock Bay,



B-66
Sec. 3.2.1

B-67
Sec. 2.2.1

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2 Montauk Bay and Weesuck Creek have been
3 declared impaired water bodies by the New
4 York State DEC due to high nitrogen levels.
5 These water bodies have been buffeted by the
6 collapse of shellfish populations, the
7 disappearance of 90 percent of field grass
8 beds which function as nurseries for both
9 shell and fin fish and the emergence of
10 toxic brown, red and rust tides harmful to
11 both human and aquatic life alike.

12 Because there is such concern over
13 the health of our water bodies, which are
14 not just a unique natural resource, but the
15 economic engine of the community, we are
16 being asked for the first time in a
17 referendum on November 8th to allow up to
18 20% of annual CPF revenue be diverted from
19 open space preservation (inaudible)
20 projects.

21 MS. SCHERMEYER: 30 seconds.

22 MR. MATUSZEWSKI: With this
23 background in mind, it is counterintuitive
24 to permit a golf course and high residential
25 density zone with the resulting increased

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nitrogen load and the fragile environmental watershed area.

Local environmental scientists such as Dr. Chris Gobler has warned of the environmental hazards involved. A golf course and luxury townhouse are not a critical community need.

MS. SCHERMEYER: Three minutes.

MR. MATUSZEWSKI: They do not meet the material for the creation of the PDD. The waters are critical.

I just want to say on my behalf listening to the people from The Hills, if this filtering system is so effective, why do they even talk about fertilizers? The water is so rich in nitrogen, they can put that water all over their course, and they'll never need to use fertilizers. So there's something wrong with that statement.

And the other statement, of course, as my wife said, it's very important, part time employees. What do we do with the people the rest of the year? Our town and our state and our county will have to take

B-68
Sec. 6.4

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care of it. Thank you.



(Applause)

SUPERVISOR SCHNEIDERMAN: Aaron Teruvian followed by Pete Reyer.

MR. TERUVIAN: Good evening, Mr. Supervisor and Members of the Board. Thanks for coming to East Quogue tonight. It's great to see you west of the canal.

My name is Aaron Teruvian. I'm a lifelong resident of West Hampton Beach. I also happen to be an environmental scientist and a coastal geologist. I've been studying and protecting the environments of the East End for 35 years or more.

I want to let you know that I've looked over this program that's been put forth by Discovery Land Company. I've taken a hard look at their science, and I believe that on balance, this represents an excellent proposal. It provides for protection of pristine land. It provides for strengthening our local economy in a sustainable manner, and it enhances our school districts, which as a past president

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Sec. 6.2



MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING

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2 of the Westhampton Beach School Board, I
3 relied upon the students from East Quogue
4 coming to our school, is an important
5 essential element of our community.

6 I want to thank you for your service
7 tonight, and remind everybody tomorrow is
8 Election Day. Don't forget to vote yes on
9 prop one. Thank you.

10 SUPERVISOR SCHNEIDERMAN: Pete Reyer.
11 Is Pete here? No? All right. How about
12 Mindy Reyer? No? Marie Tumminello. Is
13 Mary here? All right.

14 Jason McCarty. Okay. Followed by
15 Constance Evenser, I think.

16 MR. MCCARTY: Thank you. Good
17 evening Town Board. My name is Jason
18 McCarty. I'm "resident," been a resident of
19 Southampton for 11 years.

20 I'm in here in favor of The Hills
21 project. I believe Mark Hissey and his team
22 did a wonderful job in outlining the
23 tremendous benefits that this brings to the
24 local community. I also think they spoke to
25 our concerns regarding water supply and

B-70
Sec. 6.2

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provided scientific evidence of how they can improve it by eliminating some of the nitrogen.

I believe that this brings a tremendous amount of employment opportunities for the local community. I'm not just referring to the builders that spoke earlier this evening, but I'm referring to the golf course maintenance guys, the clubhouse staff members, professional staff members, the landscapers for those homes and the golf course, and also the housekeeping, et cetera.

Not only to the impact on the local business owners and restaurateurs, meaning increased business. Support there I think is definitely beneficial, including financial rewards for those people. I'm familiar with the Discovery Land properties. I think they do a world class job at all their locations.

I'm also very familiar with a lot of their members. Now these members are not looking to come here year round. I promise

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you that. They're simply going to enjoy the lifestyle that the Hamptons has to offer for one to three months a season. So I urge you all to please vote in favor of this project.

Thank you.

SUPERVISOR SCHNEIDERMAN: Constance Evenser. No? Okay. How about Susan Bailey. Susan Bailey followed by Allyn Jackson.

MS. BAILEY: Hello. I'm Susan Bailey. I have lived in East Quogue for 34 years. Five of my children went through the school district.

Have you done a traffic study on Lewis Road, because we can have traffic jams in the middle of winter now. This traffic has more than quadrupled since -- great more than that. I would like to know has a traffic study been done for one. That's going to be a huge problem. It already is a problem, as you have heard.

Also what about the pollution in our aquifer? What do you plan to do to roll that back? I would say that being



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Sec. 3.1.1

B-72
Sec. 2.2.1



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responsible for what's going to happen, for our health and the health of our children and future generations, you have a huge responsibility on your shoulders with this.

You want to pedal off our aquifer, the Pine Barrens. You need to be consolidating those Pine Barrens. Please do everything you can to protect our Pine Barrens, our water aquifer and to -- what are you going to do to start cleaning it up?

Putting a golf course on top of it is only going to make things worse. It's only going to make the traffic worse. This town does not have the infrastructure, as you have heard, to sustain this type of development. In fact, that property should be restored. That's what should happen there. It should be restored back to its pristine Pine Barrens. It's like the lungs. It's like an organ that purifies our water, and it is sick.

What are you doing Southampton Town as responsible --

MS. SCHERMEYER: 30 seconds.



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Sec. 6.1

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MS. BAILEY: Please say no. Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: Allyn Jackson followed by Kendra Salian, I think.

MR. JACKSON: Good evening. My name is Allyn Jackson. I'm a lifelong resident of East Quogue, one of the only ones I think here tonight who wants to speak.

Most important though is I'm retired from the Town after serving 35 great years as Superintendent of Parks and Recreation. Over those 35 years, I've witnessed many changes in East Quogue as well as the Town of Southampton.

Tonight I'm speaking to you as Chairman of the East Quogue Fire District. We're a board made up of five elected commissioners and elected treasurer.

It's the task of the Fire District to provide facilities and equipment necessary for the men and women of East Quogue Volunteer Fire Department to safely respond to fire and EMS emergencies and to continue

B-74
Sec. 6.2

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to provide the excellent service expected by our residents and guests.

The infrastructure of the Fire District is maintained through property taxes. Over the years, the District Commissioners have prided themselves in keeping taxes stable while meeting the needs of the Fire Department.

For the last 10 years, the assessed valuation of East Quogue has decreased greatly. The effects of the Fire District budget -- this affects the Fire District budget, as it does the school and all the other political subdivisions. The Fire District decided to take the state's tax cap, but is finding it difficult to continue to do so.

It was this in mind that the Commissioners of the East Quogue Fire District have provided the following letter to the Town Board. These fire district commissioners on this July 7, 2016 meeting unanimously endorsed the project referred to as The Hills of East Quogue.



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After careful review of information provided by the developer, concerns of the community, and the impact on fire and EMS services, it is the opinion of the Board that this project, including the golf course, will be a positive addition to the Hamlet of East Quogue.

Although building developments increase the demands on a fire district, the PDD of The Hills project creates the least impact on our fire and EMS services while increasing East Quogue's tax base for the future.

Our view is only from the fire and EMS standpoint. We are not qualified to pass judgment on the environmental issues of this project. We'll rely on the elected officials from Southampton Town to act in accordance with the best interest of the residents of the Hamlet of East Quogue and the Town of Southampton.

Thank you very much.

(Applause)

SUPERVISOR SCHNEIDERMAN: Kendra



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Salian followed by Douglas Adams.

MS. SALIAN: Good evening. First I would just like to say thank you to the Southampton Town Board for all the hard work that they do for our town.

I would also like to thank East Quogue School for hosting the public hearing. My name is Kendra Salian. My husband and I are residents of East Quogue. Our two children attend this school. I am happy to be the current East Quogue PTA president at this time.

As many of you know, or those who know me, I truly care about each and every child here like they are my own. I love East Quogue and don't intend on leaving any time soon. This is a community that one day I hope our grandchildren will be a part of.

I have done quite a bit of research on this project, have listened to both sides with an open mind and I'm now basing my opinion on the facts.

If the PDD is not approved, there will not be a golf course present on the

B-75
Sec. 6.2



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property. However, there will also not be bylaws restricting the homes to be used as primary residences along with many other rules and regulations pertaining to everything from environmental to safety issues that are in place specifically because of the PDD.

These regulations are more strict than the local county or state guidelines that are in place for generalized housing. Benefits for our kids if and only if the PDD is approved as stated in the business plan, which is and has been publicly available, are \$250,000 for a new school playground and a \$500,000 donation to the school.

East Quogue Elementary will also receive added tax revenue without any additional expenses that anybody from East Quogue knows is greatly needed, and to lower our resident property taxes.

The PDD also states that for a period of 10 years, the top two students of each graduating class of Westhampton Beach High School who started off in East Quogue would



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be given a four-year college scholarships,
not to mention we will likely not need to
land our emergency medevac in the East
Quogue school fields when there is an
emergency since the plan calls for a brand
new auxiliary fire station with heliport.

I'm asking you to look beyond the
opinions of others, of hearsay (inaudible)
for or against the project. Look up the
information for yourselves. Research the
facts.

Thank you for listening. And in
conclusion, I'm asking the Southampton Town
Board to please approve the project.

Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: Is Douglas
Adams here? No? How about Fred Havemeyer?

MR. HAVEMEYER: I'm right here.

SUPERVISOR SCHNEIDERMAN: Joe Amato
will follow.

MR. HAVEMEYER: Good evening. I'm
Fred Havemeyer. I come from Bridgehampton.
Many of you know me over the years. For



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Sec. 6.1

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2 almost 12 years I was a Southampton Town
3 Trustee. The trustees, one of the major
4 roles is protection of water, protection of
5 environment. Salt water is critically
6 important, as well as fresh water. The
7 trustees oversee -- I'm not a trustee
8 anymore, but I was -- 99 fresh water ponds,
9 many of which now are in very poor
10 condition.

11 There's been a problem across the
12 Town, and that's why I'm here. I don't come
13 from East Quogue. I come from
14 Bridgehampton. But I'm very, very worried
15 the trend has been spiraling downward with
16 our water, with our environment, and it's
17 become critical.

18 Shinnecock Bay and Weesuck Creek are
19 all in very bad shape. This huge
20 development is -- just at first glance even
21 is over the top. The impacts potentially
22 could be devastating to the environment, to
23 the area, and to everything else.

24 I'm here to ask you as Town Board
25 members, all of you know me, you know me

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2 personally, to look into this very deeply
3 and think very hard. I mean while I was in
4 the back and waiting for three hours, I was
5 surrounded by people from the building
6 industry. There is an enormous push going
7 on. Money is being showered from every
8 direction to the community and to everything
9 else. It sounds like it probably is the one
10 that's got the gold makes the rules.

11 My fear is Southampton Town, both
12 east and west of the canal, is a beautiful,
13 unique and very special area, and we can't
14 take chances. And the potential negative
15 impacts from a project of this scale are
16 frightening. But they're also frightening
17 because if the bar is lowered to the extent
18 that it would have to be to put a
19 development and a golf course of this
20 magnitude in the Pine Barrens, anything can
21 be built in Southampton Town as long as you
22 bring enough money with you to make sure
23 that everybody is taken care of.

24 So again, Town Board, Jay, you as
25 Supervisor, please be very careful with

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this, with the PDDs, with any chance of lowering the bar to something that would be devastating for our communities, both east and west.

Thank you very much.

(Applause)

SUPERVISOR SCHNEIDERMAN: Joe, you're followed by Isabella Phillips.

MR. AMATO: Good evening Board and thanks for coming to our beautiful community, East Quogue.

I'm a 18-year resident of East Quogue. I'm a 30-year environmental, earth science, and biology educator. I don't have a Ph.D., but I do understand the groundwater. I've been teaching it for quite a while. I don't have a Ph.D.

I'd just like to say that I oppose this for environmental reasons. A lot of the findings on that report, I've read the report, are not exactly the same as my friends from Stony Brook. I think they were told some of the things there.

As an educator, I can't imagine



B-77
Sec. 6.1

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that Mr. Long being involved, that the District would ever turn away a student who lived in the town, so I question their statements about that. The quality of life, the traffic here is getting very bad. We have no bike lanes. I'm an avid cyclist, and it's getting scary every time I ride around here.

There are no sidewalks. Students within one mile of the school are not guaranteed busing, and that means there's no sidewalks on Old Country. There's no sidewalks on Lewis, and it's dangerous.

But I guess what I really want to focus on now is the financial aspect of this and the taxes. I would question the revenue they state they're going to generate.

I have a .6-acre property. I'm very proud to say I have a very substantial conservation portion. I have a 200 by 50-foot bumper zone. I looked at what I pay in my taxes, and I looked at that same size house in Eagle's Nest, which is condos, which is what they want to do.

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Now those condos are a little smaller. I have a three-bedroom house. They pay one fourth the taxes I do. So I'm looking at this from a -- now I know that they're only paying \$272,000 for the land as it is now. And if they're not developing seven somewhat percent of that, they're not really paying much taxes.

Then I talked to my friends in Tuckahoe. With the recent state change in the tax code, golf courses don't pay much taxes. So I'm looking at -- then I look at my house, I was shocked, it's the same house that's in the Pines. It's the smallest house in there, they paid \$2,000 more in the Pines than they do in my block, but they have more land.

So this is my question to the Town Board. I reviewed that statement. I don't really see much dialogue between the specifics of the taxes. Could you folks put your tax department to work and find out how much are these people actually going to pay in taxes. And secondly, figure out how much

B-78
Sec. 3.3.1



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those folks would actually pay in taxes,
five acres with a nice big buffer zone, with
a swimming pool in the back yard and, let's
compare apples and oranges.



MS. SCHERMEYER: Three minutes.

MR. AMATO: Thank you so much.

Can you guarantee that? Do you think
you could put your people to work and
quantify what the difference is from a tax
revenue perspective? This is a question.
Can you do that?

SUPERVISOR SCHNEIDERMAN: We don't
typically go back and forth.

MR. AMATO: I know that.

SUPERVISOR SCHNEIDERMAN: The tax
assessor will --

MR. AMATO: They promise a lot of
things over here, and I question some of the
stuff. I really would like to hear it from
the horse's mouth, from the experts.

So would you please consider that.
And thank you so much for your time.

(Applause)

SUPERVISOR SCHNEIDERMAN: Isabella

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Phillips. All right. How about Jim Smith

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followed by Geraldine Jack.

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MR. SMITH: Hi there. Jay, the rest

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of the Board, thank you very much for

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spending the evening with us.

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Mrs. Kajowski has left, so I think I

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am the oldest, longest person in the room

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that's been living in East Quogue, six

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generations. My grandfather was a

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plumber -- not my grandfather. My great

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grandfather was a plumber with a horse and

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buggy. And I love East Quogue.

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I had two ponies. We used to go

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hiking in the woods, camping up in the

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woods. I grew up poor, but we were very

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rich in life. We really had, my generation,

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a fantastic childhood. Sort of a Norman

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Rockwell type of town. Two grocery stores,

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two stationery stores, a liquor store, and a

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pharmacy, gas station -- two gas stations,

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and it was a great place.

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You know, if we wanted to go to the

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city, our parents would take us into

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New York and we had culture. If we wanted

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to go skiing, we went skiing. Boy Scouts were big. There were four families that farmed here. Every time I go on Lewis Road, I say thank you Ed, Ed Densieski, for farming and continuing to farm.

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I thank the Board, Southampton Town, for recognizing and coming up with this preservation tax. I hope that everybody votes tomorrow that they continue and agree on this proposal.

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What I would like to see is for the Town Board, who bought the development rights recently from Densieski, who did Kajowski's, who built a beautiful park at the corner of Lewis Road.

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Another thing I would like to see is bigger Christmas trees. In Bridgehampton, and Southampton Town they didn't make Christmas trees. We have a little one. I don't think that's right. That shows disrespect.

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Aside from that, I thought that it was a done deal. I think Southampton shot themselves --

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MS. SCHERMEYER: 30 seconds.

MR. SMITH: -- when they said that they're going to do a reassessment. Now all of a sudden these woods were taxed higher. And that was a mistake, because they forced families that had property in their families for generations to either sell, because they couldn't afford (inaudible).

I'm going to go over a little more than three minutes.

MS. SCHERMEYER: Three minutes.

SUPERVISOR SCHNEIDERMAN: You have to wrap up.

MR. SMITH: I'm going to wrap it up, but this is what I think.

SUPERVISOR SCHNEIDERMAN: I still don't know your opinion on this.

MR. SMITH: My opinion is that the Board should go to the State, go to the County and go to the Federal Government. Drive down Old Riverhead Road and what do you see? You see empty storefronts with commercial property, and yet they're still building more.

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Sec. 6.6



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We live on an island. Enough is enough already. Let's put a moratorium on it. If you want to build, buy, knock down, rebuild. I thought that building a golf course would be the best of two evils, but that's not acceptable. The golf course, any development on this Pine Barrens is unacceptable.

I ask you to go to the State, go to the County, go to the Federal Government. Get the money and buy the factories out, buy Discovery out. And Discovery is a class act, and I like Mark, and I think they did a great presentation, but it's not the answer.

We live on an island. We need to preserve what we have. Thank you.

SUPERVISOR SCHNEIDERMAN: Geraldine Jack followed by Tom Jack.

MRS. JACK: My name is Geraldine Jack. I'm a member of East Quogue CAC and a resident, of course, of East Quogue on Spinney Road.

Besides my concern for the water and our aquifer, I feel that there are other



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Sec. 3.4

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public health issues that must be addressed here. This development will increase the density of our barrier. They're talking about 118 homes. You figure maybe two or three people in each home, you have over 300 people there plus.

We have the golfers and the members that are coming in from the outside who will probably bring a few friends. I don't have that tallied out, because I don't know how many members they're going to have, but that's another additional number to add to the density.

We have the catering hall that they're talking about. You have a big party, you have a big wedding, a graduation, a bar mitzvah, you're going to have guests, and you're going to have people, and we're going to have traffic.

There will be an increase in cars, trains, planes, boats if they have them, bikes, whatever. That might be great for the LIRR, but it's not going to be great for us. There will be more trains coming in.



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Sec. 3.4

B-82
Sec. 3.1.1

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The tracks are right there on Lewis. We have maybe three or four roads coming together right at that great crossing. When the train gates go down, there's a backup of traffic all the way past Spinney, so the distance without a development.

It makes me wonder when was the traffic assessment done, because if it was done, someone had said in June, we have more traffic in July and August. I think it should be really -- it may not have been done at the right time, because I read the DEIS where it says minimal amount of a traffic. Well, it's not minimal. When I can't get out of my street, that's not minimal?

MS. SCHERMEYER: 30 seconds.

MS. JACK: Let me move along.

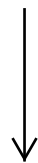
The other issuing is noise. There will be building and large earth moving equipment. There are safety concerns. We talked about access to Spinney Road.

Someone else mentioned the pesticides, and I also wonder who will

B-83
Sec. 3.1.1

B-84
Sec. 4.1

B-85
Sec. 1.7.1



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monitor the pesticides? Who will monitor this project? Who will monitor the maintenance supervisor who is going to be supposedly collecting the data?

MS. SCHERMEYER: Three minutes.

MS. JACK: Okay. I will give you my last sentence like everybody else.

It is my opinion that The Hills is a public health threat to our community and will change the footprint of our family forever if it goes through. I'm asking you to vote no on the project.

Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: Tom Jack, you're next, followed by Gary Jacquemin.

MR. JACKSON: Good evening Town Board members. My name is Tom Jack, resident on Spinney Road in East Quogue. I just wanted to go over some historical information.

Originally in a change of zone application under next year's PDD, Discovery Land of Arizona submitted a request to develop 438 acres in East Quogue. The



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Sec.1.4

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pre-applications for 438 acres was approved by the former Town Board. Less than a month after the approval, that former Town Board granted a second approval to increase the total to approximately 600 acres. This was done without a discussion or disclosure, with no further vetting or voting requirement.

In effect, that former Town Board turned the PDD process into a sham, allowing the developer to essentially gain.

(Inaudible)

The new Town Board here came into existence early in the year, and realized the omissions and sound legal footing absent from the current law. In an effort to avert further damage and prevent the PDD law being used to protect the interest of developers at the expense of the community, you voted in a moratorium on all PDDs.

Unfortunately, Discovery Land of Arizona was not included in the moratorium. But in reality, Discovery Land -- Discovery Land's proposals are no longer consistent



B-87
Sec. 3.2.2

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with the original goals of the PDD law.

What we see before us is not a PDD at all. It is a giant real estate assembly which combines properties not only in East Quogue, but surrounding communities, the Dune Deck, for example, that are being linked to the core development in East Quogue.

Real estate assemblies, generally speaking, are usually confined to large metropolitan areas and permitted only under specific laws of guidance and are not even mentioned in the present PDD law.

MS. SCHERMEYER: 30 seconds.

MR. JACK: Meanwhile, the clock continues to tick. The original deals with the owners of land added on after the PDD application was approved are now finalized. Money is starting to flow from Discovery Land to large scale property owners, lawyers, real estate agents, accountants, buildings.

MS. SCHERMEYER: Three minutes.

MR. JACK: I'm almost done. We see



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what's happening. The tentacles of the octopus reach further, and the animal gains in strength every day.

More people come onboard and support this disastrous development because of -- not because of community benefits, but simply to satisfy self-interests in their own financial gain.

Now this is something I never say and I'm going to ask Supervisor Schneiderman to either say this is correct or not correct.

SUPERVISOR SCHNEIDERMAN: Tom, you're out of time.

MR. JACK: I only have three more sentences.

SUPERVISOR SCHNEIDERMAN: Very briefly.

MR. JACK: Unfortunately at this point we're hearing that the Town Board feels compelled "to complete this process."

Is that true?

SUPERVISOR SCHNEIDERMAN: Yes.

MR. JACK: Okay. Then I will just have to stay this.

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The PDD law says no such thing. The law says the Town, at its discretion, can disapprove a PDD at any time during the process without explanation or execution. That's exactly what you have. Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: Gary Jacquemin followed by Karol Olson.

MR. JACQUEMIN: Good evening. My name is Gary Jacquemin, and my wife and I have property across the street from Weesuck Creek for 45 years. And I think my neighbor Joe can probably kayak at night, because it's starting to glow in the dark.

I would be willing to give up 30 seconds of my time if you would like to stand up stretch and a little bit. It might clarify some thinking.

SUPERVISOR SCHNEIDERMAN: It's close to 10. Keep going.

MR. JACQUEMIN: East Quogue has a tradition of preservation that's been very positive for the community. While I've been here, they preserved a section on Main

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Street and Lewis Road, that was going to be a strip center. It's now East Quogue Village Green, a great benefit to the community. They've purchased the property at the end of Bay Avenue. That, so far, is looking like a good preservation effort.

The project across the street from Weesuck Creek, the property has been preserved. It's great preservation efforts that the Town Board has made and I would like to see that kind of effort made in terms of The Hills project.

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Sec. 6.6

I think that to approve it, according to the PDD, which is a flag, the planning document without a complete -- I understand there's not a complete DEIS on the project. I think that you want to be sure that you're putting this very sound before they address this completed. I personally am against it.

Thank you very much.

(Applause)

SUPERVISOR SCHNEIDERMAN: Karol Olson followed by Anna Klebnikov Brinsmade.

MS. OLSON: My name is Karol Olson,

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and I live in East Quogue. And my family came here in the late 1950s. It makes me over 70, which I can't believe, but that's what happens.

Anyway, what I'm asking the Board to do is to be very, very cautious of the money that's been spent already pushing this Hills project, which I am opposed to. I have here an article in Newsday. Brown tide is back in bays. This was in June. This did not happen in the 1950s. It did not happen in the 1960s. It did not happen in the 1970s. It did not happen -- only in the later part of the 1980s.

Ladies and gentlemen of the Town Council, this is our future. You may be gone, but our children won't be. In the 1950s, my mother lost an earring off of our dock. She was unaware that she lost this earring. And the next week when she came back down in 3 feet of water, she said oh, my goodness. My earring. Is that possible today, to see an earring three feet down? No, because I now live on the same block.

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Sec. 6.1



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Impossible.

This article says -- and we're talking about our area here of Shinnecock Bay, there is no other region that has been so vulnerable to the brown tide. Densities of algae above 50,000 cells per milliliter, 50,000 cells per milliliter, are harmful to sea life. 50,000.

What was found here? 1 million 1 million. That's now.

MS. SCHERMEYER: 30 seconds.

MS. OLSON: You had someone up here who said tell the Board, it's time for you to do something. Put a bar at the end of the fertilizers x number of miles away from the bay. This is very, very important. These people have spent a lot of money. They're going to make a lot of money should this come about.

MS. SCHERMEYER: Three minutes.

MS. OLSON: This is not the answer. Absolutely not. Absolutely not.

(Applause)

SUPERVISOR SCHNEIDERMAN: Anna



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Klebnikov Brinsmade. Just for the record, Hal Olson will follow, if you're here, and Larry Penny following Hal.

MS. BRINSMADE: My name is Anna Klebnikov Brinsmade. I am a resident of East Quogue. I'm also a mother. I have children that went to this very same school, and I also have a house in Sagaponack, but I choose to live in East Quogue. This is my home.

I was at a meeting before you were elected Mr. Schneiderman. You were there, Mr. Bouvier was there, and Miss Lofstad was there.

It was a very interesting meeting. All three of you spoke very eloquently. I believe, Miss Lofstad, you lost that round but then replaced that fellow, I forget what his name is, but off you went. And I'm sure you're a much better candidate for the Town Board.

But all three of you were very clear that you're opposed to this project, and I recall that. I was interested in that. I

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Sec. 3.2.2
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was at that meeting because of that, this very -- Hills for Southampton project.

I don't quite understand what happened between then and now. But what happened was politics. And I do believe that there is a way out.

I'm not a political person. I read. I research, but I have understood that the PDD law is a flawed law. And I'm not clear what the difficulty is in simply getting rid of that law. If you get rid of the PDD law and then think about this application on its own merits, a flawed law, nobody wants the PDD. It doesn't work. It's outdated. It's finished. It's going to be thrown out. So throw it out now and consider this application without the PDD. I think that would be fair and square. Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: Hal Olson.

MR. OLSON: Hal Olson, East Quogue.

The reason why I said that is it just drives me crazy. I bought an historical book that was written and some pamphlets from the East

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Quogue Historical society, and it states East Quogue rhymes with morgue. Quogue, morgue. Please remember that.

The driving range for a few -- like three different golf courses around here, easy to get to, a driving range, a putting course. Who needs another one? We don't. We don't need another one.

Please do me a favor. Think about it. Save our drinking water and save our bays, which is most important.

Thank you.

SUPERVISOR SCHNEIDERMAN: Larry Penny. And Nicole Aldrich will follow. Is Nicole here?

MR. PENNY: Larry Penny. My name is Larry Penny and I worked with Jay for four years during his supervisor administration in Easthampton. I worked in the Town of Easthampton for 28 years as an environmental protection director and natural resource director. (Inaudible)

What I'm thinking is this would be nice 20 years ago. But Long Island, let's

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Sec. 6.1

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face it, Long Island is already overbuilt.

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I mean you have a hub coming in Ronkonkoma,

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you've got a third rail. You've got all

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these kind of things. Governor Cuomo and

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his people want to make Long Island bigger

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and bigger.

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East Quogue is still rather small and

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countryfied. I grew up in Mattituck on the

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North Fork, and it's still very countryfied.

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We tried our best, Jay and I and Lisa and

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others, to keep East Hampton countryfied and

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the people in Southampton did a good job in

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keeping Southampton countryfied.

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There's about 20 miles of water down

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there on the state list of endangered

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because they have blue green algae,

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bacteria. Shinnecock Bay is in very bad

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shape, especially the western part. The

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Great South Bay hasn't had a clam population

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for 15 years now.

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This is inevitable that all this

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stuff is ultimately getting down into the

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bay and the water and so forth. The Pine

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Barrens was a wonderful, wonderful stroke by

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the people here, and that's why we shouldn't do any Pine Barrens anymore, Pine Oak land and so forth, and all those creatures that live in them. The box turtles. Have we mentioned box turtles? They're disappearing. The red-backed salamander, that's disappearing. So I've got problems with this.

It's just going to increase the reason for the 20% tax that may pass tomorrow, the preservation fund. I remind Mr. Schneiderman when he was a supervisor of the Town of Easthampton, he was (inaudible) preservation fund in its early stages, plus state money, plus county money, and plus I think some federal money -- (inaudible)

MS. SCHERMEYER: 30 seconds.

MR. PENNY: -- on the ocean and after that, more land.

So if you can't come up with the money, enough money to buy this piece of parcel, ask the state, ask the county. I think you should turn this thing down, even though it looks good on paper.

B-92
Sec. 6.6

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MS. SCHERMEYER: Three minutes.

SUPERVISOR SCHNEIDERMAN: Thank you,
Larry.

Just for the record, this has come up a couple of times, an offer was made to preserve this property at a pretty high price, the highest we've ever offered, \$35 million in community preservation funds, but the offer was rejected by the property owners leaving us with the options of either the golf resort/golf course development or the housing development.

Nicole Aldrich is next followed by Marissa Bridge.

MS. ALDRICH: I live here in East Quogue and am a mother of three boys. Two years ago my middle son started having seizures, and so he was diagnosed with generalized epilepsy, a very severe case of epilepsy as he was having hundreds a day.

And when he started kindergarten, the seizures kept going on, and they just got worse. The doctor recommended that he needed an aide right away one-on-one aide at

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Sec. 6.2



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2 all times because he was at risk of falling.
3 He was not able to learn, many things
4 involved in having constant little seizures.
5 I mean they're actual seizures where he
6 falls.

7 I went to Mr. Long, I went to
8 everyone who I love dearly. I love this
9 school, but there's only so much they can do
10 with what they have, because nobody wants to
11 pass the budget.

12 Every year they have to make cuts
13 which puts them, Mr. Long, in a bad
14 situation where he has to cut programs and
15 he has to let people go. My son couldn't
16 have an aide because they couldn't provide
17 him with an aide. Not because they didn't
18 want to, because they couldn't. And because
19 of that, my son is severely behind.

20 Every day I was scared out of my mind
21 sending him to school. I would come in the
22 school hysterical, and I had a baby with me.
23 And I don't understand how people don't see
24 that this school needs help. These kids
25 deserve a right to learn. They deserve a



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right to have more programs. Children with disabilities deserve to be safe. Mothers deserve to have the right to be comfortable sending their kids to school.

Thank God there's an amazing principal, and a nurse, and a bus driver, who was truly incredible. But just the fact of everything that they're willing to do for the school district and this community, it makes total sense for it to pass.

I mean my child, plus I know a lot of people who have kids with disabilities, they need help. I should not have to be scared that my son is going to fall because they can't provide an aide because they don't have the money. It's not Mr. Long's fault. It's not anyone's fault, but this community doesn't want to provide the money for the school district.

This needs to pass so every child has the opportunity to have a good education and to succeed. That's it. That's all I have to say.

(Applause)

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SUPERVISOR SCHNEIDERMAN: Marissa Bridge.

MS. BRIDGE: I am Marissa Bridge.

SUPERVISOR SCHNEIDERMAN: Followed by Donna Lanzetta.

MS. BRIDGE: My name is Marissa Bridge. I live in East Quogue. I am the administrator for the Facebook page East Quogue, Save Weesuck Creek, if any of you want to look it up and like it.

I have lived in East Quogue for almost 13 years. I've no kids in the East Quogue School District, but I've paid taxes. And I'm happy to support this beautiful community with my taxes.

I live in a house adjacent to the already polluted Weesuck Creek on Weesuck Avenue. I'm beginning to feel like the residents of East Quogue are David fighting Goliath of Discovery Land Company, a corporation that has bought or tried to buy as many individuals and businesses as they can in order to say the East Quogue community is for The Hills.

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I took the jitney out here last night from the city and got to chatting with the driver. He is from Patchogue, and he mentioned the fact that Long Island is being turned into one big suburb. He said that the entire Long Island west of the Moriches is ruined, and there are many areas of East Hampton, Southampton and Hampton Bays that are also ruined.

In fact, he said the only two places that aren't spoiled by development are Quogue and East Quogue. It made me proud of our little town, but also very afraid that its days are numbered. It pains me that the Southampton Town Board may give the developers of The Hills permission to turn the largest tract of undeveloped land in the Pine Barrens of East Quogue into a golf course and luxury homes.

This will fundamentally transform our community and destroy not only the character of our small town, but further poison the underlying aquifer, the one source of fresh water for the entirety of Long Island.

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Sec. 3.4

B-95
Sec. 2.2.1

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Let's be clear about what is going on here. Providing this PDD zoning variance will greatly enrich the Discovery Land Company, turning this land, undesirable as a high end residential area north of Montauk Highway as close to the entrance of Route 27 into a playground for the wealthy.

The key here is the golf course. The golf course is the draw for these wealthy folks, and that is why Discovery Land needs the PDD. If the PDD is turned down, they may build the as-of-right houses, and with the new Southampton septic zoning requirements, that would be a plus.

My bet is that they will walk away because as someone said earlier tonight, the as-of-right housing prices are half of what they would be with the golf course, perhaps even less.

MS. SCHERMEYER: 30 seconds.

MS. BRIDGE: -- because as I said, it is not a desirable residential area. Maybe I'm wrong about this, but I'm willing to take that chance.

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Sec. 3.4



MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING

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Please turn down the PDD and let Discovery Land do what they will. As for those who have businesses in East Quogue and want more business, there are ways to improve customer traffic on Main Street besides spoiling our only water source.

Thank you very much.

(Applause)

SUPERVISOR SCHNEIDERMAN: Donna Lanzetta followed by Elizabeth Jackson.

MS. LANZETTA: Good evening and thank you to our Town Board for coming to East Quogue. My name is Donna Lanzetta. I'm the president the East Quogue Chamber and a lifetime president of East Quogue, second generation.

My father, his sister and their friends came out and bought the first three lots in Shinnecock Shores in 1953. I've been here a very long time. I went to this school. My children have gone through this school. I love East Quogue. I love it. I think it's a very special community, and I'm very concerned about our bays, our

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Sec. 6.2

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2 waterways. I'm worried about our drinking
3 water. I'm concerned about development. I
4 heard with interest and watched the
5 presentation today, and I personally also
6 approve and urge you to pass the Planned
7 Development District. I feel personally
8 that it's the best option for our water, our
9 drinking water, the best option for our
10 bays.

11 I think that -- you're here, I know,
12 today to try to get a gauge on the community
13 and where we stand. I speak for all the
14 members, and I've taken my own little poll
15 the last couple of weeks in speaking with
16 people. And my pole is somewhere between 85
17 and 90% of the people that I talked to are
18 in favor of this development.

19 I ask you to please pass it.

20 I would also point out I listened to
21 much of the oppositions from people that I
22 know, and I would say that's based primarily
23 on a desire to see this land preserved, and
24 unfortunately, that's not an option here
25 today.

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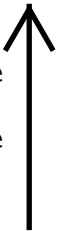
So discounting that, I really believe that the PDD is the best option, and we urge you to approve it. Thank you very much.

(Applause)

SUPERVISOR SCHNEIDERMAN: Elizabeth Jackson is next and then Ray Leary.

MS. JACKSON: My name is Elizabeth Jackson. I am a current full-time resident born and raised in East Quogue. In fact, my father spoke earlier. And my family has been living in East Quogue for 11 generations. I graduated from East Quogue Elementary, was salutatorian of my class at Westhampton, and went on to earn a degree in environmental studies.

I don't have any children in the district, and I don't golf. I am a concerned resident. So I went online and did my homework, checking on facts rather than just listening to neighbor chatter. A PDD may be established as a method of providing incentives or bonuses for development providing sustainable community benefits.



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Then it says preservation of a sense of place in communities provide an array of housing meeting the social and economic needs of the residents of the Hamlet. This plan has proposed a sense of place in community, but it's for outsiders, specifically excluding current and future residents of the Hamlet.

Then it continued to say when looking at a PDD application, preservation of a sense of place in communities and creation of an atmosphere which fosters the sharing of amenities and utilities and utilization of local services.

I'm not really seeing sharing of amenities or the use of local services. In fact, since I don't golf and I don't have kids in the school, unless I decided to work seasonally, I'm not sure that I will be able to come through the front gate. Encourage the most efficient purposeful use of our remaining vacant land. That is included as part of the measures of the PDD restrictions.

B-98
Sec. 3.2.2



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Most efficient and purposeful use of vacant land. 118 lavish homes, including a clubhouse with a kids' room, wine tasting area, fitness, yoga studio, parking garage, pools, hot tubs, spas, squash court, movie theatre, basketball, bowling alley, snack bar, pro shop, private dining, bar lounge, et cetera in the clubhouse, and a golf course, and individual pools for the individual residences does not really seem like the most efficient and purposeful use of our very precious remaining vacant space.

Existing disturbance last occurred in this area as part of the efforts to set up the airport in Westhampton. Did you know back then they were using Westhampton to store nuclear head missiles to defend against attack during World War II.

MS. SCHERMEYER: 30 seconds.

MS. JACKSON: They came, leveled the highest points, blah, blah, blah. Our area has since then known don't touch Spinney Hills.

We knew not to develop it. We knew

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that that is where our water came from. If you've asked generations past and current, they've always known that. I can go to the Pines subdivision, walk around and enjoy the nature that has been developed there thanks to subdivision processes.

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I couldn't go and enjoy the nature within the confines of this restricted community based on what they're telling me today. I think that is a huge travesty, especially considering the amount of money, effort and time --

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MS. SCHERMEYER: Three minutes.

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MS. JACKSON: -- all generations have been putting forth to preserve the surrounding areas in this unique environment.

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SUPERVISOR SCHNEIDERMAN: Thank you.

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(Applause)

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SUPERVISOR SCHNEIDERMAN: Ray Leary, and Ray you're followed by last card, Larry Oxman.

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MR. LEARY: I'll keep this short. My name is Ray Leary. I'm currently living in

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2 Flanders, was a resident of Westhampton, was
3 Jack Homer's class, a former speaker, and I
4 was in Joe Sivone's class. He's as well
5 into landscape architecture and all that.

6 Currently I'm an environmental
7 scientist. I've been an environment manager
8 for the State of Florida for over a decade,
9 and a senior environmental scientist. So I
10 understand the socioeconomics of the region
11 as well as the environment and the science
12 behind it.

13 And after reading the proposal and
14 the plan, although this is much better
15 development than we had in the past, it's
16 very sustainable, it uses low impact LID
17 technologies, et cetera, I can't support it.

18 As other speakers said, we're too
19 close to build out here already. We're
20 pressuring the environment too much. We're
21 having critters die off. This is what
22 brings people here. This is what makes them
23 want to come out to Long Island and visit.
24 We need to preserve some of it.

25 That's all I have to say. Thank you

B-99
Sec. 6.1

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very much.

(Applause)

SUPERVISOR SCHNEIDERMAN: Last card.
Larry Oxman.

MR. OXMAN: Good evening. Larry Oxman. I wasn't going to speak, but there have been some comments made that I think should be clarified.

UNKNOWN SPEAKER: Where do you live?

MR. OXMAN: I live in Remsenburg. I've lived in Remsenburg for 20 years, and I lived in Westhampton for 20 years before that. I've got two kids. They just graduated from high school.

Everyone keeps on calling this the Pine Barrens. That's a half truth. It's part of the Pine Barrens protection zone.

But this property, the majority of it, is in the compatible growth area. That area -- and Jay, you probably know very well -- that area was always meant to be developed. So seeing that it's in the Pine Barrens is a little misleading. Okay?

I'm a real estate broker, so I've

B-100
Sec. 1.4



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2 sold a lot of land from the past 40 years.
3 There was a term used earlier, bait and
4 switch, that had to do with Discovery's
5 original application. The truth of the
6 matter is that after they made that
7 application, I approached them to see if
8 they would be interested in buying the
9 Kracke farm. The reason why I approached
10 them was because it provided a much better
11 access than going through Spinney Road.

12 I attend the CAC meetings in East
13 Quogue, and I knew that there was a real
14 genuine concern about the traffic that was
15 going to go up and down Spinney Road.
16 Coming through this other access through the
17 Kracke farm seemed like a very good idea.
18 Discovery liked it. Discovery went ahead
19 and purchased the property.

20 At the same time I also represented
21 the Parlatos. That was Bill Swann. This is
22 his daughter. They owned 90 acres, which
23 was a little bit east of -- excuse me, west
24 of Southampton Pines. Again, I approached
25 Discovery to see if they were interested.



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I approached them because of the concept that maybe it would be better for just one development up in the area. And then if you fracture it, you have two separate developments. They also embraced that, and they ended up buying it.

That's how the project grew from an initial Noah property or Alan property, whatever you want to call it, to the current configuration. So they've never asked for an increase in density. That's another term that seems to be misused.

MS. SCHERMEYER: 30 seconds.

MR. OXMAN: Last but not least, Dr. Goldman is not here, but when he came up with the thought about how polluted Weesuck Creek is, when he heard the presentation here, I asked him specifically if they had done a study of Shinnecock Shores and those canals. He had not.

So I'm not saying that Weesuck isn't a dangerous area or has issues, but I think the whole shoreline is really riddled --

MS. SCHERMEYER: Three minutes.



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MR. OXMAN: -- with problems. And the septic systems that are so close are really the issue. Thank you for your time.

When you have another meeting, it would be really nice to have it in a large place like this. Thank you.

(Applause)

SUPERVISOR SCHNEIDERMAN: Thank you. It's 10:15. That's when I said we would end, because the applicant had that extra 15 minutes. I wanted to make sure the public had a full three hours.

We are not going to close this. This is going to remain open. There's going to be a number of public hearings for people who could not come today who wanted to be heard.

We have a date to adjourn it to. My thinking is we keep it here in East Quogue for a while. So we do another one in this room to make it as convenient as possible for the people who are most affected by the proposed development.

The date that we were able to work

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out with the school is Monday, December 5.
I know it's roughly a month from now. It gives more time, I guess, to review some of the comments from tonight, as well as the documents involved with this application.

So I will make a motion to adjourn to this room at 6 p.m. on Monday, December 5.

COUNCILMAN BOUVIER: Second.

SUPERVISOR SCHNEIDERMAN: Seconded by Councilman Bouvier. All in favor.

ALL BOARD MEMBERS: Aye.

(Time noted: 10:15 p.m.)

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C E R T I F I C A T E

I, Terri Fudens, a stenotype reporter and Notary Public within and for the State of New York, do hereby certify:

That the witness whose testimony is hereinbefore set forth was duly sworn by me and that such testimony is a true record of the testimony given by such witness.

I further certify that I am not related to any of the parties by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand.

Terri Fudens

Dated this 17th day of November, 2016

In The Matter Of:
THE HILLS - PUBLIC HEARING

**MINUTES OF THE SOUTHAMPTON
TOWN BOARD MEETING**

November 7, 2016

TC REPORTING, INC.
1 DEERFIELD EAST - 1850
QUOGUE, NY. 11959

**MINUTES OF THE SOUTHAMPTON TOWN BOARD
MEETING - Vol. I**

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