



JAY SCHNEIDERMAN
Supervisor

TOWN OF
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TO: Members of the Town Board

RE: **SPECIAL TOWN BOARD MEETING**
Monday, December 5, 2016 at 6:00 p.m.

PLEASE BE ADVISED THAT pursuant to Section 62 of Town Law, a Special Town Board Meeting will be held in the **East Quogue Elementary School, 6 Central Avenue, East Quogue, New York, on Monday, December 5, 2016 at 6:00 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 Southampton" 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) (*adjourned from November 7, 2016 Special Town Board Meeting*)

JAY SCHNEIDERMAN, SUPERVISOR
TOWN OF SOUTHAMPTON

Dated: November 15, 2016
Southampton, New York

In The Matter Of:
THE HILLS - PUBLIC HEARING

**MINUTES OF THE SOUTHAMPTON
TOWN BOARD MEETING**

December 5, 2016

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

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

MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING
DECEMBER 5, 2016

Lucia Braaten
Court Reporter

MINUTES OF THE SOUTHAMPTON TOWN BOARD MEETING

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- 1 TOWN BOARD APPEARANCES:
- 2
- 3 Sundy Schermeyer - Town Clerk
- 4 Jay Schneiderman - Town Supervisor
- 5 Christine Scalera - Councilwoman
- 6 Stan Glinka - Councilman
- 7 Julie Lofstad - Councilwoman
- 8 John Bouvier - Councilman
- 9
- 10 * * * * *
- 11
- 12 Kyle Collins - Planning/Development Administrator,
- 13 Town of Southampton
- 14 Mark Hissey - SVP, Discovery Land Company
- 15 Wayne Bruyn - Attorney, O'Shea Marcincuk and Bruyn
- 16 Paul Grosser, Ph.D., PE, P W Grosser and Assoc.
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1 SUPERVISOR SCHNEIDERMAN: Good evening. I'd
2 like to call this Special Meeting of the Southampton
3 Town Board to order this 5th day of December, 2016.
4 Please rise and join us for the Pledge of
5 Allegiance.

6 (At this time, the Pledge of Allegiance was
7 Recited.)

8 SUPERVISOR SCHNEIDERMAN: And if you could
9 remain seated -- stay standing, sorry.

10 (Laughter)

11 SUPERVISOR SCHNEIDERMAN: Sorry. It's going
12 to be one of those nights. If you could remain
13 standing for a moment of silence. Please join with
14 us as we keep in our thoughts and prayers all the
15 brave men and women of uniform of our armed
16 services.

17 Let's also keep in our thoughts and prayers
18 all of our first responders, our ambulance
19 volunteers, fire, and, of course, of our police
20 officers as well.

21 So let's take a moment together to join in
22 silence.

23 (At this time, a moment of silence was
24 observed.)

25 SUPERVISOR SCHNEIDERMAN: Okay. Thank you.

1 Please be seated. Madam Clerk, would you read the
2 Special Hearing Notice, and then please call the
3 roll following.

4 MS. SCHERMEYER: Members of the Town Board,
5 Special Town Board Meeting, Monday, December 5th,
6 2016, at 6 p.m.

7 Please be advised that pursuant to Section 62
8 of Town Law, a Special Town Board Meeting will be
9 held in the East Quogue Elementary School, 6 Central
10 Avenue, East Quogue, New York, on Monday,
11 December 5th, 2016, at 6 p.m., for the purpose of
12 considering the following:

13 Public Hearing to hear any and all persons on
14 the subject of a Draft Environmental Impact
15 Statement related to a zone change petition entitled
16 The Hills at Southampton, requesting to change four
17 separate land holdings totaling 591 acres located in
18 the Hamlet of East Quogue from Residential 200 (CR
19 200) to Mixed Use Planned Development District.
20 Adjourned from November 7th, 2016 Special Town Board
21 meeting.

22 And authorize the Supervisor to execute an
23 amendment to contract with C Well Fish, LLC.

24 Jay Schneiderman, Supervisor, Town of
25 Southampton, dated December 2nd, 2016.

1 Supervisor Schneiderman.

2 SUPERVISOR SCHNEIDERMAN: Present.

3 MS. SCHERMEYER: Councilwoman Lofstad.

4 COUNCILWOMAN LOFSTAD: Here.

5 MS. SCHERMEYER: Councilwoman Scalera.

6 COUNCILWOMAN SCALERA: Here.

7 MS. SCHERMEYER: Councilman Bouvier.

8 COUNCILMAN BOUVIER: Here.

9 MS. SCHERMEYER: Councilman Glinka.

10 COUNCILMAN GLINKA: Here.

11 SUPERVISOR SCHNEIDERMAN: Okay. At this
12 point, I'd like to bring up our Planning and
13 Development Administrator, Kyle Collins, just to
14 briefly tell you why we are gathered here tonight,
15 and then we're going to go right to the continuation
16 of the public hearing on The Hills PDD legislation.

17 MR. COLLINS: Great. I'm going to briefly
18 discuss process under the SEQRA regulations under
19 New York State.

20 The intent of the public hearing on the Draft
21 Environmental Impact Statement on the requested
22 change of zone is to give the public an opportunity
23 to comment on the environmental issues raised in the
24 DEIS, as well as possible alternatives and
25 mitigation offered to address those issues.

1 The New York State DEC does provide some
2 guidance in the form of a handbook. That guidance
3 outlines some best practices for anyone making
4 comments on the DEIS, and those are as follows:

5 Focus on major issues, not problems, with
6 words or minor discrepancies.

7 If oral comments are made at the hearing, back
8 them up with written comments covering at least the
9 main points made at the hearing, remembering that
10 the record will remain open at least 10 days after
11 the close of the hearing for submission of written
12 additional comments.

13 Number three is to consider whether studies
14 conducted and other resources cited are adequate to
15 support the analysis and conclusion reported in the
16 Draft EIS.

17 If there are deficiencies in the discussion of
18 potential impacts and alternatives and more
19 mitigation, the commenters should identify those,
20 and may suggest additional and/or more appropriate
21 studies and sources to augment the deficiencies
22 discussed.

23 Number four is give careful attention to the
24 comparative assessment of the alternative presented
25 in the Draft Environmental Impact Statement, and

1 offer reasonable alternatives, if they can be
2 identified by the commenter.

3 And, lastly, review all mitigation measures
4 which are analyzed, and suggest additional
5 reasonable measures to reduce environmental impacts,
6 if they can be identified by the commenter.

7 Subsequent to the public comment period,
8 including the 10-day written comment period after
9 the Town Board closes the public comment -- public
10 hearing portion, the SEQRA accounts for a final
11 Environmental Impact Statement, which address all
12 comments that are made at the public hearing and the
13 written comment received by the public, as well as
14 other State and local agencies.

15 SUPERVISOR SCHNEIDERMAN: Okay. Thank you,
16 Kyle.

17 Okay. So this is a continuation of the public
18 hearing on The Hills GEIS for the Discovery Project
19 being proposed -- I mean, the development project
20 being proposed by Discovery Land Corporation. We --
21 this is not a new hearing, it's literally a
22 continuation of the last hearing, which went on for
23 about three hours just for the Public Portion.

24 Now I have had numerous requests for people
25 who want to be heard, some complaining about the

1 amount of time not being sufficient. So we're going
2 to do a couple of things a little bit differently
3 this evening than we did in the past.

4 Again, we will allow the applicant a brief
5 period this time. They had about an hour last time.
6 Ten minutes, I will limit it to 10 minutes to
7 address any of the issues that they feel they need
8 to address at this point in the process. Then a
9 number of groups have asked me to allow the Group
10 for the East End some time at the beginning. I am
11 allotting 20 minutes for Bob DeLuca from the Group
12 For the East End. He'll be joined by, I believe, by
13 Lisa Liquori, a Land Planner, in that 20-minute
14 presentation. That will take up basically between
15 those two about a half an hour. Then we will go to
16 individuals and groups in the order those cards were
17 received.

18 Individuals will be given three minutes,
19 groups will be given five minutes. Now, when I say
20 a group, you have to be the representative of the
21 group, not just a member of the group. You have to
22 be speaking in an official capacity for a legitimate
23 group.

24 When we get to the end and everybody has been
25 heard, if somebody feels they did not have enough

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1 time, you can come at the end and I will confer with
2 the Town Board, if they -- if the Town Board wishes
3 to grant more time, we will do that at the end.

4 We do plan at least two more hearings. The
5 next one, I believe we're looking at December 10th
6 at -- in the evening.

7 MS. SCHERER: January.

8 SUPERVISOR SCHNEIDERMAN: I'm sorry. I'm
9 sorry.

10 MS. SCHERER: January.

11 SUPERVISOR SCHNEIDERMAN: I'm sorry, January,
12 January 10th. Sorry about that. That would be
13 really quick, wouldn't it?

14 (Laughter)

15 SUPERVISOR SCHNEIDERMAN: January 10th, at
16 6 p.m., Janice?

17 MS. SCHERER: Yes.

18 SUPERVISOR SCHNEIDERMAN: Six p.m., and we're
19 going to do that one at Town Hall in Southampton.

20 So that is the plan. I'll announce that again
21 later on. So if you -- if you feel like you didn't
22 have enough time and there's more to be said, you'll
23 have that option as well, at least two more public
24 hearings. Or, if you really insist on doing it
25 tonight, we will have a conversation with the Town

1 Board.

2 All right. So without further ado, I will
3 turn things over to Discovery Land. Wayne, are you
4 leading off?

5 MR. BRUYN: Yes.

6 SUPERVISOR SCHNEIDERMAN: Okay.

7 MS. SCHERMEYER: You have to call the hearing.

8 SUPERVISOR SCHNEIDERMAN: I'm sorry?

9 MS. SCHERMEYER: Would you like to call the
10 hearing?

11 SUPERVISOR SCHNEIDERMAN: Okay. I'm sorry,
12 just a procedural step. We need to call the public
13 hearing notice, read the public hearing notice.

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

19 SUPERVISOR SCHNEIDERMAN: Okay. Thank you,
20 Madam Clerk.

21 Okay. Now, Wayne, you may begin. And we'll
22 tell you when there's about 30 seconds left of the
23 10 minutes.

24 MR. BRUYN: Thank you. Good evening, Board
25 Members. For the record, my name is Wayne Bruyn,

1 O'Shea, Marcincuk & Bruyn, Southampton, New York. I
2 appear before you tonight on behalf of Discovery
3 Land.

4 At our first public hearing on November 7th on
5 the Draft Environmental Impact Statement, we heard a
6 number of comments that were not accurate or
7 consistent with the record before you. We thank the
8 Town Board for providing this opportunity to briefly
9 address our consistency with the Town Comprehensive
10 Plan, to address the required alternatives to our
11 proposed development, and to address some of the
12 misinformation about water quality that has been
13 circulated.

14 At the last public hearing, I submitted
15 written documentation and provided exhaustive
16 testimony on the importance of this PDD application
17 being consistent with the Town's Comprehensive Plan.
18 I identified a multitude of comprehensive planning
19 documents since the 1980s that guide us to the
20 Seasonal Resort Development Plan presently before
21 you, the most important of which is the East Quogue
22 Land Plan and Generic Environmental Impact
23 Statement, or GEIS. If you recall, that plan was
24 prepared by this Town Board and its consultants
25 after two -- a two-and-a-half year moratorium. The

1 study developed the recommended land use plan for
2 East Quogue, and the accompanying GEIS analyzed
3 cumulative and site specific impacts, and analyzed
4 no less than eleven different land use alternatives.

5 As previously noted, the East Quogue Land Plan
6 was developed with significant public participation
7 and was adopted after careful deliberation of the
8 alternatives. The recommended plan indicates that
9 The Hills property should be rezoned, utilizing the
10 PDD process, into a mixed use proposal that combines
11 housing, a golf course and open space uses.

12 As the recommended plan specifically
13 recommends the proposed seasonal resort development
14 and golf course, coupled with an up-zoning, it is
15 interesting to understand what other alternatives
16 the Town Board considered then.

17 As mentioned, the Town Board considered eleven
18 different alternatives, including the zoning
19 build-out, where each property is developed under
20 what was then the current zoning, which would have
21 resulted in 163 units on our properties.

22 The Town Board also considered an up-zoning
23 alternative with no other actions, a workforce,
24 senior housing alternative, a hamlet transfer of
25 development rights alternative, where the

1 development rights would be transferred to the
2 Atlanticville site, and an alternative of the
3 recommended plan with the up-zoning, but without a
4 golf course.

5 After careful study of those eleven
6 alternatives, the Town Board found that the
7 recommended plan, which is for resort development
8 and a golf course, would result in the least overall
9 impacts on the study area, as compared to the
10 alternatives considered by introducing the least
11 amount of housing units and students. This comes,
12 quote, unquote, out of your findings statement on
13 that Generic EIS.

14 So based on these findings, we are here today
15 to procedurally, perhaps technically, to consider
16 only the site specific impacts of the Seasonal
17 Resort Development Plan recommended by the East
18 Quogue Land Plan and its reasonable alternatives.

19 I mention this as we heard several comments at
20 the last public hearing that suggests The Hills
21 Draft EIS does not consider all of the reasonable
22 alternatives, including a reduced density
23 alternative, or an alternative without a golf
24 course, or a proper as-of-right alternative. This
25 is just not accurate. Not only were these

1 alternatives considered in the East Quogue Land Plan
2 and Generic EIS, but, as required by the Town Board
3 scoping document, the Draft EIS before you addresses
4 seven different alternatives, including, again, a
5 reduced density plan, a plan with no golf course, as
6 well as the as-of-right development under the
7 current zoning for each of the separate properties.

8 One of the commenters at our last meeting
9 presented a plan, which to my knowledge was not
10 submitted to the record, that showed some
11 development with an arbitrary reduction in density
12 clustered on tiny lots with no golf course, and
13 something about an equestrian use. Of course we can
14 all acknowledge that such a plan on paper may be
15 possible, but under the circumstances, this plan
16 cannot be considered feasible, considering the
17 objectives and capabilities of the project's
18 sponsor, as is required under the SEQRA regulations
19 and the case law in the State of New York.

20 Discovery Land has made it abundantly clear
21 that the primary purpose of this project is to
22 create a seasonal resort development and golf course
23 that will be environmentally sensitive, while
24 providing economic growth and which minimizes fiscal
25 and other impacts, as recommended by your Town's

1 Comprehensive Plan.

2 East Quogue Land Plan and The Hills Draft EIS
3 both identify and discuss the negative impacts of
4 development properties under the current zoning
5 without a golf course, without the seasonal nature
6 of the project, and without any of the numerous
7 public benefits and amenities that can only come
8 with the approval of the PDD.

9 If for any reason the Town Board does not
10 believe the proposed Seasonal Resort Development
11 Plan and golf course complies with your
12 Comprehensive Plan, then Discovery Land remains
13 committed to the development of the properties in a
14 manner that will remain economically feasible.

15 As presented in the draft, such plans include
16 development of clustered subdivisions with one-acre
17 lots, like The Pines and the Rosko subdivisions,
18 which have been routinely approved by the Planning
19 Board and the Pine Barrens Commission. Such
20 developments, although less desirable, are real
21 marketable options, and are duly addressed in the
22 East Quogue Land Plan, as well as the draft before
23 you. Development plans to a lesser standard, as
24 suggested by any of the commenters previously, would
25 just not be feasible both economically or

1 environmentally.

2 We recognize that one of the most important
3 issues in our area is water quality. So now our
4 Hydrologist, Paul Grosser, will explain why the
5 approval of the PDD is far superior for the
6 protection of water resources than the development
7 of the property under the current zoning.

8 MR. GROSSER: Thanks, Wayne. Water quality is
9 a legitimate concern for all developments and
10 redevelopments. Everyone has concerns about
11 drinking water. Everyone has concerns about
12 nitrogen in our bays and its impact on wildlife.
13 Our water quality locally has suffered over the
14 years due to human impacts. The good news is that
15 there are ways to reverse these trends. As it
16 pertains to drinking water, we need to remove
17 nitrogen from our aquifer, not just keep -- not keep
18 adding to it.

19 As it pertains to surface water quality, we
20 need to stop nitrogen loading into our bays. This
21 is in my opinion the single most important reason to
22 support The Hills Seasonal Resort.

23 In order to remove nitrogen from the aquifer,
24 you need take out contaminated water from the
25 aquifer and then filter and purify it. We are

1 proposing to do this with a fertigation well to
2 irrigate the golf course and the grounds of the
3 resort. This pump and treat technology is an
4 effective way to treat groundwater that has been in
5 use since the early 1980s. There is literally
6 hundreds of these systems actively cleaning
7 groundwater on Long Island. This technology is
8 presented in the Southampton Town CPF Water Quality
9 Improvement Project Plan.

10 The Hills can pull out the contaminated water
11 using an irrigation well, and then use the water to
12 water and fertilize the golf course. Once the water
13 goes through the grass, the nitrogen will be
14 removed, and the water will be returned to the
15 aquifer purified. So without the golf course you
16 lose the ability to remove nitrogen from the
17 aquifer.

18 It should also be noted that the current
19 zoning of the subdivisions would use twice the
20 amount of fertilizer as the golf -- as The Hills
21 golf course, with no capability of removing
22 nitrogen. If you do not remove the nitrogen from
23 the aquifer, the excess nitrogen will make its way
24 to the bays. If you do not start changing out
25 antiquated septic systems, particularly in areas on

1 or near the water, like Pinesfield in East Quogue,
2 you will continue to load excess nitrogen into the
3 bays.

4 The Hills plan provides for significant
5 investment to help change out these systems and to
6 restore aquatic biofilters like shellfish. The
7 Hills proposal would result in significant reduction
8 of nitrogen loading into our bays and significant
9 nitrogen removal. To put all this very plainly, if
10 you want clean water, you want The Hills Seasonal
11 Resort and Golf Course, and you definitely want the
12 golf course.

13 MR. HISSEY: Thank you, Paul. For those of
14 you who don't know me, my name is Mark Hissey and
15 I'm a Principal with Discovery Land Company. I've
16 worked in Southampton now for 20 years, including my
17 development of Sebonack Golf Club, as well as some
18 volunteer work as a Board Member of the Group for
19 the East End. I'm also on the Fundraising Committee
20 for the Pine Barrens Society. Both Bob DeLuca and
21 Dick Amper know me extremely well.

22 I could not be more proud of this project for
23 every reason possible, and I would never, ever
24 compromise my reputation. One of the things that
25 concerns me is that bluff, that some people think

1 that we will walk away from this project. Make no
2 mistake about it, we're not going to go anywhere.
3 These people are willing to risk all of the benefits
4 of the community, including the ability to remove
5 nitrogen from the aquifer. It would like to make
6 this a year-round occupancy instead of a seasonal
7 one. It would like to forego all of the tax
8 benefits and the benefits for this very school.

9 We've invested millions of dollars in the Dune
10 Deck project down in Westhampton Beach, and this is
11 scheduled to be completed by Memorial Day 2017.
12 We're creating a facility with public access that
13 the whole community can be proud of. We're fully
14 prepared to build the as-of-right subdivision on The
15 Hills, but we know that the seasonal resort is far,
16 far more beneficial to the community.

17 MS. SCHERMEYER: Thirty seconds.

18 MR. HISSEY: We're totally committed to the
19 improvement of the water quality in the area, and
20 we're confident that our science is accurate and
21 real.

22 So thank you for allowing our team to clear up
23 some key points, and that is our plans are right out
24 of the Town's comprehensive long-range plan. They
25 did consider all the reasonable alternatives

1 considered by the Town's planners and consultants,
2 and the golf course and other investments will
3 ensure clean water for years to come. The two
4 options are The Hills Seasonal Resorts or 118 home
5 subdivision.

6 No matter the outcome of the Board's
7 decision --

8 MS. SCHERMEYER: Ten minutes.

9 MR. HISSEY: -- we're completely committed to
10 developing this property. Thank you very much.

11 SUPERVISOR SCHNEIDERMAN: Thank you, Mark.
12 Okay. So next we will go to the Group for the East
13 End. Bob DeLuca, Lisa Liquori, if you'll come
14 forward.

15 MR. DELUCA: We just have a couple of boards
16 to put up; is that okay?

17 SUPERVISOR SCHNEIDERMAN: Sure. We won't
18 start the clock yet.

19 MR. DELUCA: Thank you. We have a packet that
20 we'll give you afterwards so you can see this some
21 more.

22 SUPERVISOR SCHNEIDERMAN: And those who are
23 standing, there's still a number of empty seats. So
24 when you get tired, if you want to find a place to
25 sit down, there's still some chairs.

1 MR. DELUCA: Can you ding me at 10 minutes to
2 make sure I'm not in the way.

3 SUPERVISOR SCHNEIDERMAN: So we'll let you
4 know when there's 30 seconds left.

5 MR. DELUCA: Okay. All right. Well, good
6 evening, Mr. Supervisor, Members of the Town Board.
7 My name is Bob DeLuca, and I serve as President of
8 Group For the East End.

9 For the record, since 1972, the Group has
10 represented the conservation and community planning
11 interests of several thousand member households,
12 individuals and businesses across the East End.

13 I want to thank the Town Board for the
14 opportunity to provide some extensive -- more
15 extended comments, I should say, tonight.

16 As you know, this is the largest development
17 the Town has seen in a generation. This project is
18 not compliant with existing zoning, which is the
19 most protective in the Town. This project lies in
20 the Southampton Town Aquifer Protection Overlay
21 District, the Suffolk County Central Suffolk Pine
22 Barrens Critical Environmental Area, New York State
23 Special Groundwater Protection Area, and the site
24 has been a public acquisition priority for the Town
25 of Southampton and Suffolk County. All these

1 designations were established to protect water and
2 unique habitat.

3 This project was submitted, as you know, under
4 the controversial PDD law that the Board itself has
5 recognized as being in need of substantial review
6 and likely modification, and for some of us, we
7 would request a repeal of that law because of the
8 problems it's created.

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Sec. 2.4

9 As you know, these designations -- because of
10 these designations, we've opposed this project, and
11 we largely oppose it because it's too extensive a
12 use for the sensitive groundwater that lies beneath
13 the property. And while you may have a GEIS as part
14 of your Comprehensive Plan that says this should be
15 vetted and reviewed, we are vetting and reviewing it
16 now. And you also have part of your Comprehensive
17 Plan that says it should be protected as open space.
18 So this is what you are stuck with looking at when
19 it comes to this PDD and considering it against your
20 Comprehensive Plan.

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Sec. 2.3

21 As you all know, comprehensive plans say a lot
22 of things. Some things get done, some things don't
23 get done. So I just say we should, you know, keep
24 that in mind as we go forward.

25 Over the course of these hearings, there's

1 many things for us to talk about. But we thought,
2 and it actually is kind of a segue from Mr. Bruyn's
3 comments, tonight the most important thing for us to
4 spend our time is the issue of alternative
5 development designs. As you know, this is a topic
6 that we feel is not well understood, and I think you
7 heard it here tonight. Somebody said there's only
8 two options here, there's The Hills Seasonal Resort,
9 and then there is something we call an as-of-right
10 development. And an as-of-right development, and I
11 would encourage you to talk to your Town Attorney or
12 your Town Planners, that is a description of the
13 minimum standards that you would require to build a
14 piece of property to its zoning regulations. It
15 does not overlay environmental conditions or
16 mitigation measures that since 1975 have been
17 required in the State of New York.

18 So our position is there is far more than an
19 as-of-right development proposal, or The Hills
20 resort, and, in fact, in your scoping outline for
21 this project, you talked about at least seven
22 different alternatives that needed to be looked at.
23 We looked at that Draft Environmental Impact
24 Statement and we looked at those alternatives, and
25 in our view, the level of consideration given to the

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Sec. 2.6

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1 alternatives is not sufficient for you to make a
2 reasoned determination about the project.

3 And I would also say that it -- because this
4 is not a project that is zoned for this use, the
5 Board has broad latitude to impose whatever
6 conditions it thinks necessary on any project here.
7 So we may disagree about the specifics of one part
8 or another, but this is not something where you're
9 arguing over a property that already has the zoning
10 that they want to apply the development to, this is
11 a new zoning classification.

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Sec. 2.19

12 What we thought would be useful to do was to
13 try to develop a -- change the discussion a little
14 bit from the intricacies of each individual plan and
15 talk about the whole overall picture. What kinds of
16 alternatives did the Board envision or could the
17 Board envision? Would it ask the applicant to look
18 at reduced impact alternatives, reduced density
19 alternatives? I would disagree that asking an
20 applicant to put those in the document is just
21 something that you do and then throw away. I think
22 they're in there because the law requires you to
23 consider those potential alternatives, to take a
24 hard look at those alternatives, and to consider
25 within the capabilities of the applicant, and the

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Sec. 2.6

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1 needs of the community, and the underlying zoning,
2 where do we meet in the middle? So our objective is
3 to provide that to you.

4 I'm not here to proffer that we want to see
5 you adopt an alternative that we're recommending.
6 We want to show you what good planning and
7 development design can look like on a piece of
8 property like this to open this discussion further.

9 (Applause)

10 MR. DELUCA: So how did we do it? Well,
11 essentially what we did is we went to somebody who's
12 been in this business for a while, who some of you
13 know. Lisa Liquori was the Head of the East Hampton
14 Planning Department for I think 15 years, 12 years,
15 is an expert municipal planner. She has done the
16 on-the-ground grind of what it takes to be a
17 municipal planner. And then we hired one of the
18 more renowned conservation, development and design
19 firms in the country that's also been working right
20 now in East Hampton on their hamlet studies. And
21 what we wanted to do is, by combining those two
22 levels of expertise, show you what, in fact, can be
23 done with a piece of property like this, and invite
24 you to ask more questions and to look more deeply at
25 something which hasn't been presented, and to please

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1 not discount the concept of alternatives.

2 I've been at this for like 30 years, and every
3 project I've every looked at, most developers have
4 said, "It is our project, which is great, and then
5 there's another thing that you'd never want to do,
6 and we can't do any of the alternatives, so you
7 should pick our project." That's fine, but we got
8 to have a broader discussion than that.

9 This is the last contiguous large parcel of
10 Pine Barrens in the Central Suffolk Pine Barrens in
11 our area. It's a critical watershed property, it
12 needs its due.

13 So that's all I'm going to say with my
14 comments. What I'd like to do now is to introduce
15 to you Lisa Liquori, who will walk you through the
16 alternative design and some of what we've come up
17 with, and I will assist by pointing, if necessary,
18 and doing what I can. Thank you.

19 MS. LIQUORI: Good evening. Just for the
20 record again, my name is Lisa Liquori. I'm an
21 Environmental Planning Consultant of over 30 years
22 experience, and I'm here on behalf of the Group for
23 the East End tonight. Thank you for this
24 opportunity to speak.

25 So as has already been said by Bob, that the

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1 alternative section is really the cornerstone of a
2 DEIS. And what the applicant has done is submit a
3 plan that is based on their goals and objectives.
4 And what the alternative section allows you to do as
5 the Lead Agency is to independently determine if
6 their proposal is the best for the -- given the
7 environmental concerns, and also given their roles
8 and objectives, that needs to be considered, too,
9 and their capabilities.

10 And so your scoping outline specifically
11 itemized a reduced density and a reduced impact
12 alternative, and also new golf course. And while
13 the DEIS did include as Alternative 4 and 7, they
14 claimed to be reduced density and reduced impacts,
15 they are neither. The reduced density alternative,
16 which is Alternative 4, planned for a subset of the
17 591 acres, and that's how they reduced the density.

18 So if you include -- so they brought it down
19 to 94 units by only looking at 490 acres. And when
20 you add back the Parlato parcel, which is 102 acres,
21 then you come back to the 118. So in order to
22 achieve the lower density, you just eliminated some
23 of the land, so you don't have a reduced density
24 plan that they have come in with.

25 In terms of the reduced impact alternative,

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1 they made a faulty comparison, and it really appears
2 that it was designed to make the applicant's project
3 appear more desirable than anything else possible.
4 The Hills and the Kracke and the Parlato parcels
5 have been planned together, and that was good
6 planning, that's what they've done. But in their
7 lesser impact or reduced impact alternative, they
8 didn't do that. They separated out the Parlato
9 parcel and planned for that independently.

10 And, really, just almost by definition, you
11 know that you're going to have more forest
12 fragmentation, more coverage, more problems with
13 traffic crossing over the railroad tracks, not being
14 coordinated with that. Just the way that they
15 defined it set it up it was going to have, not less
16 impacts, but more. And, in fact, the applicant's
17 DEIS concluded the same. So you didn't get either
18 of those, even though they are asked for in the DEIS
19 scoping session and required by law. So it doesn't
20 mean that no such alternatives exist, it just means
21 that after several years of back and forth review of
22 this DEIS, you still don't have one. So the Group
23 decided to prepare one, just not to say this is what
24 you should approve, but just to show could it be
25 done, and also to include substantial amenities and

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1 recreational opportunities that Discovery Land
2 promotes in many of their other communities across
3 the country.

4 And the project sponsors goals that were
5 articulated many places in the DEIS. Page S-38 I
6 think is one of the first places to provide a
7 seasonal resort community that provides community
8 benefits, minimizes impact on the site and
9 surrounding community, reduces school-age children,
10 incorporate -- increases tax revenue, conforms to
11 all applicable land use plans and regulations,
12 establishing sound and sustainable environmental
13 program for the site that will reduce environmental
14 impacts and create environmental benefits,
15 particularly with regard to water quality. Great.
16 Well, this plan will do that, too. So it still
17 needs -- so there's nothing that is articulated. It
18 doesn't include golf, but their articulated goal
19 didn't say that either.

20 Okay. So, as has already been mentioned,
21 Dodson & Flinker, an internationally, nationally
22 renowned planning firm, who's also done work in
23 Southampton, they were one of the consultants who
24 worked on the Southampton Comprehensive Plan, we
25 tasked them with this. Could you do a reduced



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1 density alternative and a reduced impact, because
2 these are -- it's required, so let's just kind of
3 see if we can do it in one plan. And in a very
4 short period of time, in less than two weeks, they
5 came up with a plan. Again, we're not saying to
6 adopt this, but, at the very least, you have to, you
7 know, analyze something like this and include it in
8 your DEIS evaluation.

9 So let's take a look at what we have. How do
10 I do this?

11 MR. DELUCA: You want to point from there?

12 MS. LIQUORI: Okay. How about if we come
13 closer?

14 MR. DELUCA: I'll leave this to you.

15 MS. LIQUORI: Yeah, okay. All right. I just
16 want to start with the overall parcel. Are we all
17 oriented? This here being north, and Sunrise
18 Highway. See where the parcel is outlined here in
19 yellow, the Parlato parcel to the east, the main
20 Hills and the Kracke parcel over here. The green on
21 either side are already protected lands. Okay.

22 AUDIENCE MEMBER: We can't see a thing.

23 SUPERVISOR SCHNEIDERMAN: I know. They don't
24 have the ability to show both the audience and the
25 Town Board at the same time, unfortunately, so --

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1 but they could make their pitch to the Town Board,
2 because, ultimately, we're the ones who are voting.

3 MR. DELUCA: We'll leave it on the side.

4 MS. LIQUORI: Okay. So north facing this way.
5 All right. So, as you know, there's a fairly
6 significant amount of disturbance, you know, about
7 30, 40 acres, in the middle of the parcel. And what
8 this cluster does is put all the development in that
9 area. So that you see all of the land, all the core
10 preservation area and the land next to it all in
11 open space, all permanently preserved; all of the
12 Kracke property all permanently preserved, except
13 for the roadway coming through it, all of the
14 Parlato parcel all permanently preserved.

15 You've got the land that is closest to Weesuck
16 Creek, you've got the land that is within the
17 contributing area to the two public well fields,
18 Spinney Road and Malloy Road. All of that doesn't
19 have any development in it. It includes all 591
20 acres, and it's 92% open space. That's 543 acres,
21 and it's in large open blocks of land, it's not
22 fragmented.

23 So just the straight numbers, it's 120 acres
24 more of preserved land than the applicant's. But
25 when you take a look at the configuration, it's 50%

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1 more open space, because some of the acreage that's
2 included in the PDD is maybe 100-foot-wide strips or
3 something of land, of fragmented land, maybe,
4 between fairways or something like that. That's not
5 the significant open space. Here you've got blocks.
6 That's what's important, that's what's essential for
7 habitat protection for the endangered species for
8 the Pine Barrens Habitat.

9 So it's already in the disturbed portion, as
10 I've said. It provides a village style. Let's take
11 a look at it a little bit more.

12 SUPERVISOR SCHNEIDERMAN: Bob, maybe you can
13 position the other one so the audience can see that
14 one, at least, that was just being spoken of.

15 MS. LIQUORI: Okay. So this is just --

16 VIDEOGRAPHER: You've got to talk in the mic.

17 MS. LIQUORI: We're just zooming in in that
18 middle block now, right, so we're not showing all
19 the open space all around it. Again, here's north,
20 so you're oriented, here's the roadway coming in.
21 So it features a village style development, a mix of
22 housing stock, and it's similar to the lot and the
23 floor area of the applicant's village lots and club
24 cabins. And some of the units are larger than the
25 applicant's clubhouse units. So it's an 88-lot

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1 house plan, that's a 25% reduction. That's
2 meaningful if you are to do a reduced density plan.
3 And it eliminates all lot lines, septic systems,
4 lawns, fairway, greens within -- I think I already
5 said this, within the contributing area to the two
6 public well fields. Those are some of the features
7 that were in the applicant's plan. It preserves the
8 drainage swales and the tributaries to Weesuck Creek
9 that traverse the southern portion of the property,
10 it's down here. But in the PDD plan, there's
11 fairways crossing that. There's a comfort station
12 kind of in that area.

13 It eliminates and it preserves -- it doesn't
14 put development in the shallow depth to groundwater.
15 In some places the groundwater is as close as six
16 feet below grade, and in the Sudbury soils area in a
17 little bit of the -- north of the big disturbed
18 area. The seasonal high water is found between
19 one-and-a-half to two feet below grade, and that's
20 where there are some fairways and other things
21 proposed in that plan. So none of that is here,
22 and, of course, you know the groundwater is
23 extremely vulnerable to contamination when it's that
24 close to the ground.

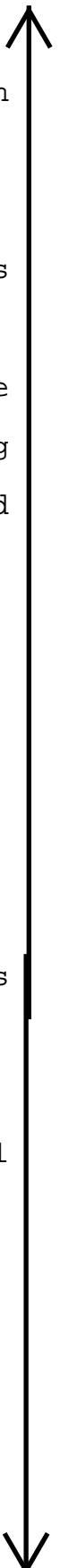
25 I'm sorry if I'm repeating myself. It

1 eliminates development on steep slopes in the 10 to
2 15 year base flow to Weesuck Creek zone, which is in
3 the southern portion of the property.

4 In order to create the golf course, the DEIS
5 estimated that it would be about 200,000 cubic yards
6 of soil, which is about 270,000 tons of soil that
7 would have to be excavated, that with no golf course
8 you don't have that. It would restore the remaining
9 areas that had been disturbed with native plants and
10 meadows, and it would have an advanced sewage
11 treatment system to treat all the waste of the
12 residences and of the amenities.

13 As I've mentioned, it provides multiple
14 attractive, desirable resort amenities, supportive
15 of the signature lifestyle and concierge services
16 featured at other Discovery Land Company resorts.
17 They're centered on the love nature and family goals
18 that they've put forward.

19 The recreational amenities provided, again,
20 are within the already disturbed area, so that's all
21 part of this. It included an equestrian center,
22 20,000 square foot riding arena, it had stables,
23 horse paddocks, trails, a clubhouse for the
24 equestrian center, outdoor riding areas. It also
25 has a spa and a fitness center that would be



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1 suitable for personal fitness trainers, diet and
2 exercise and lifestyle programmers. It's got a
3 swimming pool, then another multi-purpose function
4 center for additional recreation activities, game
5 rooms, arts and craft centers, other functions. It
6 has ponds and attractive water features. It has
7 room for tennis, squash, basketball and other
8 outdoor recreational fields and courts; room for
9 organic gardens and opportunities for food-to-table
10 gatherings. It's got neighborhood parks, bucolic
11 meadows, multi-purpose trails, nature appreciation
12 areas.

13 And as a high end residential resort, it's
14 going to generate taxes, several million dollars.
15 That's not what you're supposed to be deciding a
16 plan on, but it will have a net positive generation
17 of taxes for both the Town and the school, whether
18 you have students from here or not. It certainly
19 would be, given the fact that it's a high end resort
20 development geared towards or favoring seasonal
21 homeownership, and the same as the existing project.

22 So let me do a comparison. Actually, maybe
23 before --

24 MS. SCHERMEYER: You have a minute-and-a-half
25 left.

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1 MS. LIQUORI: I'm going to start talking fast.
2 Okay. So let me just do a real quick comparison.
3 This column here is the Discovery PDD, the reduced
4 impact alternative and the comparison. So in terms
5 of cleared areas, they have 167 acres, this has 28.2
6 -- I mean, I'm sorry, 45. It's 74% less clearing,
7 and overall development, it's 86% less. There's
8 zero fertilized turf associated with this plan, 100%
9 less than they -- they've got 88.53. It's 100%
10 more, twice as much preserved contiguous open space.
11 When you look at the total open space, it's 29%
12 more. It's 78% less water usage. You're not
13 irrigating for the golf course and for whatever
14 fertilized turf you have. We don't have any of
15 that. You've got 25% less sewage flow, if you were
16 just calculating it according to the Suffolk County
17 Health Department calculations. And when you also
18 look at the Suffolk County Health --

19 MS. SCHERMEYER: Thirty seconds.

20 MS. LIQUORI: -- you have 51% less overall.
21 When you actually look at the nitrogen loading, 100%
22 less from fertilized turf, 72 to 88% less when
23 you're looking at the buildings, because you have
24 advanced sewage treatment; 25% fewer residences, 22%
25 greater overall floor area, supporting the concept

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1 that you can still be a luxury residential unit.
2 And when you look at the peak traffic area, traffic
3 per hour, it's 78 to 75% less.

4 MS. SCHERMEYER: Twenty minutes.

5 MS. LIQUORI: Just to say there are visuals of
6 other types of -- these type of development projects
7 throughout the country, and that's what this could
8 look like, adapted to look like the architecture in
9 the area here. Thank you very much.

10 MR. DELUCA: Thank you.

11 (Applause)

12 SUPERVISOR SCHNEIDERMAN: I'm going to go next
13 to the public. Again, individuals, three minutes.
14 Groups, if you're speaking on behalf of a group,
15 we'll allot you up to five minutes. We're going to
16 take these in the order that they were received.

17 I have to tell you, there's 91 cards here, and
18 if everybody takes an average of two minutes, we're
19 looking at three hours of testimony. So I just ask
20 you, A, if you've already spoken on the record, this
21 is the same hearing, you don't need to -- even
22 though it's a different date, it's a continuation.
23 You don't need to get up and say the exact same
24 thing you've already said. We've got it, okay?
25 We're recording this, we're keeping a transcript,

1 we've got your testimony.

2 I'm not going to stop you from coming up and
3 saying it, but we, you know, ask that you try to
4 present us with new information, things you haven't
5 already said, additional comments that you felt like
6 you didn't have the first go-around.

7 I'm also -- I ask that those who wish to be
8 heard, or, you know, anybody here, just stay behind
9 this first line, except for the person who I've
10 called to the podium and the person who's on deck.
11 The person on deck can come and wait over where this
12 young man is standing, somewhere in that area.
13 Okay?

14 And if you haven't filled out a card, you
15 could still do so. I'm up to 97 now. It's grown
16 since I said it was 91.

17 Okay. One other thing, too. We're going to
18 ask that you identify yourself for our record.
19 Please say that clearly, even though I've called
20 you're name, and I may have mispronounced it. And,
21 also, if you could just state what area. Don't tell
22 us your exact address, we don't need to know that.
23 But what area of the town that you live in would be
24 helpful. So if you live in East Quogue, that's
25 always good to know. If you live in Quogue,

1 Westhampton, Southampton, Bridgehampton, or if
2 you're out of the area, please state so as well.

3 So the first speaker will be Chip Porter. We
4 will let you know when you're down to 30 seconds,
5 and we ask that -- and for the audience, just,
6 please, everybody be respectful, whether you agree,
7 whether you disagree. Please do not interrupt the
8 speaker. And on deck is Brian Tymann. All right,
9 Chip, you're up.

10 MR. PORTER: Good evening. Let me start off,
11 I have the utmost respect and belief in Jay, our
12 Town Planners, Trustees, and everybody else
13 involved, that they will get the best deal done for
14 the residents of our town. This is a world class
15 project. We are lucky to have DLC's The Hills in
16 the west end of the Hamptons and the Town --

17 AUDIENCE MEMBER: Where are you from?

18 MR. PORTER: Quogue. And the Town of
19 Southampton. What about property rights? Bob
20 DeLuca, extensive use, this is not going to be a
21 year-round use, preserving over 400 acres. Richard
22 Amper, mega project. This isn't a multi-billion
23 dollar project. Great for selling newspapers, maybe
24 inciting a riot.

25 I don't think any of these hired guns here

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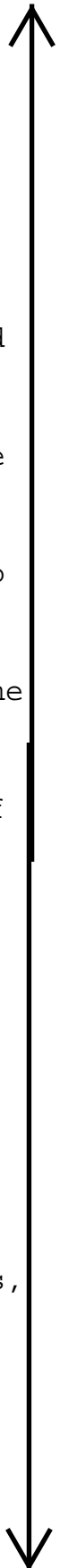
1 tonight and every previous meeting are stating or
2 sharing all of the facts to the groups they
3 represent, not sure what they are saying. Our
4 Trustees, our Planners, etcetera, are not paying
5 attention and doing their job, needing 20 minutes?

6 Facts: The water is contaminated and DLC had
7 nothing to do with that.

8 One, we are getting 100 to 120 homes on these
9 approximate 600 acres.

10 As I stated at the last meeting, according to
11 the Assessor for the Town, the tax revenue
12 generated, once The Hills projects is completed, the
13 Town and East Quogue will have additional revenues
14 well over 20 million dollars every decade on top of
15 the additional seven-and-a-half million dollars
16 going into the Preservation Fund. That's based on
17 the calculations of the average sale price being
18 approximately one-one, and in the original
19 application made to the Town, it was
20 three-million-two-fifty, the average sale price.

21 Tonight's fact: According to the Assistant
22 Superintendent with regard to impacting the schools,
23 this has been a hot topic. There are 120 children
24 attending the schools north of the railroad tracks
25 in East Quogue. The Southampton Pines subdivision,



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1 approximately 150 properties, less than 25 children
2 attending. Wildlife One and Two, the Crossings,
3 less than 15 children attending. These are
4 comparable one-acre sites north of the railroad
5 tracks. Just to give you some numbers, if we have
6 100 homes, we're looking at approximately 10, 12
7 students.

8 MS. SCHERMEYER: Thirty seconds.

9 MR. PORTER: We are talking about -- all
10 right. Next subject: If you want to clean up the
11 bays, pass a law, all cesspools within a mile must
12 be updated, no more fertilizers allowed, etcetera.

13 This is a great plan and a great project, and
14 thank you all for letting us all come and speak.

15 (Applause)

16 SUPERVISOR SCHNEIDERMAN: Next up is Brian
17 Tymann, and Christine Matlock. Again, when you get
18 up there, just state your name and please say the
19 area you're from.

20 MR. TYMANN: Good evening. Brian Tymann from
21 Westhampton Beach. Thanks for the opportunity.

22 What I want to talk about is PDDs. PDDs are
23 looked at by some as bad legislation, and by some as
24 good legislation. PDDs are the -- this is the
25 result of a PDD process, in my opinion, is getting

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1 the community and the Town Board involved in
2 evaluating a property owner's desire to change the
3 zoning. Now is that zoning change going to be bad
4 or good? That's up to us in this process, the
5 public to weigh in on it, and the Town Board to make
6 a decision on it. And for that -- you know, for
7 that reason, I think that PDDs have the ability to
8 be very good, a very good piece of legislation. And
9 it boils down to one word, in my opinion, which is
10 opportunity. What we're looking at here is an
11 opportunity for a property owner to take existing
12 zoning, which was crafted by someone at some point
13 in the past based on current conditions at that
14 time, etcetera, and propose an alternative, or a set
15 of alternatives.

16 I commend the Group for the East End for what
17 they did, because what they are looking at is
18 opportunity here. What this does boil down to,
19 though, is what the property owner wants to do and
20 how we can help influence that decision, and that's
21 what I'm proud to be given the opportunity to do as
22 a local naturalist, as a person who's engaged in the
23 community. I'm on the Westhampton Beach Village
24 Board, former Town Trustee. I do care about the
25 community, just as everyone in this room does, and I

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1 know that you do, too, and that's why you're sitting
2 up there on that Board.

3 And I've seen this as a tremendous opportunity
4 to open dialogue with the developer, to look at
5 other ways that they can improve the project, other
6 ways that they could give back. And that to me is
7 what the PDD process is all about, is careful
8 scrutiny, good evaluation, thorough evaluation,
9 working with the property owner, and trying to
10 develop the best possible plan for the community as
11 a whole environmentally, economically, in terms of
12 schools, etcetera. So --

13 MS. SCHERMEYER: Thirty seconds.

14 MR. TYMANN: So, in short, I am here to
15 support this project and support the opportunity to
16 be a part of evaluating it, and being part of coming
17 up with great solutions, like they've done and
18 continue to do, and even giving me some opportunity
19 to weigh in and give some suggestions
20 environmentally and get the thumbs-up on them.

21 So I encourage you to keep listening and
22 evaluate this process thoroughly as you have so far,
23 and I thank you.

24 COUNCILMAN BOUVIER: Thank you, Brian.

25 (Applause)

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1 SUPERVISOR SCHNEIDERMAN: Okay. Christine
2 Matlock is next, followed by -- I think I just have
3 a last name here, Pollock.

4 MS. MATLOCK: My name is Christine Matlock. I
5 owned a home in East Quogue for approximately 40
6 years. I just wanted to say that I am against The
7 Hills. I'm going to say, from the past meeting and
8 from today, I get the feeling that everything is
9 padded around here with nonresidents, and that this
10 is -- people are trying to railroad this thing
11 through.

12 Zoning is put in place for a reason, and I
13 think that reason is to prevent things like The
14 Hills from happening. And that's all I have to say.

15 (Applause)

16 SUPERVISOR SCHNEIDERMAN: Somebody who goes by
17 Pollack? Yes, okay. And Ms. Pollock will be
18 followed by Kim Hopkins. That's you?

19 MS. POLLOCK: It's me. You know me.

20 SUPERVISOR SCHNEIDERMAN: Just state your
21 first name, too.

22 MS. POLLOCK: Maud Pollock. I live in Hampton
23 Bays. I've lived in this community. I'm 83 today
24 and --

25 (Applause)

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1 SUPERVISOR SCHNEIDERMAN: Happy birthday.

2 MS. POLLOCK: Thank you, Dear. And I came
3 here when I was 21, and walked those beaches and
4 know this community, and was involved, very aware of
5 the big five that took place to preserve the Pine
6 Barrens because of our water.

7 I know you're an environmentalist, so the most
8 important thing is to have the project that truly
9 protects the water and not people's pocketbook.

10 (Applause)

11 MS. POLLOCK: One of the major problems with
12 golf courses, as we know, is all the stuff that they
13 put on it to keep the golf course green. And then
14 if we have people who own houses and they want green
15 lawns, and they have garden services, and the next
16 thing you know, there's Roundup and all kinds of
17 other stuff put on the land, which could seep
18 through into our aquifer.

19 The main concern for me as an
20 environmentalist, as a conscious being, is one
21 mistake could wreck the water for everybody. So we
22 have to be very, very careful with the bottom line,
23 with a small writing to set rules and regulations
24 that cannot be changed down the line because some
25 other political commission is going on, but that

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1 nothing can be put on the land that is going to
2 damage our water and hurt us in any way, and make it
3 as beautiful as possible.

4 The last presentation, which I couldn't figure
5 out anything --

6 (Laughter)

7 MS. POLLOCK: -- sounds -- as a designer and a
8 wife of a designer, and aware of space and whatever,
9 I appreciate creative design. And so I hope that it
10 looks like a good idea, and we -- I hope your Board,
11 with all their wisdom, all of you --

12 MS. SCHERMEYER: Thirty seconds.

13 MS. POLLOCK: -- look at this very carefully
14 and see if this is viable, and how willing the
15 developer is to meet us and join the community and
16 really do something extraordinary. We could do
17 something extraordinary at this time, right? Make
18 the country great. Okay.

19 (Laughter and Applause)

20 SUPERVISOR SCHNEIDERMAN: Thank you, Maud, and
21 happy birthday again. Kim Hopkins is next, followed
22 by Kelli Delaney.

23 MS. HOPKINS: Good evening. I'm Kim Hopkins,
24 I am a resident of Sag Harbor. I've been coming to
25 the Hamptons my entire life, but I recently returned

1 from nine years living in Abu Dhabi.

2 I was really excited to hear that Discovery
3 might come to the Hamptons. I'm a big golf fanatic,
4 is my main reason. And Discovery has a long history
5 of creating the most beautiful and environmentally
6 sound resorts in the U.S. And I've always wanted to
7 become part of the Discovery family, but I never
8 lived in one of the locations where they existed.

9 I would love to build a house at The Hills and
10 have an instant community of people who value the
11 same things that I and most Hamptonites do, family,
12 community, giving back, the environment,
13 sustainability and farm-to-table.

14 I have visited two Discovery Land properties,
15 one a while back in Cashiers, North Carolina, and if
16 you've ever been there before, it's an unbelievable,
17 magical nature resort, and the other, Silo Ridge,
18 which is their newest resort in Millbrook, New York.
19 Both fit seamlessly into the land and the community,
20 and the towns and residents have benefitted greatly
21 from Discovery's presence.

22 Beside being beautiful, golf courses create
23 open spaces, unlike a subdivision, and are actually
24 great for wildlife and land, air and water quality.

25 At Silo Ridge, I spoke with many of the local

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1 farmers and employees, from a gentleman who raises
2 chickens that were being served at the event to the
3 local man and his son, who were teaching archery.
4 The common thread at both resorts was the pride that
5 everybody took in their work and how much they loved
6 being part of the Discovery family. The energy and
7 community feel were palpable.

8 So what will Discovery do for the Hamptons?
9 If you were at the first meeting a few weeks ago,
10 you know that the positive impact of going --

11 MS. SCHERMEYER: Thirty seconds.

12 MS. HOPKINS: -- forward with The Hills is
13 overwhelming, from preserving 75% of the land to
14 removing nitrogen from the aquifer, generating
15 significant economic activity and bringing local
16 jobs, and as a seasonal resort, having no negative
17 impact on the school system.

18 I view The Hills as a win/win for the Hamptons
19 and would be lucky to have Discovery as part of our
20 great community. Thank you.

21 (Applause)

22 SUPERVISOR SCHNEIDERMAN: Okay. Kelli Delaney
23 is next, followed by Christina Healey.

24 MS. DELANEY: Hi, Mr. Schneiderman and the
25 rest of the Board. Thank you for giving me a few

1 moments to share my support for The Hills tonight.

2 I am a year-round Hamptonite. I live in Water Mill
3 with my husband, Dr. Mark Kot, and many of the
4 people in this room are patients of his at his
5 urgent care practice in Southampton. We also have a
6 cottage in Hampton Bays on North Road, so we spend a
7 lot of our time, especially in the summer, on this
8 part of town.

9 And I -- for business, I am a writer. I have
10 a popular local website called kdhamptons.com, with
11 about 60,000 readers a month, many of which are
12 concentrated locally, of course. The site focuses
13 on the things that are really of value to all
14 Hamptonites, farm-to-table, sustainability, local
15 business, supporting entrepreneurs, and especially
16 giving back to the community.

17 So -- pardon. When I found out that an
18 organization like Discovery was going to be building
19 in East Quogue, I was really anxious to learn more
20 about it, and -- is there something wrong?

21 SUPERVISOR SCHNEIDERMAN: Hold on. There's a
22 technical issue. Charlie, do we know what it is?

23 VIDEOGRAPHER: Got a phone. She's got a --
24 you got your phone?

25 SUPERVISOR SCHNEIDERMAN: Is it your phone?

1 Just --

2 MS. DELANEY: Oh, sorry. Is that it?

3 COUNCILMAN BOUVIER: Yeah, you're okay.

4 SUPERVISOR SCHNEIDERMAN: Okay. Sorry about
5 that.

6 MS. DELANEY: So, as any good writer would do,
7 I've researched everything that's been afforded to
8 us and to you by Discovery, chronicling what will
9 happen with the project.

10 And I also was at the first public hearing. I
11 was anxious to see what the Pine Barrens were really
12 like, having heard so many people talk about
13 preserving them and the beauty of them. I was able
14 to take a tour, and, you know, I think that I would
15 encourage a lot of people to actually see what it
16 looks like there. It's not as pristine and
17 preserved as we would all hope it should be.
18 There's a lot of garbage there. There's certainly
19 room for that to become a much more beautiful area.

20 And the thing that Discovery -- that I've
21 learned the most about Discovery as a company is
22 that their ideals are really in line with what we
23 care about here, creating an environment that's
24 based on traditions, local communities, and
25 preserving the things that create relationships

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1 between generations and families based on our -- on
2 our landscape.

3 So I just -- after really investigating and
4 listening to everybody that's, you know, written to
5 me on my website, I haven't found one thing that
6 hasn't been a positive aspect towards this --

7 MS. SCHERMEYER: Thirty seconds.

8 MS. DELANEY: -- those project details. Thank
9 you.

10 (Applause)

11 SUPERVISOR SCHNEIDERMAN: Okay. Christina
12 Healey, followed by John A. Healey.

13 MS. HEALEY: Hi. My name is Christina Healey.
14 I'm a full-time resident of Southampton where I live
15 with my family. Thank you for your time tonight.

16 I thought I might be able to add to the
17 conversation by offering another perspective, one
18 from someone who lives here year-round and has
19 experience with Discovery Land Company. I
20 personally find them to be honest, straightforward
21 and community-minded. I also believe them to be
22 businessmen who work hard at making a good deal for
23 both parties. I think Discovery giving the
24 community respect and special consideration is a
25 good start, a reassuring sign that someone is

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1 willing to work with us and look out for our
2 community. As for the environmental concern, I
3 think there's a point when we need to believe and
4 trust the qualified experienced professionals.

5 There are a lot of things in our community we
6 have to trust in. We trust our farmers to spray the
7 correct amount of pesticides on the vegetables we
8 feed our families. We trust the Town when they say
9 the water quality is good, and when we can or cannot
10 clam or fish. I trust that I can drink the water
11 from my well, because I had it tested and was told
12 it was safe.

13 Discovery has heard and has been hearing our
14 concerns. They made a pledge to work with our local
15 experts and our Town officials on monitoring and
16 improving the water quality. I trust that.

17 I used to travel on a back road that I can no
18 longer call a back road because it is so well
19 traveled. I pull over to the side just to take in
20 the view and the space. The back road is now lined
21 with large houses on no -- not so large properties.
22 I think they look insensitive to the area and
23 greedy. I don't want that for us. I want a
24 developer who is responsible and has similar core
25 values for my community. I believe that



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1 Discovery -- I'm sorry. I believe we have that in
2 Discovery. I have seen one of their developments
3 firsthand and I can say with certainty I'd rather
4 have a project like The Hills that has a thoughtful
5 approach to the layout and a sensitivity to the
6 existing community. Thank you.

7 (Applause)

8 SUPERVISOR SCHNEIDERMAN: Okay. John Healey,
9 followed by Helene Ely.

10 MR. HEALEY: Good evening. Thank you,
11 Southampton Town Board, for the time. My name is
12 John Healey and I'm a full-time Southampton Town
13 resident. I'm speaking tonight to offer my opinion
14 on The Hills Seasonal Resort.

15 I've been residing with my family in the
16 Hamptons for over 20 years. I've taken the interest
17 and responsibility of rooting myself as deeply as
18 possible into the community and its many residents
19 by volunteering as a firefighter and emergency
20 responder for 20 years, five of those as Chief of
21 Bridgehampton Fire Department. As some of you may
22 know, this type of community involvement requires
23 dedication and a great deal of time away from
24 family. I was the Acting President in both East
25 Hampton Town and Southampton Town Chiefs Association

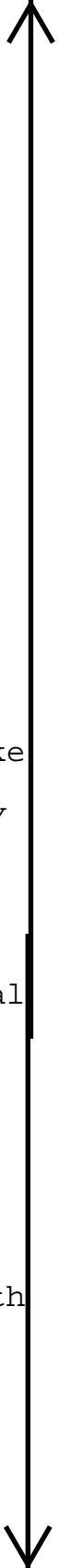
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1 for two years, and I'm still an active volunteer
2 with the Fire Department in North Sea today. Both
3 my children have also followed suit by donating
4 their time to the community through the Junior
5 Firefighting Program.

6 My family and I utilize the great natural
7 resources that are offered here on the East End as
8 often as possible. We surf, we fish, we shellfish,
9 we hunt, we purchase and use locally farmed food,
10 vegetables and goods for our everyday life. We do
11 care about what goes in our soil, rivers and bays.
12 We do care about how much development affects our
13 community. After all, I chose to move here and make
14 this a full-time home for my family, and I do enjoy
15 the safety of it.

16 The environmental impact of any development
17 comes under scrutiny. My family and I have personal
18 experience with Discovery Land Company, and know
19 them to be honest, straightforward and extremely
20 competent. They are the best at what they do and
21 they stand by their commitments. I am confident
22 that the research and technology being proposed with
23 The Hills development will far outweigh the
24 alternative. The alternative is 118 homes with
25 full-time residents, and less oversight, less



1 control, and more pressure on its environment,
2 clearly no benefit like the ones Discovery is
3 offering to the community with The Hills project.
4 The property is not going to be preserved, as some
5 may assume. One of the two developments will
6 prevail.

7 There is no regulation that is consistent from
8 the Town or State that will monitor the impact of
9 the 118 single-family homes on five-acre lots with
10 full-time residents, pressuring our rivers and bays,
11 traffic volume, school enrollment, tax increase,
12 and, most important, the pressure on the environment
13 and the natural habitat for wildlife.

14 MS. SCHERMEYER: Thirty seconds.

15 MR. HEALEY: The Hills project clearly will
16 have less impact on the above and offers many more
17 benefits to the community.

18 As a real estate agent on the East End for 20
19 years, I've seen many developments start and finish.

20 (Laughter from Audience)

21 It's an overwhelming asset to my business.
22 However, with The Hills project, I believe my
23 community and family --

24 SUPERVISOR SCHNEIDERMAN: Be respectful.

25 MR. HEALEY: -- friends and those I care about

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1 will benefit for many generations to come by knowing
2 the environment has been protected and is a better,
3 safer place to be. Thank you.

4 (Applause)

5 AUDIENCE MEMBER: How about taking one of East
6 Quogue's?

7 SUPERVISOR SCHNEIDERMAN: Please.

8 AUDIENCE MEMBER: What is he doing in East
9 Quogue?

10 SUPERVISOR SCHNEIDERMAN: Helene Ely, and
11 followed by David Reeves.

12 MS. ELY: Hello. My name is Helene Ely. I'm
13 a 24-year resident in East Quogue. Yay, East
14 Quogue.

15 (Applause)

16 MS. ELY: I'm very involved in the community.
17 I work for SYS. I work with children. I work as a
18 karate teacher for 25 years. And two things that
19 are very important to put -- to support this
20 project, The Hills project. One is the water
21 quality.

22 I have worked at Cor-J Seafood, some of you
23 know. And this problem has started a long time ago,
24 and I saw lobstermen losing their jobs and their
25 livelihood and had to move and had to leave this

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1 Island, because we destroyed the bay water, and we
2 destroyed our clams, we destroyed our lobsters.

3 I was so happy when I found out that The Hills
4 project and the Discovery Land Company is coming to
5 town and taking a look at the water. I've been
6 living here and I've never drank my own water. I
7 just had a well put in for \$5,000 and I'm not
8 drinking my water. It's polluted with nitrogen, and
9 we all have to do something about it, and I think
10 The Hills project is a start to look at the
11 environment, start cleaning it up.

12 And the second part, of course, is children.
13 I'm very involved with education and with the help
14 of children, because it doesn't just take parents to
15 take care of our children, it takes our whole
16 community. And I don't think that we can deny our
17 children the benefits of this project, the benefits
18 for the taxes, to improve our school, a \$500 --
19 \$500,000 donation to the capital fund for building
20 repairs. And there's so many qualities, summer jobs
21 for our high school students. They are getting
22 internships on how to run a not-for-profit
23 organization, which I work for. There's all those
24 qualities that this project will bring.

25 And for our children, I think we have to

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1 sacrifice a little bit of our comfort and a little
2 traffic. And doing events at golf club courses for
3 the last 12 years as SYS, a golf course is not as
4 busy as a water park or something. People come play
5 golf, park for hours and hours, so I don't think the
6 traffic will have a horrible impact. They already
7 promised to work in shifts so that the traffic is
8 removed --

9 MS. SCHERMEYER: Thirty seconds.

10 MS. ELY: -- from our town. But the children
11 really need this commitment, the support, and a
12 company that wants to get involved in the community
13 and help, and we should appreciate that. And it's a
14 great investment, and we should invest in the future
15 of our children as well. Thank you.

16 (Applause)

17 SUPERVISOR SCHNEIDERMAN: Thank you. David
18 Reeves, followed by Mike Schwenk.

19 MR. REEVES: Good evening, Mr. Supervisor and
20 Ladies and Gentlemen of the Board. My name is David
21 Reeves. I am a lifelong Suffolk County residence --
22 resident.

23 AUDIENCE MEMBER: Where do you live?

24 MR. REEVES: I live in Northport, New York.

25 AUDIENCE MEMBER: Where do you live? Where do

1 you live?

2 SUPERVISOR SCHNEIDERMAN: He said Northport.

3 MR. REEVES: Yeah, Northport.

4 SUPERVISOR SCHNEIDERMAN: Please, let the
5 individual speak.

6 MR. REEVES: I was at the last meeting in
7 November, and while Discovery was making their
8 presentation, they mentioned Idaho. And my sister
9 lives out there, and I texted her, "Do you know this
10 project in Coeur d'Alene," which is where she lives,
11 and she said yes. I asked her to just write a note
12 regarding that project, and I'd like to read it to
13 you all now.

14 "Hi, David. After reflecting on our
15 conversation regarding the Discovery Land project
16 here in North Idaho, a few thoughts emerged. But
17 first, let me set this up.

18 Having lived almost 40 years on Long Island,
19 and the last 10 in North Idaho, they are quite
20 different, thank you, but there are also some
21 surprising similarities, the strongest of which is
22 the natural beauty offered by these two areas, and
23 the deep value the residents place on that beauty.
24 Preserving it is of paramount importance to both
25 communities, too.

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1 Additionally, both regions thrive during the
2 summer months, attracting visitors from around the
3 world, and those tourism dollars are essential for
4 the health of both communities.

5 Gozzer Ranch, the Discovery Land property in
6 North Idaho, is one of the few residential clubs in
7 the area. We also have Black Rock, the Club at Rock
8 Creek and the Idaho Club. Gozzer opened maybe eight
9 years ago, and in my opinion is not only the nicest
10 of the lot, but also did the best job assimilating
11 into the natural landscape and beauty of the area,
12 making the lowest visual disruption to our amazing
13 lake.

14 I know of no issues with Gozzer negatively
15 impacting the health of the surrounding environment.
16 And while I'm not a member, nor knowledgeable about
17 environmental issues, I will tell you this: Coeur
18 d'Alene is a small town and news gets around, so if
19 there were those kinds of issues, I'm confident I
20 would have heard.

21 Frankly, while membership at Gozzer is
22 unfortunately out of my reach, I've had the pleasure
23 of spending a little time there. I genuinely feel
24 that they're an asset to this community in the
25 awareness and prestige they bring to my unheard of

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1 Idaho. And while there are many of us who want to
2 keep our little" -- "many of us who want to keep our
3 little corner of this world secret, progress happens
4 whether we want it or not. So best, in my opinion,
5 to steer it while we have the chance."

6 MS. SCHERMEYER: Thirty seconds.

7 MR. REEVES: "Good luck. Rebecca." Thank
8 you.

9 (Applause)

10 SUPERVISOR SCHNEIDERMAN: Okay. Mike Schwenk,
11 followed by Carolanne Matthews.

12 MR. SCHWENCK: My name is Mike Schwenk, and I
13 live and own a home on Lewis Road in East Quogue,
14 and am in full support of the project.

15 My wife and I are both 30 years old and been
16 in East Quogue for five years. We are recently
17 married and plan to raise a family here in the near
18 future. I manage an office in Hampton Bays, and I'm
19 in love with the community, and want to see this
20 area prosper and maintain its quaint beauty. I
21 believe that golf course and golf course community
22 development has changed a lot over the last 10 to 20
23 years. The old theory was to levelize the property
24 and start building, and now the idea is more
25 minimalist, moving less land and highlighting some

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1 of the natural aesthetic beauties a site has.

2 I've been fortunate to play one of the courses
3 that Discovery Land Group has developed out west.
4 It was truly a magnificent experience and exceeded
5 my expectations as a guest. It was very, very
6 special and they really paid attention to every
7 detail.

8 I think this project is a no-brainer for the
9 school and the economy, and I understand the science
10 to only improve the water quality, despite what
11 others are saying. As a resident of East Quogue, I
12 think we should take total pride in the fact that
13 they think our town is a perfect site for this
14 project, and I encourage the approval. Thank you.

15 (Applause)

16 SUPERVISOR SCHNEIDERMAN: Carol, Carol
17 Matthews, followed by Bob -- it says Bob DeLuca,
18 but, Bob, you spoke earlier. Andrea Spilka.

19 MS. MATTHEWS: Good evening, Town Board. And
20 my congratulations to Discovery for the beautiful
21 presentation you gave on what you want to build.
22 Thank you. We have to remember --

23 AUDIENCE MEMBER: Where are you from?

24 MS. MATTHEWS: -- to stress the importance of
25 growth. It is a need of growth in this area in a

1 very positive way, and I think the project that's
2 been promoted by Discovery is one that would fit in
3 here.

4 MS. SCHERMEYER: Please tell us where you're
5 from.

6 AUDIENCE MEMBER: Where are you from?

7 MS. MATTHEWS: I've read the paper.

8 SUPERVISOR SCHNEIDERMAN: Carol, just --

9 COUNCILMAN BOUVIER: Carol, tell us where you
10 live.

11 AUDIENCE MEMBER: Where are you from? Where
12 do you live?

13 COUNCILMAN BOUVIER: What hamlet you live.

14 SUPERVISOR SCHNEIDERMAN: Where do you live?

15 COUNCILMAN BOUVIER: Where do you live?

16 MS. MATTHEWS: Put this down?

17 COUNCILMAN BOUVIER: No, no. Just where do
18 you live? What --

19 MS. MATTHEWS: Oh, Westhampton Beach.

20 SUPERVISOR SCHNEIDERMAN: Okay. Thank you.

21 MS. MATTHEWS: Okay? Has nothing to do with
22 Discovery, believe me.

23 AUDIENCE MEMBER: Yeah, yes, you are.

24 SUPERVISOR SCHNEIDERMAN: You know, please
25 be --

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1 MS. MATTHEWS: That's all right.

2 SUPERVISOR SCHNEIDERMAN: I'm going to reset
3 your clock. Being disrespectful does not further
4 your cause, okay?

5 (Applause)

6 SUPERVISOR SCHNEIDERMAN: Whether you agree or
7 disagree, do not interrupt the speaker, please.
8 Everybody is entitled to their opinion. So, please,
9 allow the speaker -- I don't want to let anyone feel
10 intimidated to get up here and speak their mind,
11 okay? That is what makes America great. We're
12 allowed to speak our minds, so please allow that to
13 happen. Sundy, would you please reset the clock?
14 Thank you.

15 MS. MATTHEWS: Thank you very much. Like I
16 was explaining, growth is very important. I'm a
17 country girl. I've lived on Long Island all my life
18 in Lindenhurst. I moved out here for 30 years. How
19 many of you remember Nassau County being nothing but
20 farms?

21 Long Island is a resort area. You don't
22 really notice that, but there are people coming from
23 all over, buying up apartments in New York City and
24 their home is out east. We have everything to
25 offer. We shouldn't put down something if we don't

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1 know all about it, and they couldn't be anymore in
2 explaining what they are about.

3 I'm not here to back them, I'm here to say
4 that this is a good program. Read it in the paper.
5 Not only read this, but read your articles. There
6 are letters to the editor from Tim Motz who works
7 for Suffolk County Water. There's another column by
8 Carl Grossman, very important, regarding the biggest
9 transportation problem on Long Island. We don't
10 have trains, they stop. We are now doing away with
11 bus routes. I mean, we have to go back to the
12 basics and think of everyone in the area. You want
13 to go out east, but you're afraid to go out east
14 because the traffic, it's unreal. But, you know,
15 they deserve a chance.

16 Don't put down somebody who put in years of
17 work, know what is in the ground. They're the first
18 ones to bring it to our attention. They know what's
19 there and they know what they want, and I agree
20 100%. Choose which one you want. Thank you.

21 (Applause)

22 SUPERVISOR SCHNEIDERMAN: Andrea, are you
23 speaking as an individual or group?

24 MS. SPILKA: No, for the Southampton Town
25 Civic Coalition.

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1 SUPERVISOR SCHNEIDERMAN: Okay. So you'll be
2 allotted five minutes.

3 MS. SPILKA: And they have the map, but I
4 don't know -- yeah, you can use this one as well.
5 Thanks very much.

6 SUPERVISOR SCHNEIDERMAN: And before you get
7 started, Andrea, you'll be followed by William
8 Kearns.

9 AUDIENCE MEMBER: Who is she speaking for,
10 please?

11 SUPERVISOR SCHNEIDERMAN: Okay. And just say
12 who you're speaking for, and where do you live as
13 well?

14 MS. SPILKA: Sure. I'm Andrea Spilka. I'm
15 the President of the Southampton Town Civic
16 Coalition. I've been doing volunteer work on behalf
17 of the civics in the area for about 10 years, and I
18 live in Eastport.

19 The Hills, as conceived by Discovery Land,
20 frankly, as far as I'm concerned, does not fit the
21 surrounding road structure. As you can see from
22 their large map, the road around here is very
23 narrow, all of them. They have the Long Island
24 Railroad running between the proposed development
25 and the East Quogue School.

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1 Building a golf resort, and I emphasize golf,
2 of this size and scale will be very detrimental to
3 traffic, resulting in a safety hazard and an
4 evacuation nightmare. God forbid there's a fire.
5 Anyone entering or leaving The Hills must turn left
6 or right from Old Field Road onto Lewis Road.

7 The red dots on the map indicate locations of
8 Discovery's traffic counters. The level of service
9 at the intersection of Quogue-Riverhead Road, which
10 is County Road 104, and Lewis Road, as well as the
11 intersection of Old Country Road, Box Tree and Lewis
12 Road already have D levels of service, meaning it's
13 unstable traffic flow. By the time The Hills is
14 complete, traffic along Lewis Road will probably
15 double and perhaps triple.

16 Remember, traffic at The Hills is concentrated
17 during the summer months, when the area is already
18 at its busiest. And as the residents in the area
19 already know, Lewis Road has become an alternate to
20 Sunrise Highway, with drivers now getting off at
21 East Quogue rather than Hampton Bays to avoid the
22 backup. If built, there'll be 385 parking spaces,
23 plus a multi-level underground parking garage, a
24 catering facility serving lunch and dinner to all
25 members, including nonresident golf members and

1 their guests.

2 Construction of the golf course is scheduled
3 from 7 a.m. to 7 p.m. weekdays from late next year
4 until December of 2020. The homes will be finishing
5 up by the end of 2022.

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6 Discovery estimates that to create the golf
7 course, which could take up to a year, there'll be
8 10,000 to 17,000 truckloads needed to remove the
9 soil. Now they hope to arrange trucks to go
10 directly to the East Coast Sand Mine, which is next
11 door, to an interior road. However, there's no
12 guarantee. Regardless, ultimately one-half of all
13 the truckloads will eventually leave the sand mine,
14 once again turning onto Lewis Road.

15 In addition to the traffic, noise and dust,
16 you can expect road repairs to be needed, further
17 impacting traffic.

18 Later on, during July to September of 2020,
19 again peak summer, Discovery estimates 255
20 construction workers turning onto and off of Lewis
21 Road daily. At an average of 94 truck trips daily,
22 delivering equipment and material, once again
23 leaving onto Lewis Road from either the sand mine or
24 Old Field Road. This is in addition to the trucks
25 coming and going from the sand mine itself from



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1 other projects, not necessarily The Hills.

2 Adding to the traffic and breathing in the
3 dust from the construction, you have almost 500
4 students and teachers from this school, East Quogue
5 School. And when school ends, there's a day camp
6 that runs in the summer from 10 to 12 on Saturdays.

7 The 2021 impact will be different, but not
8 less. The golf course will be open, the clubhouse
9 will probably be operational, home construction will
10 be continuing and sales will be ongoing. I've
11 estimated a 200% increase in traffic on Lewis Road
12 just as school is letting out at 3 o'clock.

13 If built, Westhampton, Quogue and
14 Flanders/Riverside will not be immune to the impact
15 of this development.

16 Discovery advertises The Hills proximity to
17 Gabreski and Westhampton, which will increase both
18 traffic and noise. Don't forget, the homeowners
19 will be traveling through Quogue and Westhampton to
20 use the resort's beach club on Dune Road. Every
21 golf member can bring up to three guests, not always
22 from inside the resort. There'll also be 132
23 outside members who could also bring up to three
24 guests for every round of golf. There are also
25 plans for 105 employees coming and going daily in

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1 two shifts.

2 MS. SCHERMEYER: Thirty seconds.

3 MS. SPILKA: A golf resort with an external
4 beach club is much too intense a use for this
5 location. Landowners have rights, but Discovery
6 does not have a right to build a golf course. PDDs
7 are discretionary, and as Bob and Lisa have shown,
8 you have options.

9 On behalf of my civics, I urge you to protect
10 the community, reject the golf course and -- at The
11 Hills, and consider lesser alternatives. Thank you
12 very much.

13 (Applause)

14 SUPERVISOR SCHNEIDERMAN: William Kearns,
15 followed by Louis Frank. And, Bill, are you
16 speaking, I'm not sure, as an individual?

17 MR. KEARNS: Yes, it's -- well, it's the Water
18 Protection Alliance, but I don't think I'll need
19 five minutes.

20 SUPERVISOR SCHNEIDERMAN: Okay.

21 MR. KEARNS: I thank you for that. I thank
22 you for coming back to East Quogue. I know it's an
23 arduous task, and the citizens from East Quogue I'm
24 sure thank you for that.

25 My involvement and the involvement of most of

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1 the people in this room that are against this
2 project dates back more than five years. It dates
3 back to a time when the Town and the people of East
4 Quogue initiated and completed a moratorium, a study
5 of what was best for this land. And it was agreed
6 that five-acre zoning was the most prudent,
7 preserving both the ecology and the water, while
8 maintaining the character of the hamlet and that of
9 the East End, while protecting property rights.

10 My involvement in -- my interest and
11 involvement were piqued when Discovery purchased the
12 land, fully knowing they had absolutely no right to
13 develop the land as they now propose to. I became
14 concerned when they proposed an 86-home project and
15 50,000 square foot clubhouse, which, unbeknownst to
16 anyone, changed to 118 homes and a 150,000 square
17 foot clubhouse, the size of three Home Depots,
18 replete with a two level below-ground parking
19 garage, the likes of which exist nowhere in the
20 Town, let alone in the Pine Barrens.

21 I became concerned when a Principal of
22 Discovery in this room two years ago announced that
23 they really don't make any money with a golf course,
24 it is an amenity. His words, "It is an amenity that
25 helps us sell homes." Why bother, I thought.

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1 Let's be real. Despite repeated attempts to
2 drum the term "seasonal resort" into the heads of
3 people of Southampton, those with no financial skin
4 in the game, as opposed to those who have been
5 prodded with money, with the future guarantee of
6 money, this project really is just a subdivision,
7 much like its neighbor to the east, Southampton
8 Pines. We were sold the same bill of goods when
9 this project broke ground; summer residents, no kids
10 in the schools, clearly not the case.

11 The developers hide behind the Town's comp
12 plan. The Cornell Study has precedent for
13 evaluating the merits of this project, yet every
14 major project before the Town in the last five
15 years, almost without exception, has been a PDD, a
16 wily different proposal than that which would be
17 allowed by law. This tells me that basing zoning
18 decisions on dated documents, 1980, 1970, and the
19 inability to guide appropriate zoning again leaves
20 the people and the future of the Town at risk.

21 The moratorium recently enacted leaves the
22 biggest and the most destructive, The Hills, without
23 necessary scrutiny. Not to be redundant, but the
24 community benefits proposed by Discovery are
25 mandated -- as mandated by law are bogus. And I

1 really hesitated to use that word to describe them,
2 but they are, in fact, bogus. Any development on
3 that property would require at least 70% of the land
4 to be preserved. So they are not preserving
5 anything out of the kindness of their heart, they
6 are mandated to.

7 No kids in the school, limiting owner
8 occupancy, stating they can save the schools and the
9 taxpayer, while they and the Town Board have no
10 authority to do this, are smoke screens, and as
11 such, they require you to vote this thing down.
12 They do not pass the PDD test.

13 Discovery does have property rights. Looking
14 at reduced impact alternatives, something they have
15 been somewhat remiss in providing as an alternative
16 if the land can't be preserved. The fact that they
17 put the cart before the horse in developing a hotel
18 and opening an office on Main Street should have no
19 bearing on your decision. They assumed risk in
20 doing so, and the risk of -- and the risk to the
21 water and the residents of the town itself are too
22 huge to move this project forward. Thank you.

23 (Applause)

24 SUPERVISOR SCHNEIDERMAN: Okay. Thank you,
25 Bill. All right. Lois Fricke, followed by Richard

1 Amper.

2 MS. FRICKE: Good evening, Supervisor and
3 Councilpeople. I'm honored to be here, and I really
4 thank you for what you're going through, having all
5 these hearings and listening to what everyone says.

6 I'm here representing Joe Mehran, who lives on
7 53 Jones Road in East Quogue. Unfortunately, he's
8 here -- he lives here since 1985. His son is in the
9 hospital and he could not attend. I'm here
10 representing Justin Glover, who lives on 5 Dock Road
11 in Remsenburg since 1982. He also is out of town on
12 a vacation with his Family. Eva Rahmanides on 30
13 Oakhurst Road in Hampton Bays since 1973. These
14 people have written letters in support, but,
15 unfortunately, couldn't come tonight. Connie
16 Roggeman from 1 Duckwood Lane in Hampton Bays since
17 1985, and Bill Glover from 1978. I'm not going to
18 take up the time to read their letters, but I made
19 copies for everybody on the Board here.

20 I do not live in East Quogue, but there are no
21 outsiders. I live on Long Island my entire life. I
22 live in Brookhaven. I and my family have been in
23 the Hamptons all the way to Montauk since the day we
24 moved here in 1962. With my children, we have
25 fished, we have boated, we have gone to restaurants.

1 My husband had a plumbing business, he went all the
2 way out east. It is our life, it's our home here on
3 Long Island. It doesn't matter if you live in East
4 Quogue or if you live in Brookhaven, the water is
5 the water and it seeps through the land.

6 We are very much in favor of this project. I
7 am personally, my family is, and all the people that
8 live here are.

9 And I want to thank you again for listening.
10 I'm going to hand in this envelope. And please vote
11 in favor of this project, it would be a benefit.

12 (Applause)

13 SUPERVISOR SCHNEIDERMAN: Richard Amper will
14 be --

15 AUDIENCE MEMBER: She works for the Long
16 Island Builders Association.

17 SUPERVISOR SCHNEIDERMAN: Excuse me. Excuse
18 me.

19 AUDIENCE MEMBER: She works for the Long
20 Island Builders Association.

21 SUPERVISOR SCHNEIDERMAN: It doesn't matter
22 what side you're on. If you're going to interrupt,
23 I'm not going to allow it.

24 So, Mr. Amper, you are next. I take it you're
25 speaking on behalf of a group, so I can give you --

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1 MR. AMPER: The Long Island Pine Barrens
2 Society. We are based in Riverhead, New York.

3 SUPERVISOR SCHNEIDERMAN: Okay. And I will
4 give you the five minutes. And then following you
5 will be Al Algieri, I believe also speaking on
6 behalf of a group.

7 MR. AMPER: Well, so where are we? It's been
8 four years since we first learned of this project.
9 Four times this Town Board has returned the DEIS as
10 incomplete. We continue to believe that the
11 information you need to make an informed decision is
12 not entirely in front of you.

13 The Hills is so big and so bad that it needs
14 more public -- (videographer adjusted microphone)
15 thank you. More public scrutiny. You talk about
16 how much time people get to present. We've been
17 spending -- for the last couple of years, we've
18 spent just an enormous amount of time debating the
19 pros and cons of The Hills. And I think there was
20 breakthrough tonight when we began to hear that
21 that's not the only way we can go, that we do have
22 an alternative. I think that's what you're looking
23 for.

24 I think it's time that considered the
25 preservation of a reduced impact alternative, if, in

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1 fact, they -- an acquisition is impossible. And the
2 standard should be used, less clearing, less
3 traffic, less nitrogen from wastewater.

4 So in addition to the four public hearings
5 that the Town is proposing, we're proposing a -- how
6 should I call it? A citizens public hearing, which
7 we want to hold on Saturday, the 7th of January,
8 right here in this community, because I think the
9 community needs to hear, well, not as much as
10 they've heard about The Hills, but a lot more about
11 the reduced alternative. I think we need to do
12 that. I think they need to understand exactly
13 what's at stake.

14 We could do the he said, she said, The Hills
15 says it's this and the community says it's that.
16 The environmental groups don't have any other stake
17 in this than to try to protect the public, and I
18 think that's what you're looking to do. But if we
19 only debate the claims of The Hills, we're not going
20 to get there.

21 I think tonight we saw a breakthrough
22 unprecedented in this four-year campaign. The
23 presentation by Bob DeLuca and Lisa Liquori of what
24 you can choose instead of The Hills means
25 everything. It gives us hope. It gives us every

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1 reason to believe that the people who care about
2 this town will have a chance to choose something
3 that's better for the town.

4 I go a step beyond my friend, Bob DeLuca, who
5 says the State Environmental Quality Review Act
6 requires that you take a look at this. I think it
7 requires you adopt that proposal that both suits the
8 capacity of the developer, but will actually reduce
9 the environmental impact. I think that's something
10 that you all want to do, and so I think we need to
11 take more time.

12 The presentation was brilliant. This lady, if
13 you -- I guess you know from working with her in
14 East Hampton when you were there, Jay, is the best
15 Planner on Long Island, and she has always put the
16 interest of the people before any special interest,
17 and I think that's important, too.

18 I don't think anybody can take anything away
19 from Bob DeLuca. He is a champion of the East End.
20 When people like this get together and don't just
21 say, "We don't like it," when they say instead,
22 "Let's give you a better alternative," when they say
23 to Julie Lofstad, or to John Bouvier, or to
24 Christine Scalera -- Jay, all of the members of this
25 Board, when they say we're not just saying no, we're

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1 saying this is not good for this land and the Pine
2 Barrens, it's not good for our water quality, it's
3 not the kinds of things that Chris Gobler and other
4 people know and care about. They're saying we can
5 do better. We want to replace what is being
6 proposed with something that will work for the
7 people and not just one special interest.

8 I entreat all of you to use this as a real
9 opportunity. You know you want to do the right
10 thing. I don't think it's been before you before
11 tonight, and I am more optimistic than I have been
12 in this entire process that we're about to find a
13 way out of The Hills. Thank you very much.

14 (Applause)

15 SUPERVISOR SCHNEIDERMAN: Okay. Al Algieri,
16 you're next. You'll be given five minutes. Which
17 group are you speaking of?

18 MR. ALGIERI: I'm speaking for the East Quogue
19 Civic Association.

20 SUPERVISOR SCHNEIDERMAN: Okay.

21 MR. ALGIERI: And I'm a Board Member of the
22 Southampton Water Alliance.

23 SUPERVISOR SCHNEIDERMAN: Okay.

24 MR. ALGIERI: I'm speaking for both.

25 SUPERVISOR SCHNEIDERMAN: Okay. So just

1 pick --

2 MR. ALGIERI: I have here some --

3 SUPERVISOR SCHNEIDERMAN: Just pick one. I
4 can't have more than one representative, main
5 representative.

6 MR. ALGIERI: Okay. I'm here for the East
7 Quogue Civic.

8 SUPERVISOR SCHNEIDERMAN: Okay. You're
9 speaking on behalf of East Quogue Civic. Okay. And
10 then -- and then Ron, Ron Campsey will follow. Ron,
11 do you hear me? Ron Campsey will follow.

12 Okay. Al, you're up. You have five minutes.

13 MR. ALGIERI: My name is Al Algieri, and I
14 thank you very much for having me here tonight. I'm
15 the President of the East Quogue Civic Association,
16 420 family members in East Quogue at the present
17 time.

18 Everyone asks why are we so concerned in East
19 Quogue about this project. People throughout the
20 Town, and later on someone will read to you, the
21 people throughout the Town, including from here to
22 Sag Harbor, that are controlled -- concerned about
23 this project. What I'm going to tell you is why I'm
24 concerned about this project.

25 When the Community Preservation Fund was

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1 planning to have a referendum, you Town Board
2 members presented us with this particular book that
3 showed what the condition was of all the waters in
4 each hamlet in Southampton Town. That's your
5 program to get the referendum passed. It passed by
6 80%. The East Quogue Civic Association was in favor
7 of the referendum.

8 In 1980, I bought a house here in East Quogue.
9 When I got there, to spend the night there, the
10 water was cold, greasy and smelly. And immediately
11 I called the Department of Health the next day.
12 They came down, drew the water from the well
13 themselves, and you have a report of that from 1980,
14 and told me do not drink it, do not wash with it,
15 and do not cook food in it.

16 For a year-and-a-half, until a neighbor was
17 kind enough to group a bunch of people together, we
18 drank water from a camping five-gallon tank that
19 hung in our yard and we could not use our house. I
20 pledge it will not happen again.

21 When I got this plan, this book that you
22 presented to me to get my agreement to be in favor
23 of the Community Preservation Fund renewal, I read
24 it. And if you look where I live on that map that
25 you're looking at and people out here are looking, I

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1 live right where the most contaminated water is in
2 the Town of Southampton.

3 On that map you'll see yellow spots. Carter
4 Creek, I can walk to that in two seconds from my
5 house. The bay is contaminated, and all that red
6 area that you see has in your plan to use the
7 \$12 million you'll get, hopefully, in 2017 to fix
8 it. If you build this thing now, you'll never be
9 able to fix it. I look at it every day. Carter
10 Creek is contaminated. Weesuck Creek is only a
11 short distance away from the water that will go into
12 the ground, and underground streams will go into
13 Weesuck Bay and to -- and into the bigger bays.
14 As you know, in the past three years, those two bays
15 out there have been closed in the most important
16 part of the season.

17 The other thing that I'm going to answer, and
18 I think I've expressed why I'm concerned, and I
19 think you should be concerned because of what
20 happened in 1980, they had good clean water in
21 Suffolk County. Our water is in the ground in our
22 aquifer. Nobody can come with a reservoir and fill
23 it up. Once we poison the upper part of that thing,
24 we do not have drinking, cooking or clean water.

25 Someone made a comment before that we

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1 complained years ago about The Pines and they would
2 have children. They only had 14 children; someone
3 commented that. They left out they've only sold 45
4 homes. There's 55 empty lots that are not
5 developed. That's why we don't have 80 children,
6 because they're not developed. You should go there
7 and find out why they're not developed.

8 I thank you for your time. And you really
9 have to think about this, not in terms of property
10 rights. This is not property rights, property
11 rights are different, and you're going to learn more
12 about that as the night goes on. I thank you very
13 much.

14 (Applause)

15 SUPERVISOR SCHNEIDERMAN: Ron, Ron Campsey,
16 followed by Diane Larkin. How are you, Ron? Good
17 to see you.

18 MR. CAMPSEY: Thanks to the Town Board for
19 being here tonight. Supervisor, you run a good
20 meeting. And, Sundry, nice seeing you.

21 I'm a little hoarse, I have acid reflux, so
22 you have to bear with me.

23 I've lived here for 39 years, and I've had a
24 business for 39 years, and I must say that East
25 Quogue is one of the hardest places. I've worked

1 for myself for over 50 years and it's been a hard
2 town to run a business in, because when I first
3 moved here, it had a very poor -- there was not that
4 many jobs for the people. Local people would
5 complain about the city folks, and I'd ask them --
6 they were landscapers, house painters and stuff.
7 And I said, "Could you live here if" -- I said,
8 "When was the last time a local person asked you to
9 paint their house, cut their grass?" I said, "If it
10 wasn't for the city folks coming out, nobody could
11 live out here," and that's the truth.

12 But the other problem is, I was looking at
13 that map that Al just had up here, that red line
14 that he had around the bays there, most of the
15 pollution in Shinnecock Bay from the East Quogue
16 part comes from houses that are within a quarter to
17 a half mile of the water. And I wondered how many
18 of them have updated their cesspools, and here they
19 are talking about things. But I'm sure that
20 probably a large percentage of them haven't spent
21 that 15 or \$16,000 to update their septic system.
22 That's one.

23 Two, the -- and that's Shinnecock Shores, Pine
24 Neck, and Pine Neck Landing. So you can't blame the
25 farmers or anybody else, because they didn't pollute

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1 that water around the edge of your land, it was the
2 people who lived there. And here they are taking
3 and talking about something that's five miles up on
4 a hill, 500 feet high, who wants to put in water
5 improvement projects to help the bay.

6 There's a plume in -- on the Suffolk County
7 water and that plume is pretty big. And they came
8 out with a solution, which I thought was ingenious.
9 And people ask me why I support it and how can I
10 trust a corporation. The people I've met that works
11 for the corporation, especially Mark Hissey, I
12 believe and trust them, because I don't come easily.

13 I had a customer about nine months ago ask me
14 if I supported it, and I said, "Yes, ma'am, I do."
15 She said to her husband, "Bob, let's get out of here
16 now."

17 (Laughter)

18 MR. CAMPSEY: And I thought that was really
19 sad, because I've served our community for 39 years.
20 I've fed citizens for the first 20 years, free
21 Thanksgiving dinners, free Mother's Day dinners --

22 MS. SCHERMEYER: Thirty seconds.

23 MR. CAMPSEY: Maybe served over 15,000 meals
24 in my time. They had -- some of my customers are
25 now shunning me because I support the project.

1 It's my First Amendment right to speak and
2 feel the way I do. I respect you. Tonight I opened
3 my hand to the handshake of someone who's against it
4 and the lady pulled her hand back. And I said so
5 sad that people take things -- and I'm a person of
6 the environment, I respect the environment, but I
7 feel that it's -- everybody has a right to speak.
8 But I think this is good for the community, because
9 we do not have a tax base here.

10 MS. SCHERMAYER: Three minutes.

11 MR. CAMPSEY: When mothers and fathers come to
12 me and say, "We're having a hard time paying our
13 taxes." So I think that it's good for the
14 community.

15 And I thank the Town Board, and I ask you to
16 review it. And I hope that the people continue,
17 because I have 20 employees and they depend on me.
18 So I'm saying, "Don't, please, boycott my business
19 for speaking." Thank you.

20 (Applause)

21 SUPERVISOR SCHNEIDERMAN: Thank you, Ron, and
22 thank you for your decorated service to our nation
23 as well.

24 (Applause)

25 Diane Larkin. Diane will be followed by Peter

1 Sartorius.

2 MS. LARKIN: Good evening, and thank you again
3 for coming. I'm here to tell you the organizations
4 that have pledged their opposition to The Hills in
5 East Quogue; the League of Women Voters of the
6 Hamptons, Hampton Bays Civic Association, the East
7 Quogue CAC, the East Quogue Civic Association, Hush
8 Quiet Skies, Southampton Town Civic Coalition, Save
9 Sag Harbor, Water Mill CAC, FRNCA, Speonk-Remsenburg
10 CAC, Group for the East End, the Pine Barrens
11 Society.

12 There is no as-of-right as Discovery Land is
13 professing in all their propaganda, either PDD or
14 development with no controls. There is a reduced
15 impact alternative under SEQRA, and, yes, Discovery
16 Land must obey Southampton law and follow it.

17 Thank you. I'm a representative of Al
18 Algieri, Al Algieri, President of the East Quogue
19 Civic Association, and a proud board member of the
20 Southampton Water Protection Alliance.

21 There have been exhaustive discussions on the
22 merits and problems surrounding The Hills project.
23 It is now time for the Town Board, the Planning
24 Department, and the developer to consider a viable
25 reduced impact alternative for Spinney Hills. Thank

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1 you.

2 (Applause)

3 SUPERVISOR SCHNEIDERMAN: All right. Peter
4 Sartorius, you're speaking as an individual, I take
5 it, or --

6 MR. SARTORIUS: Yes, I am.

7 SUPERVISOR SCHNEIDERMAN: Okay.

8 MR. SARTORIUS: I'm speaking as an individual.
9 I'm a resident of Quogue.

10 SUPERVISOR SCHNEIDERMAN: We also know Peter
11 as the Mayor of Quogue, but today you're speaking as
12 an individual. And then he'll be followed by Nicole
13 Aldri (phonetic), if I'm saying that right. Okay.

14 MR. SARTORIUS: Good evening, Supervisor and
15 Members of the Board. I believe that --

16 SUPERVISOR SCHNEIDERMAN: It's Nicole Aldrich.

17 AUDIENCE MEMBER: Aldrich.

18 SUPERVISOR SCHNEIDERMAN: Go ahead, I'm sorry.

19 MR. SARTORIUS: No problem. I believe that
20 Quogue is better off if the area around it is also
21 healthy. And as I look at the area from Westhampton
22 Beach through East Quogue, I believe that it could
23 use some economic stimulus, if you look at the
24 shuttered businesses along Montauk Highway, and I
25 think this project is a particularly good way to do

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1 it. Significantly enhances the tax base of the East
2 Quogue School District without increasing the school
3 population. It's seasonal to minimize the human
4 footprint. And very importantly, its sponsor is a
5 seasoned developer with many other successful
6 projects, and, importantly, a reputation to uphold.

7 At the hearing in November, and to a less
8 extent tonight, but there's been a lot of sound and
9 fury from the opposition, but precious little in the
10 way of facts. People rail against the golf course
11 as poisoning our water, but there's really no
12 evidence of that. And the way golf courses are
13 constructed today, the way they're regulated, the
14 water is monitored. They're really -- to my
15 knowledge, there hasn't really been any problems
16 with the recent golf courses, and I'm -- I was
17 president of one up on the North Fork for four
18 years.

19 We have a nitrogen issue in the bays here,
20 and, obviously, this wasn't caused by The Hills
21 project, but it's a serious -- it's a serious
22 problem, and we have a project here that has a way
23 to help it out. And we know that many cesspool and
24 septic conversions are going to be needed in the
25 coming years, sooner rather than later.

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1 And at meetings of public officials that I've
2 attended, everybody frets about how are we going to
3 pay for this, it's \$15,000 a house, or something in
4 that order. Well, here we have a group that is
5 paying \$1 million, as well as providing other bay
6 enhancements, and I guess that's a pretty good down
7 payment, in my opinion.

8 We can look at the project forever. We've
9 already looked at it for --

10 MS. SCHERMEYER: Thirty seconds.

11 MR. SARTORIUS: We've already looked at it for
12 four years, and there are no doubt infinite
13 alternatives that are possible. I seriously doubt
14 that the Board wanted to design this project for the
15 developer, and it wouldn't be appropriate in any
16 case. And I ask you to look at this project
17 seriously, as I know you will, and I think you will
18 conclude that this is the -- this project is the
19 best one for the Town of Southampton and its people.
20 Thank you.

21 (Applause)

22 SUPERVISOR SCHNEIDERMAN: Thank you, Peter.
23 Okay. Nicole, I'm going to try to get it right this
24 time, Aldrich, and you'll be followed by Karen Kooi.

25 MS. ALDRICH: Hi, good evening. My name is

1 Nicole, I'm from East Quogue. I spoke at the last
2 meeting. I'm a mother of three, I have three boys.
3 And the last time I had spoke, when I had walked
4 away from speaking, I had people shake their head at
5 me in disgust.

6 My middle son two years ago started having
7 seizures, and we didn't know why he was having
8 seizures. So when he started going to school for
9 kindergarten, he needed an aide, but the school was
10 not able to provide an aide, because when it came
11 down to it, they don't have the money. It's not
12 that they weren't doing their job, they are not --
13 they weren't able to provide an aide because of, you
14 know, money reasons. They did everything in their
15 power to help me, but there wasn't an aide available
16 and they couldn't hire one.

17 I was sick every single day because I was
18 sending my son to school knowing he didn't have
19 someone one on one, because the school just clearly
20 didn't have enough money, because nobody wanted to
21 pass the budget. People are saying, "Well, I don't
22 have kids anymore, so it doesn't affect me." That's
23 really sad, because I have kids, and a lot of people
24 have kids, and there's grandchildren that deserve to
25 have the right to have a good education and go to

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1 school in a safe environment, to have not just one
2 teacher, but an aide to help them.

3 The education is very tough right now, not
4 only with my son with his seizures, but other people
5 have children with disabilities that can't get the
6 help because the school does not have enough money,
7 because nobody wants to pass the budget. So they're
8 cutting things every single year to hope that it
9 passes and teachers don't lose their jobs.

10 And I pray that tonight nobody gives me a
11 dirty look, because my son and everybody else's
12 child deserves the right to be safe at school, and
13 have a good education, and all the teachers deserve
14 to have their jobs. And that's all I have to say.
15 But people need to think about the kids, not just
16 themselves. Thank you.

17 (Applause)

18 SUPERVISOR SCHNEIDERMAN: Thank you, Nicole.
19 Karen Kooi, followed by John Perry.

20 MS. KOOI: Good evening. Name is Karen Kooi,
21 I've lived in East Quogue for 27 years. I support
22 The Hills project.

23 Discovery Land has addressed the concerns of
24 community, protecting the school and protecting our
25 drinking water, and is offering a project -- a

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1 package of benefits from which East Quogue and the
2 surrounding communities will reap the benefits of
3 for years. A year-round residential community
4 addresses none of our concerns, nor does it offer
5 long-term benefits.

6 If we don't support The Hills, we will have
7 kids in the school. If we don't support The Hills,
8 we will do nothing to fix the groundwater already
9 negatively impacted by nitrogen runoff in our
10 community. Protect our school, save our drinking
11 water, support The Hills. Thank you for your time.

12 (Applause)

13 SUPERVISOR SCHNEIDERMAN: Okay. John Perry,
14 followed by Maria Daddino.

15 AUDIENCE MEMBER: What number are you up to,
16 please?

17 AUDIENCE MEMBER: Thank you. What number?

18 SUPERVISOR SCHNEIDERMAN: John is number 24,
19 and Maria will be 25. We're going to have a long
20 night ahead.

21 MR. PERRY: Good evening, Supervisor. Ladies
22 and Gentlemen of the Board, thank you very much. I
23 haven't really spoken much in front of you guys over
24 the years, but my name is John Perry. I'm a 24-year
25 year-round resident here in East Quogue in Bay

1 Estates, along with my wife and daughter. I have a
2 beautiful family and a beautiful community, life is
3 grand.

4 Tonight I'm going to go on a slight tangent.
5 I'll leave all the environmental talk and the Land
6 Trust talk, and the zoning, and I'm going to talk in
7 a much more simpler manner, talking about
8 development in general, and the East End maybe
9 comparatively to some other towns, maybe a
10 refreshing change for us.

11 So tonight I'm speaking directly to all my
12 friends and neighbors here in East Quogue. And,
13 also, while I have little regard for some of the
14 opinions that have been shared by people from
15 outside this community who have vested interests --
16 vested interests in financial matters and no regard
17 for the consequences on this town, I have listened
18 to you, so hopefully you'll listen to me and
19 understand what I'm saying.

20 I recently watched with my family the November
21 meeting on government TV and we were all offended in
22 part, but in particular by one speaker who said he
23 couldn't understand how we could be so incapable of
24 realizing the extraordinary wealth that this project
25 will bring to our community. Some of us would find

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1 that an extremely arrogant and ignorant statement.

2 Speaking for myself, and on behalf of, I'm
3 sure, many in this room, no one knows my personal
4 situation, no one knows my financial status, no one
5 knows my understanding of wealth or economics, so I
6 find that implication repulsive. Some of us just
7 choose not to flaunt what we have.

8 For the last 25-plus years, west of the canal
9 towns, including East Quogue, were derogatorily
10 labeled as the other or poor Hamptons. How
11 charming, yes? Nice description. Well, over the
12 years, East End communities sold out to the
13 mansions, expensive boutiques, upscale restaurants
14 for the sake of monetary gain. What they didn't see
15 was the overwhelming traffic issues, the rude and in
16 some cases degenerate element in the people that it
17 brought, and, most sadly, the near extinction of any
18 semblance of family life in their communities.
19 However, here in East Quogue, through diligence and
20 sense of community, we sacrificed a lot to protect
21 us from exactly that, and to preserve the natural
22 beauty and environment of our town. The fact that
23 virtually every town from Westhampton to Montauk
24 prioritized monetary gain over quality of life is
25 not East Quogue's problem.

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1 MS. SCHERMEYER: Thirty seconds.

2 MR. PERRY: You reap what you sow. If you
3 approve this project, you've contributed to the
4 first and most critical step to initiate the similar
5 destruction of this community. Either way, with all
6 due respect to Discovery and to this Board, I wonder
7 how much of the millions of dollars that Discovery
8 has invested thus far, as my friend Bill said,
9 putting the cart before the horse, how much of that
10 money have fallen into certain influential pockets.
11 We all know, if you throw enough money at something,
12 you can buy anything or anyone, including the
13 favorable scientific report to validate any claim.

14 MS. SCHERMEYER: Three minutes.

15 MR. PERRY: Clearly, Discovery has that kind
16 of money. They are paving paradise and putting up a
17 parking lot, instead this time it's a two story
18 parking lot and it's on a 500-acre farm.

19 I think my vote is clear. Until this Board --
20 if you approve this, until this town can receive
21 adequate compensation for a project like this,
22 you're selling us short. So if you do approve this
23 project --

24 (Applause)

25 -- please, please see to it that it's not a

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1 menial million here or 500,000 there. See to it
2 that it is substantial, suitable revenue income to
3 this town, no just tax-based dollars, which is what
4 we'd be entitled to anyway. Make it a suitable
5 claim, please.

6 Thank you, Mr. Supervisor. Thank you, Ladies
7 and Gentlemen.

8 (Applause)

9 SUPERVISOR SCHNEIDERMAN: That was John Perry,
10 so we are on card 25. I have to tell you, I have
11 103 cards. So, you know, if you're saying things
12 that have been said, you can just say, "I agree with
13 the preceding speaker," but I'm not going to take
14 away your full opportunity to speak. So we're here
15 for the whole evening; is that right?

16 (Laughter)

17 All right. Maria Daddino, followed by Sharon
18 Cardiff.

19 MS. DADDINO: Okay. I live in East Quogue. I
20 support The Hills because I would rather have an
21 environmentally sensitive golf course than an
22 as-of-right development.

23 I have to wonder how many of those who prefer
24 an as-of-right development have actually walked
25 through a new community in springtime and seen the

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1 lush lawns dotted with yellow pesticide signs, or
2 met the weekender who lives in Manhattan who goes
3 across the river into New Jersey to buy chemicals
4 that are banned in New York State. In an
5 as-of-right development, you will have 100 different
6 landowners who will use 100 different chemicals. I
7 would not support The Hills unless I felt strongly
8 that an environmentally sensitive golf course was
9 the best use for the land.

10 Many opponents to The Hills feel that if the
11 golf course is denied, Discovery Land will go
12 quietly into the night, never to be heard from
13 again. I ask you to go back 20 or so years to the
14 denial of a golf course application for what is now
15 Southampton Pines. Developers Neil Rego and Patrick
16 Malloy did not go quietly away, as was touted by
17 opponents. Instead, they built 100-plus homes that
18 added approximately 50 children to our already
19 overburdened school system. Do you really want to
20 take that chance again?

21 Finally, I would like to respectfully say that
22 I have nothing to personally gain from supporting
23 The Hills. And ending on a lighter note, I can
24 assure you that neither Mark Hissey nor Discovery
25 Land Company has bribed me with a glass of wine or

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1 cookies. Thank you.

2 (Laughter and Applause)

3 SUPERVISOR SCHNEIDERMAN: Sharon Cardel,
4 followed by Maria O'Rourke.

5 MS. CARDEL: First, Mr. Supervisor and Board
6 Members, thank you for allowing me this time to
7 speak. My name is Sharon Cardel and I have been a
8 full-time resident of Water Mill for 16 years. I
9 have a long history of community service in the
10 Southampton area. I'm a founding member of the
11 Southampton Education Foundation, and a contributor
12 to the building of the Southampton School's organic
13 garden. My concern is always what a company like
14 this will do for a community when it enters.

15 I've done much research and have learned that
16 the Discovery Land Company has always made community
17 service a priority. I have a great deal of respect
18 for the projects they continually run. They do this
19 without seeking any public recognition.

20 Recently, when Hurricane Matthew left a path
21 of destruction in the Bahamas, Discovery immediately
22 set up a relief fund to help the families affected
23 by the hurricane. That fund raised over \$100,000
24 from donations by their members and Discovery
25 itself. This is just one example of the many, many



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1 ongoing outreach programs they continually subsidize
2 in each and every community they join.

3 I know that having the Discovery Land Company
4 as a part of the East Quogue community and the
5 Southampton Township will benefit everyone
6 concerned. I support The Hills projects, and hope
7 that you, our Town Board members, will also choose
8 to support it.

9 (Applause)

10 SUPERVISOR SCHNEIDERMAN: Maria O'Rourke is up
11 next, followed by Phillip Grossman.

12 MS. O'ROURKE: Good evening. There are many
13 reasons why I am against this project, but I just
14 want to focus on one.

15 I have lived here in East Quogue for over 22
16 years and raised my daughter here. She received a
17 wonderful education in this very building. Tonight
18 I plead with you to remember the children of our
19 community when deciding the fate of this project.

20 People all over this country are fighting for
21 the basic right to have access to clean water.
22 Children in Flint, Michigan are suffering with lead
23 poisoning and still their water is contaminated.
24 Water protectors in North Dakota are fighting a
25 pipeline that will threaten the water of millions of

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1 Americans. Yes, that fight still continues.
2 California is suffering through a drought while
3 corporations like Nestle are permitted to take water
4 and sell it for profit.

5 Please don't make the wrong decision to allow
6 this development to be built above our fragile
7 aquifer. Water is life. Please remember our
8 children. Don't make us the next Flint. Thank you.

9 (Applause)

10 SUPERVISOR SCHNEIDERMAN: Phillip Grossman is
11 next, followed by P.J. Mitchell.

12 MR. GROSSMAN: Thank you, Jay, the Board,
13 Sundy. I'm a lifelong resident of the Hamptons,
14 from East Hampton in 1961, and the last 19 years in
15 the Incorporated Village of Westhampton Beach. I'm
16 a 30-year veteran in real estate development, and
17 I'm here to support The Hills, a community-minded
18 and focused development.

19 We're getting 20 million dollars in taxes over
20 time, 7 million-plus to the CP Fund. We have a
21 caring, community-minded, top-notch developer who
22 cares about East Quogue, Quogue, Westhampton Beach,
23 the surrounding community, our Town of Southampton.

24 The pocketbook here is -- the pocketbook was
25 mentioned earlier, it is going to the community, it

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1 is for the community. The Hills cares about our
2 water, they care about our schools. This is in a
3 seasonal high -- this is a seasonal high end resort
4 that will benefit and help our community and our
5 environment. We do not need another subdivision
6 which adds to our school.

7 As-of-right could have such a negative impact
8 on our school system. We need to work with The
9 Hills and develop -- help them develop a plan for
10 these acres that will help and support our
11 community.

12 I ask you to please work with The Hills, work
13 with our community, and listen to the truth, not to
14 what is just being said. Thank you.

15 (Applause)

16 SUPERVISOR SCHNEIDERMAN: P.J. Mitchell,
17 followed by Antonio Bottero.

18 MS. MITCHELL: Hi. My name is P.J. Mitchell,
19 and I had no idea you'd get to number 29, so I
20 really wasn't planning on speaking. However, given
21 that there are so many more voices for The Hills, I
22 think it is important that I stand up and say
23 something.

24 SUPERVISOR SCHNEIDERMAN: You live in East
25 Quogue?

1 MS. MITCHELL: I live in East Quogue. I've
2 lived in East Quogue for 23 years. Both of my sons
3 went through East Quogue Elementary on to
4 Westhampton Beach and are now on to graduate
5 degrees.

6 I want to tell you who and what I am not. I'm
7 not a developer, I'm not a builder, I'm not a real
8 estate agent, and I am not someone who wants to
9 become a member of the Discovery Land family. I do
10 not wish to have the Discovery Land family
11 corporation in my community. I --

12 (Applause)

13 No. I mean, this is quite serious. It has o
14 do -- yes, the water is crucial, the water is
15 absolutely crucial, but I'm not a scientist and I
16 really can't speak to that. But I will say that
17 many things can be said and many opinions can be
18 voiced, and if enough money is there, they can be
19 persuaded to say whatever. So I would always say,
20 and I would caution everyone, to take what is said,
21 no matter which side it comes from, with a grain of
22 salt.

23 The most important thing to me is that I have
24 lived in the community. I came to East Quogue 23
25 years ago because I thought it was Hometown USA.

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1 And I wanted to live in Hometown USA. I wanted to
2 live on Main -- I wanted to live in a town that had
3 a Main Street. I did not want to live in a town
4 that had a golf course. If I wanted to live in a
5 town with a golf course, I would have moved to
6 Westhampton Beach or to Southampton. I am not a
7 Hamptonite, I am a member of East Quogue, I'm a
8 citizen of East Quogue.

9 (Applause)

10 And, frankly, frankly, I resent people who say
11 I'm a Hamptonite and we all like this, we like it
12 because we're Hamptonites. We're not. I'm a
13 member -- I live in East Quogue, and every day I
14 drive on Lewis Road, not -- people who live in Sag
15 Harbor, who live in Brookhaven don't drive on Lewis
16 Road every day. To me it's the character of the
17 community. Yes, it's the water issues, that's
18 crucial, it is, but the character of the community
19 is more important to me.

20 I want to live in the town that I moved to 23
21 years ago. I understand you have to have progress,
22 but you don't have to have a golf course. And I do
23 not believe that it is an either/or situation. We
24 had someone stand up here and present to the Board a
25 beautiful alternative, and I think perhaps we should

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1 -- we would do well to consider that. Thank you.

2 (Applause)

3 SUPERVISOR SCHNEIDERMAN: Okay. Antonio
4 Bottero, followed by Lawrence Citarelli.

5 AUDIENCE MEMBER: Antonio had to leave.

6 SUPERVISOR SCHNEIDERMAN: Okay, Antonio left.
7 All right. How about Lawrence Citarelli? No?
8 Left? All right. See, now we're moving along.

9 (Laughter)

10 SUPERVISOR SCHNEIDERMAN: All right. Ron
11 Katz. I know Ron didn't leave. He's going to stay
12 the whole night, right, Ron?

13 MR. KATZ: Yeah.

14 SUPERVISOR SCHNEIDERMAN: Ron will be followed
15 by Anne Algieri, who I know hasn't left either.
16 Ron, you're speaking as an individual, right?

17 MR. KATZ: Yes. Carolyn will --

18 SUPERVISOR SCHNEIDERMAN: Carolyn will speak
19 for CLEAN? Okay.

20 MR. KATZ: I'd like to read two emails sent to
21 me by Eric Auer (phonetic), a reporter on
22 conservation. He became aware of the efforts to
23 protect our water in the Pine Barrens by Dr. Thomas
24 Goreau, who was listed as a corroborating source by
25 Discovery for the Bakers Bay project.

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1 His first email said, "I'd love to share with
2 you how much Discovery Land Company has veered from
3 their environmental impact assessment on their golf
4 course in the Bahamas. It is so important to
5 understand the difference between what they say and
6 what they do."

7 His second email provided more detail. "Dear
8 Ron, Great Guana Cay hosts the Bahamas' riches and
9 most vibrant coral reefs. In 2004, Discovery Land
10 announced plans to build a massive golf course and
11 marina development on the island directly adjacent
12 to the most important segment of the coral reef.
13 Concerned locals fear the death of their coral reef,
14 as well as the natural beauty of their island, and
15 began to oppose their development. Their worst
16 fears have come true.

17 While reefs north and south of the golf
18 development are in pristine condition, scientists
19 are reporting coral decline adjacent to the golf
20 course and the marina. The developer ignores pleas
21 for community involvement and transparency.

22 Great Guana Cay is perhaps the single
23 example" -- "singular example in the Bahamas of
24 destructive overdevelopment. I understand the type
25 of environmental issues you are concerned about with



1 Discovery Land are different than those of the
2 Great Guana Cay, and that the politics of Eastern
3 United States is quite different from the politics
4 in the Bahamas. With that said, there are some
5 things you need to know about how Discovery Land
6 conducted themselves throughout the legal conflict,
7 and how they conduct themselves as stewards of the
8 environment. Here are some bullet points:

9 Discovery Land went on a public relations
10 offensive to claim their golf course development
11 would be the greenest development in the Caribbean.

12 Discovery Land promised the locals a variety
13 of benefits, even to pay medical bills for sick
14 locals and to pay for schooling, etcetera.

15 They also promised huge changes in the
16 infrastructure of the island --

17 MS. SCHERMEYER: Thirty seconds.

18 MR. KATZ: -- promises of public land and
19 public" -- "and locals, etcetera, and for the
20 locals. None of this ever happened. Discovery Land
21 promised the golf course would not be fertilized" --
22 "fertilizer rich golf course, but this has proven
23 not to be true. We have had photographs of
24 fertilizer trucks and men in HAZMAT suits spraying
25 the golf course regularly. Their scientists have



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1 measured the effect of fertilizer in the near shore
2 environment.

3 One of the keys to the stories is the
4 environmental monitoring team. During the local
5 legal drama, Discovery Land Company --

6 MS. SCHERMEYER: Three minutes.

7 MR. KATZ: -- hired an environmental
8 monitoring team, which was supposed to oversee the
9 construction practices, but nobody from the outside
10 world was allowed to communicate with this team. We
11 confirmed that the environmental monitoring team was
12 not being listened to by the developer, and the same
13 concerns that the locals and scientists had about
14 the golf course and marina was actually happening.
15 A complete disregard for everything the monitoring
16 system --

17 SUPERVISOR SCHNEIDERMAN: Ron.

18 MR. KATZ: -- was supposed to protect."

19 SUPERVISOR SCHNEIDERMAN: You've hit the
20 three-minute mark. So, I mean, you could submit the
21 rest of it in writing, if you wish --

22 (Applause)

23 SUPERVISOR SCHNEIDERMAN: -- if you have it
24 there. I'll give you -- give you a sentence if you
25 wrap up.

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1 MR. KATZ: Okay. How about 15 seconds?

2 SUPERVISOR SCHNEIDERMAN: Oh, you got it.

3 MR. KATZ: "The course management plan, which
4 was intended to minimize pollutants leaching into
5 the reef, was completely abandoned by the developer.
6 These are just a few examples of why Discovery Land
7 uses cunning, money and manipulation to get their
8 way." Good 15 seconds?

9 (Applause)

10 SUPERVISOR SCHNEIDERMAN: Okay. All right.
11 Anne Algieri is next, followed by Michael Benincasa.

12 MS. ALGIERI: Good evening. Anne Algieri, a
13 resident of East Quogue.

14 Discovery Land's Draft Environmental Impact
15 Statement for its mega resort, The Hills, is posted
16 on the Southampton Town website, and is being
17 referred to as an official document that ought to be
18 consulted to display -- to dispel all the hearsay
19 going on around this proposal and being put forth by
20 opponents. This DEIS posted on the website is not
21 an official document of the Town. It is only a
22 document of Discovery Land and posted on the
23 Southampton Town website to make it available to the
24 residents to review.

25 I'm a teacher. We tell our students not to

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1 believe everything on the internet, and to check the
2 reliability of the sites they are consulting. We
3 need to do the same. This posting is simply
4 Discovery Land's once -- Discovery Land once again
5 giving you their view supported by reports of
6 consultants paid for by them.

7 As I only have three minutes, I'm only going
8 to address one item propagated by Discovery Land,
9 the dreaded as-of-right. We are being told over and
10 over again that if we do not approve their massive
11 project, they will build something far worse, the
12 dreaded as-of-right development. And what will that
13 result in? 118 homes? No restrictions on children?
14 No restrictions on what is put into the ground,
15 etcetera, etcetera, etcetera. All wrong. Why?
16 Because there is no as-of-right.

17 Under the State Environmental Quality Review
18 Act, SEQRA, there is no right that allows a builder
19 to destroy the environment. Instead, SEQRA demands
20 that the Town Board choose the least environmentally
21 harmful alternative, which is usually the reduced
22 impact alternative about which you've heard earlier
23 this evening.

24 (Applause)

25 MS. ALGIERI: Secondly, the property isn't

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1 even zoned for the project they proposed. It would
2 require approval of a Planned Development District,
3 a sort of, as some have said, "Let's Make a Deal"
4 zoning that nobody likes and for which there is
5 currently a moratorium. Unfortunately, because The
6 Hills had already put in its application, it was
7 exempted from this moratorium.

8 We urge the Town Board to see the as-of-right
9 threat as the intimidation it is and to reject it
10 out of hat. Like the other promises that the
11 Arizona-based Discovery Land Corporation has made,
12 including community benefits, no kids in school, and
13 no environmental harm --

14 MS. SCHERMEYER: Thirty seconds.

15 MS. ALGIERI: -- the applicant cares nothing
16 about the truth.

17 I believe that it is time to ignore the
18 threats and slanted promises and move on to
19 consideration of the truly environmental and
20 community beneficial reduced impact alternative that
21 represents the best choice for the future of this
22 land.

23 If we really care about our children, if we
24 really care about our land, we will show vision and
25 make our children and our children's children proud

1 of our foresight and reject this proposal, and not
2 be swayed by the few short-lived rickets (phonetic)
3 Discovery Land throws our way. Thank you.

4 (Applause)

5 SUPERVISOR SCHNEIDERMAN: Okay. Michael
6 Benincasa, followed by Marietta Seaman.

7 MR. BENINCASA: Good evening. Michael
8 Benincasa. I'm a resident of East Quogue, Chief
9 Building Inspector for the Town of Southampton. I'm
10 speaking tonight as a resident of East Quogue.

11 My department is not involved in the planning
12 process for The Hills project, as folks know, but
13 I'm here tonight to speak in favor of the project
14 for a lot of the reasons that were presented before,
15 so I won't bore you and go through them again.

16 But we have the opportunity here to scope the
17 plan that benefits our community, not just the
18 taxpayers, but the environment. We can't let this
19 opportunity slip by. There is not an as-of-right or
20 standard subdivision process that can be used, and
21 it doesn't really do what we need it to do.

22 The Planned Development District, commonly
23 known as the PDD, is a great tool. It was -- been
24 in effect for, oh, many years now. And the
25 requirements that are put into a PDD go into the



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1 Zoning Code. And I know I'm preaching to the choir
2 here, but the folks behind me don't know this,
3 and as they bring it up time and time again. The
4 community benefits that are put in the PDD go into
5 the Zoning Code and it's a law. And folks say to
6 me, "Oh, you know, they don't have to do it." They
7 do have to do it, because it's in the code. And if
8 they violate the code, they get a summons, just like
9 if you didn't have a pool enclosure around your
10 pool. So there is a consequence if they don't
11 follow through.

12 So the community benefits are real, they are
13 there. So let's not lose the opportunity to sculp
14 the plan that benefits our community. Thank you.

15 (Applause)

16 SUPERVISOR SCHNEIDERMAN: Okay. Hi. Good
17 evening, Marietta. Marietta Seaman will be followed
18 by Carolyn Zenk.

19 MS. SEAMAN: Good evening. I sat for 18 years
20 on that side of the dais, six as a Town Board member
21 and 12 years as the Town Clerk. I currently reside
22 in Quogue. We lived in East Quogue for 20 years,
23 and we still have property in East Quogue.

24 I have never witnessed an application like
25 this and the public relations amount of money that

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1 has been spent. I have seen applications like the
2 Bridgehampton Commons, the Bob Morrow application in
3 Hampton Bays, the controversy over the 7-Eleven in
4 Hampton Bays. The amount of money that Discovery
5 has spent in wining and dining real estate
6 developers, construction workers, sending out glossy
7 campaign literature to my home in Quogue, at least
8 six or eight of those brochures, I don't know if
9 you've seen them, getting involved in the community
10 projects, donating money, being a sponsor, trying to
11 influence the public participation in a very
12 positive way. I have never, ever witnessed this
13 before and it really makes me suspicious. And while
14 it makes Marietta Seaman suspicious, it should make
15 the five members of this Town Board suspicious.

16 (Applause)

17 MS. SEAMAN: Plus the suspicions to me mean
18 nothing. The red light, does it have anything to do
19 with the sister project of the Dune Deck that will
20 be completed, that that sister project was supposed
21 to allow or give access to a beautiful elite golf
22 course?

23 Well, Discovery has invested a huge amount of
24 money. Does that mean that we should bear the
25 consequences? I don't think so. And I'm asking you

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1 as the five Board Members to really look at why they
2 have spent this amount of money. It's just -- it's
3 just incomprehensible. I've never seen anything
4 like it. Times have changed in the 10 years since
5 I've been off Town Board or Town Clerk.

6 MS. SCHERMEYER: Thirty seconds.

7 MS. SEAMAN: But not in this magnitude. You
8 know, we had a zoning classification of quasi Public
9 Service Use District. It was thrown out, because it
10 was so controversial and giving so much to
11 developers. It was done away with. PDD developed
12 and now we're in the same position.

13 Please reject the golf course. Protect my
14 drinking water and do the right thing. Thank you.

15 (Applause)

16 SUPERVISOR SCHNEIDERMAN: Carolyn Zenk will be
17 followed by Peter Himler. I believe I'm reading it
18 right. Carolyn, you're speaking on behalf of CLEAN,
19 so you'll be given five minutes to make sure
20 comments known.

21 MS. ZENK: Thank you. One moment, please.
22 Carolyn Zenk, Attorney At Law, live in Hampton Bays.
23 I represent CLEAN-Citizens for Clean Drinking Water,
24 Clean Air and Clean Bays. We strongly oppose The
25 Hills at Southampton PDD. We oppose it because it

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1 would destroy the most protective zoning in
2 Southampton Town and most protective zoning in all
3 of New York State, Five-Acre Residential and Aquifer
4 Protection Overlay District, and replace it with a
5 Planned Development District Zone.

6 It's important to remember the fundamental
7 purpose of zoning. The Town Board's job and the
8 fundamental purpose of zoning is to protect the
9 public's health, safety and welfare, not play "Let's
10 Make a Deal" with developers using the discredited
11 Public Development District zoning.

12 The bottom line is that the PDD zone is
13 legalized bribery. It was prohibited in New York
14 State for decades by the courts. It was once known
15 as contract zoning. The courts believed that
16 contract zoning necessarily corrupts the zoning
17 process. Under PDDs, developers can get a change of
18 zone by providing sufficient public benefits. Under
19 the PDD law, if a developer stands to make 10
20 million dollars, he can afford to spread \$2 million
21 around town to make it. This makes the PDD
22 fundamentally corrupt.

23 Approval of The Hills and Southampton PDD
24 would represent a radical abdication by the Town
25 Board to protect our drinking water, Shinnecock Bay

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1 and Pine Barrens ecosystem. Why? Because it would
2 substitute the Town's officially adopted science for
3 the developer's science. The Town officially
4 adopted the recommendations of the Cornell Study,
5 land use and groundwater quality of the Pine Barrens
6 of Southampton. Ironically, it was conducted at
7 this site.

8 The Town's study reconnect -- recommended a
9 Five-Acre Residential Zone, it was adopted. The
10 Town study and science recommend strict controls on
11 fertilized vegetation, which became the Aquifer
12 Protection Overlay District. The Town study, and
13 this is important, concluded that golf courses
14 generate 7.5 milligrams of liter per nitrogen versus
15 two to three per housing development in those zones.
16 That's three times as much pollution. That's your
17 science on the books. Why would we trade your
18 science for a developer's science with multi-million
19 dollar vested interest?

20 The Cornell study put Town officials in charge
21 of protecting the public's drinking water by
22 controlling the amount of fertilized vegetation
23 allowed in the subdivision, rather than
24 inappropriately allowing developers, whose primary
25 goal is to keep the grass green, to be in charge of

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1 the drinking water and to monitor it.

2 Prevention in the first place, not monitoring
3 after the fact, is supposed to be Town policy.

4 Changing the zoning to PDD and throwing out the
5 Town's science will set a terrible precedent for the
6 entire Five-Acre Zone, which gives you the wooded
7 character in Southampton Town. If you throw it out
8 here, why not throw it out throughout the Town?

9 There is absolutely no valid reason to
10 substitute a private developer's science for the
11 Town's science, especially when the developer stands
12 to make millions of dollars, not to mention the
13 frauds.

14 Right now Discovery has represented to you
15 that it produced a reduced or lesser impact
16 alternative. I checked the impact statement, this
17 is not the truth. They've just taken the current
18 zoning alternative and stuck it into that pocket.
19 You don't have one. They've tried to pass it off as
20 a reduced impact alternative.

21 Discovery has represented that it's provided
22 the current zoning alternative that meets all the
23 requirements. The truth is they didn't even submit
24 a subdivision map, which was required, and they
25 didn't meet all the things that you laid out in the

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1 scoping document about the Open Space Law, Aquifer
2 Protection Overlay District, it's just not in there.

3 And Discovery substituted a three-volume DEIS
4 for a two-volume DEIS after the Town Board
5 resolution holding the September DEIS as complete.
6 They also slipped a new October Parlato yield map
7 into the hard copy of the DEIS, which you can't find
8 on the website and you couldn't find it in the disk
9 that was handed out by the Town. This is consistent
10 with the history of fraud in this application.

11 Originally, Discovery proposed an 82-unit
12 development on 436 acres. This was heard, and then
13 after the fact, suddenly two parcels are added, 168
14 acres, 32 more units come in, and it's all done
15 without legal notice.

16 Discovery misrepresented that the current
17 zoning alternative, the PDD alternative would have
18 the same density. The truth is that each had the
19 same number of residential units, but the PDD adds
20 another use, 100 extra acres of golf course use.
21 And it adds a building, by the way, 4.5 times the
22 size of the Parrish Art Museum, which you could see
23 from space.

24 Discovery misrepresented that it could proceed
25 with an as-of-right subdivision, and represented to

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1 the public that the Board, Town officials would have
2 no control. There's no such thing as as-of-right.
3 This has been a lie from the beginning that
4 continues to be perpetuated.

5 (Applause)

6 MS. ZENK: I spoke to Anna Throne-Holst and
7 she told me that they had vested interests of the
8 Planning Board. I checked the record, it was
9 another lie. There was no subdivision approval,
10 there was no final map approval, there was not even
11 a DEIS.

12 They've lied about the school children. They
13 just have to meet two requirements to be in school,
14 live in the district, and intend to stay and they
15 can go to school, and if you stop it, it's a
16 violation of their Constitutional rights.

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17 They have represented to you this will be
18 cleaner. This is a radical, radical lie. Hidden
19 deep in that impact statement, they have changed
20 your standard. They've changed it from the two to
21 three Cornell study, and they slipped in 10
22 milligrams per liter beneath the golf courses. Very
23 nice. No one picked this up. I told -- I told one
24 of the planners, I won't mention his name, and he
25 said, "Carolyn, you're right, they did do that."

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1 MS. SCHERMEYER: Five minutes.

2 MS. ZENK: Okay. Let me finish, please.

3 SUPERVISOR SCHNEIDERMAN: You have to wrap up,
4 Carolyn. That's it.

5 MS. ZENK: Mr. Bruyn did have twenty minutes.
6 As opposing counsel. I've counted --

7 SUPERVISOR SCHNEIDERMAN: Carolyn, you've been
8 allotted five minutes. If you want to stay at the
9 end and come back --

10 MS. ZENK: Okay. I will wrap up now,
11 Mr. Supervisor.

12 Discovery has represented that groundwater can
13 be kept cleaner by removing the Pine Barrens
14 vegetation and covering the Pine Barrens with a
15 toxic golf course. The truth is, according to the
16 developer's reasoning, drinking water would be
17 cleaner if the Town and the County --

18 SUPERVISOR SCHNEIDERMAN: Carolyn, I can't
19 have you just go on and on, it's not fair to
20 everyone else, so --

21 MS. ZENK: Let me make this point, Jay.

22 SUPERVISOR SCHNEIDERMAN: All right. Just
23 your final sentence, please.

24 MS. ZENK: That's correct. It's
25 counterintuitive that the golf course cleans up

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1 groundwater. If this was the case, in the Pine
2 Barrens core, the -- I guess we could have a policy
3 which you put numerous golf courses in the Pine
4 Barrens core and throughout the Pine Barrens and you
5 clean up the groundwater. It's actually crazy
6 thinking. And I don't know why we have hundreds of
7 hours of hearings. It's a crazy thought.

8 I don't know about you, but I would rather
9 have my drinking water not below a golf course.

10 (Applause)

11 MS. ZENK: I challenge anybody to drink the
12 water beneath a golf course, as opposed to beneath
13 clean evergreens. It cannot be cleaner. It's just
14 crazy. That's all I can say.

15 SUPERVISOR SCHNEIDERMAN: Okay. Thank you,
16 Carolyn.

17 MS. ZENK: Thank you.

18 (Applause)

19 SUPERVISOR SCHNEIDERMAN: All right. Peter
20 Himler, followed by Michael Alestra. I'm probably
21 saying that wrong.

22 MR. HIMLER: I support The Hills. Why do I
23 have to follow her?

24 (Laughter)

25 MR. HIMLER: I live in Water Mill. More

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1 significantly, I spent -- I met my wife in
2 Westhampton Beach, where her family had a home, and
3 we raised our family there 35 years. Met in 1979.
4 Our first date was at the New Moon Cafe, not too
5 very far from here.

6 I should say that I'm not a golfer. Maybe I
7 should be more specific, I'm a terrible golfer.

8 (Laughter)

9 MR. HIMLER: But I spent -- I know this part
10 of Long Island and I treasure this part of Long
11 Island. I am an environmentalist, I'm a staunch
12 environmentalist. I got very dismayed when the
13 horseshoe crabs disappeared from Moriches Bay in
14 our -- in my wife's backyard. I was pleased,
15 however, to see the oyster farm go up on the bay
16 near her home. I love the East End. I support the
17 local farms, I support the local businesses.

18 When I purchased my home in Water Mill, I was
19 pleased to pay Peconic Land Trust the percentages,
20 you know, and so I -- when I first heard about the
21 Dune Deck and The Hills, I knew about it because it
22 was across the street from my wife's family home.
23 And so I took an interest in it, and I asked to meet
24 with Mark and with Hunter to learn more about it. I
25 was -- obviously was interested in the environmental

1 aspects and the impact.

2 I learned more and I began to -- and I
3 researched Discovery Land. And for those that have
4 looked into Discovery Land, you will learn that this
5 is an extraordinary company with extraordinary
6 properties that is very attuned to the environment
7 on which they are built. And so I hear about Flint,
8 Michigan and all this other histrionics, and I
9 just -- I don't -- I just don't buy it.

10 I -- many years ago, one of my clients was the
11 PGA of America, about 25 years ago, and they were
12 getting ready to run the Ryder Cup at a new resort.
13 That was the first environmental resort in the
14 country, it was called Kiawah Island. And I worked
15 on that and helped them to get the word out that
16 this was an environmentally enhanced resort. Well,
17 in the last 25 years, the environmental science has
18 evolved considerably, and this is the science on
19 which this project is going to be based, and they
20 know a lot about, you know, environmental impact and
21 the science. So I -- judging from the plans and
22 from what I've read, the history with its other
23 properties, Mike Meldman, who's the founder --

24 MS. SCHERMEYER: Thirty seconds.

25 MR. HIMLER: -- of Discover Land, his personal

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1 philosophy, I have no reservations whatsoever to --
2 whatsoever that this company will do right by the
3 citizens of East Quogue and the surrounding
4 communities.

5 I'm also impressed by their pledged investment
6 to the Village, its schools, employment here, the
7 infrastructure, and most importantly the
8 environment, not just at The Hills, but for the bay.

9 I think this is a rare opportunity that the
10 community and the Town should embrace, and that's
11 how I feel. Thank you.

12 (Applause)

13 SUPERVISOR SCHNEIDERMAN: Okay. Michael
14 Alestra, followed by Elaine Digiacomo.

15 AUDIENCE MEMBER: Alestra is gone.

16 SUPERVISOR SCHNEIDERMAN: Michael is gone,
17 Mike Alestra?

18 AUDIENCE MEMBER: Yes.

19 SUPERVISOR SCHNEIDERMAN: Okay. Elaine
20 Digiacomo, followed by Barbara Sartorius.

21 MS. DIGIACOMO: Not bad for my name,
22 Digiacomo.

23 SUPERVISOR SCHNEIDERMAN: Was I close?

24 MS. DIGIACOMO: Yeah, it's good. My name is
25 Elaine Digiacomo. I am an East Quogue resident and

1 business owner for 21 years now. My family actually
2 owns a business in East Quogue on Weesuck Creek,
3 right across the street from the development, so
4 literally in my backyard. So I know what it is to
5 respect the waterways. We have always had to abide
6 by the Town, the community.

7 So a lot's been said here, but the way I see
8 it, as far as the property rights, Discovery Land
9 has purchased this property fair and square, and
10 they have the right to develop it. No zoning change
11 needed. It's not what the community wants. So I
12 support the project, and I hope the Board votes to
13 approve it as well. Thanks.

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14 (Applause)

15 SUPERVISOR SCHNEIDERMAN: Barbara Sartorius.
16 Oh, there you are. I'm looking around. And then
17 Chuck Seaman will follow.

18 MS. SARTORIUS: I'm Barbara Sartorius, I'm
19 from Quogue. I have lived here in the area all my
20 life. But I'm not here because of where I come
21 from, I am here because I'm a cancer survivor, as a
22 lot of people I'm sure are here in the audience.
23 And as such, I'm sort of a vigilant watchdog on what
24 my children and grandchildren eat, drink and put on
25 their lawns.

1 And so I've been thinking about the water, the
2 condition of the water and the impact on the golf
3 course, obviously, as many people are. But this is
4 a different golf course than most of the golf
5 courses I've gone to. This is a golf course for the
6 benefit of a family community. And so parents and
7 children are there together playing, as well as
8 adults.

9 Currently, the water is a result of our
10 neglect, that's the past. The future is what we
11 will do going forward. The Hills is working towards
12 a nitrogen reversal, which I consider the future.

13 Bob DeLuca says a Comprehensive Plan is
14 something -- some things get done and some things
15 don't get done. The Hills, as I said, is a family
16 community, and I don't think there's any more
17 vigilant watchdog of what should or shouldn't be
18 done than when a parent is involved with their
19 children. So I feel very confident that the
20 community at The Hills will demand the highest and
21 best environmental practices possible. Their
22 presence there every day will make them a better
23 watchdog than any other hired group you could
24 possibly imagine.

25 So when people say, "Will you benefit

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1 personally," yeah, I will benefit personally and all
2 of us will by having cleaner water. And so I
3 support the project. Thanks.

4 (Applause)

5 SUPERVISOR SCHNEIDERMAN: Okay. Chuck Seaman,
6 followed by Tommy Bennetter. Close? All right.
7 You know who you are, Tommy.

8 MR. SEAMAN: Hello. My name is Chuck Seaman.
9 I live in Quogue, and I've also been here for about
10 40-some-odd years living in East Quogue and Quogue.

11 I just want to bring up, I've traveled around
12 the world. I've been in a lot of countries, a lot
13 of continents, and everywhere I've gone they say you
14 have to drink bottled water. And if we continue
15 with the way we're doing it now in the United
16 States, we're going to have to be in the same
17 situation.

18 This is not -- the economic problem is East
19 Quogue, but the water quality is all of Suffolk
20 County and Nassau County, because the water that's
21 coming out of this ground over here is supplying
22 that area to Montauk. And that's why I think it's
23 very important that you understand that it's not
24 just the economics of East Quogue.

25 Background: I was in the seafood business. I

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1 used to buy clams out of -- I was a clam miner out
2 here about 40 years ago. And for somebody to say
3 that golf courses don't pollute, go to Ogden Pond in
4 Quogue, which is about 300 feet from the Quogue Golf
5 -- the Golf Club in Quogue, and you will see that
6 there's nothing alive in that Ogden Pond. There's
7 nothing alive in the next body of water, which is
8 towards Westhampton --

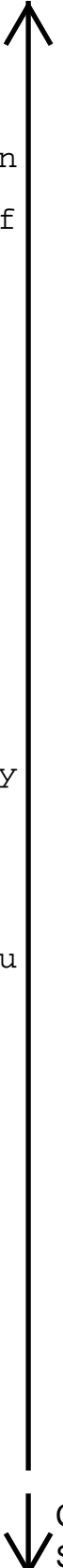
9 SUPERVISOR SCHNEIDERMAN: Quantuck.

10 MR. SEAMAN: Quantuck. So what I'm trying to
11 say is don't listen to all what you hear.

12 Now, as far as cleaning up the nitrogen,
13 there's -- right over here, there's a creek right by
14 Weesuck Creek. That's a freshwater stream that
15 comes out of The Hills. You have Allcots Pond,
16 which goes right over into Phillips Creek. Then you
17 have all these underground creeks that you can't
18 see. All that water is leaching all this nitrogen
19 down here.

20 All these people that say that they're going
21 to clean this nitrogen up, they also said they were
22 going to clean up GE's oil -- what do you call it,
23 PCB spill, and he made a disaster out of that. Now
24 it's worse than it's ever been.

25 So as far as the economics thing, although



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1 Carolyn Zenk told a lot of things what I was going
2 to say about all the fallacies that this group have
3 brought to our attention. I don't know how you're
4 going to stop the kids from coming to the school,
5 all right? I don't know how they're going to do all
6 this. Who's going to monitor this? Who is going to
7 monitor and say, "Okay, close the gate today and do
8 not come back in after this day"?

9 And now, if I want to buy a house and they say
10 they're going to be three-and-a-half million dollar
11 houses up there, those taxes are going to be 100
12 grand. If I belong to a club, and I belonged to
13 that club up here in The Hills, and I automatically
14 belong to that one there, I am not going to go to
15 East Quogue and go into the local restaurants there,
16 because I'm paying \$4,000 a year or \$20,000 a year
17 to belong to a club. So that means I have to spend
18 my money at that club. So I'm going to get -- from
19 that club, I'm going to hop in my car and I'm going
20 to go down to the beach club. Am I going to come
21 down to Main Street in East Quogue? I don't think
22 so. So when you say that economic --

23 (Applause)

24 MR. SEAMAN: And what it all comes down to is
25 I equate this to going back to when the Native

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1 Americans gave away Manhattan Island. They were
2 promised everything. They were promised the world,
3 they were promised everything, and guess what they
4 got? They got booted. And this is one thing that
5 everybody in this audience ought to understand that.
6 Ninety-nine percent of you people will not be able
7 to see the 10,000 trees that they're going to
8 build -- they're going to plant up there, you're not
9 going to see the vegetation, because you're not
10 going to be allowed to go there.

11 (Applause)

12 MR. SEAMAN: So why would you want -- real
13 estate developers, all these people, business
14 people, they want this, but what are they going to
15 benefit by? You can't play golf there unless you
16 want to pay \$1,000 a round. Oh, yeah, we're going
17 to open it up to public, \$1,000.

18 SUPERVISOR SCHNEIDERMAN: Chuck, your at three
19 minutes.

20 MR. SEAMAN: Thank you very much.

21 (Applause)

22 SUPERVISOR SCHNEIDERMAN: All right. Let's
23 see. Tommy Bennetter. You'll have to correct me on
24 that. And Geraldine Jack is to follow.

25 MR. BENNETTER: Hi, good evening. Tommy

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1 Bennetter, from Westhampton. I've been there my --

2 VIDEOGRAPHER: You got to get to the mic.

3 MR. BENNETTER: Good evening. My name is
4 Tommy Bennetter, I'm from Westhampton. I've been
5 coming out here since I was a baby. My family has
6 been coming out here since 1937, living in
7 Westhampton and Quogue. I know how special this
8 area is to all those who live out there. I know
9 some people don't like change, and I can understand
10 that. Who's to say back in the day people didn't
11 want to have a golf course in Westhampton or Quogue,
12 and look how beautifully they both turned out.

13 I know Discovery Land, as a well respected
14 development company, will do the right thing for the
15 Village of East Quogue. I know I look forward to
16 Dune Deck opening this summer. I believe The Hills
17 would be a wonderful community and offer great
18 employment opportunities for the local community.

19 Thank you for your time, and I look forward
20 to --

21 (Applause)

22 SUPERVISOR SCHNEIDERMAN: Okay. Geraldine
23 Jack, followed by Tom Jack.

24 MS. JACK: My name is Geraldine Jack and I'm a
25 resident of East Quogue. I'm very close to the

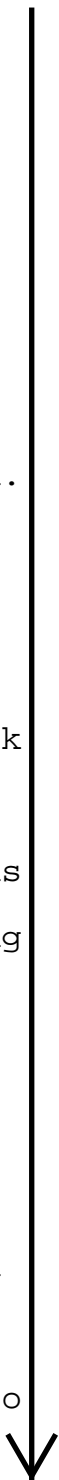
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1 proposed Hills Development. I'd like to talk just a
2 couple of minutes about density and populated
3 pollution.

4 As far as density, studies have found that
5 with increased population/density health issues
6 arise, from physical conditions to mental health
7 conditions. Depression and anxiety are common
8 because of increased density. Density causes an
9 increase in air pollution. We can expect an
10 increase in automobile, truck and construction
11 vehicles on Lewis Road, and I live near Lewis Road.
12 Our air will become polluted by this increased
13 traffic. There will be less volume of air for
14 dilution and dispersion.

15 And on The Hills' DEIS, on Page 25, they talk
16 about the number of trucks that will be -- an
17 estimated number of trucks, and how many truckloads
18 will be necessary to remove what have you, or going
19 in and out, and they list a number of 94
20 construction truckloads per day. That's a lot of
21 trucks, as far as I'm concerned. And the exhaust
22 from these trucks, if they're diesel, you know,
23 they -- go behind the truck and you're driving and
24 they're spewing all this exhaust up in the air.
25 Well, we're breathing all that, and I don't want to

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1 breathe that type air.

2 Pollution affects the respiratory system. I
3 talked about physical conditions, causing
4 inflammation, asthma and other conditions. And
5 these health issues affect all ages, not just young
6 kids, but all of us, all through the elderly.

7 Another source -- and also, the particulate
8 matter is known to cause heart attacks and early
9 death. I'm not getting into the water pollution and
10 all this, because other people have talked about it.
11 I'm just focusing a little bit on this.

12 Another -- a friend of mine, I was just
13 talking with her before I came, and she also said
14 something about --

15 MS. SCHERMEYER: Thirty seconds.

16 MS. JACK: -- pollution of pesticides, and the
17 plan for -- the plan for use in ground -- you know,
18 take care of their grounds. Now I know that the
19 State has certain levels and they plan to use the
20 least toxic, they wrote in their book, in their
21 DEIS, but that still will be in the air, and it will
22 also go on our produce, the farms out there with,
23 you know, the potatoes and the cauliflower, and
24 everything that's growing there on Lewis Road.

25 So I strongly recommend that we do not do this

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1 project.

2 MS. SCHERMEYER: Three minutes.

3 MS. JACK: It's now time for all of you to get
4 together and see maybe there's an alternative that
5 we could use, if we haven't.

6 SUPERVISOR SCHNEIDERMAN: Thank you.

7 (Applause)

8 SUPERVISOR SCHNEIDERMAN: Tom, Tom Jack, card
9 number 45, followed by Douglas Hershel.

10 MR. JACK: Tom Jack, Spinney Road. According
11 to the DEIS, Discovery Land proposes to develop
12 approximately 168 acres in an area that's already
13 overly developed and which contains dangerous levels
14 of nitrogen.

15 Several years ago, the property known as The
16 Links, still adjacent to The Hills, was supposed to
17 contain all or part of the golf course. When The
18 Links were preserved, that forced Discovery Land to
19 squeeze the golf course in back of the existing
20 homes on Spinney Road. They have, however, offered
21 us a protective barrier of 100 feet between the golf
22 course and our homes. How ironic.

23 This is a company that consistently steps on
24 our mailboxes and brags about the preservation of
25 hundreds of acres, and then the land they have to

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1 share with us is 100 feet, 100 feet. That's the
2 distance that the Town Board is sitting on right now
3 from that wall to that wall over there.

4 This inadequate space is supposed to protect
5 us from nitrogen runoff and golf course spraying.
6 The goal has not -- the goal has not been met, tried
7 or proven to be effective. Any scientist will tell
8 you, quote, the closer a person is to a pollution
9 source over time the greater the health risk.

10 The Town Board has a responsibility to protect
11 the health and well-being of all East Quogue
12 residents, and, therefore, this MUPDD should be
13 voted down. It is now time for the Town Board, the
14 Planning Department and the developer to consider a
15 viable reduced impact alternative for Spinney Hills.
16 Thank you.

17 (Applause)

18 SUPERVISOR SCHNEIDERMAN: Thank you. All
19 right. Douglas Herschell is next. Doug, okay. And
20 followed by Theresa Winter.

21 MR. HERSCHELL: Douglas Herschell. I'm from
22 East Quogue. Basically, I've been out here
23 approximately 30 years, although I married a woman
24 that was born here, so she's been here quite a bit
25 longer than that.

1 I'm more or less in favor of The Hills,
2 basically because I think this is -- we have two
3 choices. Just like the last Presidential election,
4 maybe someone wanted a third choice, but we have two
5 options. I think The Hills provides the least
6 harmful option that we have. It has -- obviously,
7 it attacks some of our problems. It provides
8 funding for many options. It certainly helps the
9 school.

10 And I'm amazed that so many people here don't
11 want children around. I actually think that
12 children mean our community is growing and thriving,
13 and for people who dislike anything that brings
14 children in I'm suspect of.

15 But I'd just like to say Maria Daddino pretty
16 much said everything I wanted to say ahead of time.
17 So I just say I'm another one of the people that
18 lives here and is in favor of it.

19 (Applause)

20 SUPERVISOR SCHNEIDERMAN: Okay. Is Theresa
21 Winter here? Theresa is followed by Sandy
22 O'Callaghan.

23 MS. WINTER: Good evening. My name is Theresa
24 Winter and I'm a year-round resident of Quogue. I'd
25 like to begin by saying that I'm not a realtor, a

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1 builder, and I do not have any financial interest in
2 this project whatsoever.

3 I think the resort and golf course idea sounds
4 like a great benefit for our community. It will
5 provide fundraising opportunities for area
6 organizations, it will support a seasonal resort
7 instead of a year-round subdivision, and it is going
8 to do a super heroic job of removing nitrogen from
9 our aquifer. The golf course would be a true asset
10 that would use half of the fertilizer of the current
11 zoning. That way the community and environment
12 wins.

13 I have been researching this from the
14 inception that The Hills project has been started.
15 I also like the fact that The Hills plans to
16 preserve an abundance of land, and keeps 95% of the
17 property as open space. That will keep our quality
18 of life tranquil and peaceful.

19 The current zoning does nothing for the
20 community except adds children's to the school --
21 children to the school, nitrogen to the aquifer, and
22 a year-round strain on local resources. On the
23 other hand, The Hills does so much good for the
24 community. It protects the school and it will
25 improve our water quality.

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1 When you look at the environmental study, it
2 is obvious to me that the science and numbers
3 clearly favor The Hills proposal. I urge this Board
4 to consider the facts and science behind the
5 project, rather than baseless opinions of certain
6 residents, in order to help our community. Thank
7 you.

8 (Applause)

9 SUPERVISOR SCHNEIDERMAN: Thank you. All
10 right. Sandy O'Callaghan, you're next, and you're
11 followed by -- hold on -- Karol Olson.

12 MS. O'CALLAGHAN: Hi. My name is Sandy
13 O'Callaghan and I'm a resident of Quogue for over 20
14 years. I'm also Co-President of the Quogue School
15 PTA.

16 I've been to several Discovery properties.
17 What most of you don't understand is that these are
18 members' second and third homes, it's not their
19 primary residence. They are vacation homes in a
20 luxury private club with the highest of service
21 standards.

22 Discovery focuses on families, creating
23 enjoyable, memorable experiences for families at
24 their vacation homes. Discovery gives back millions
25 of dollars to the local community. As a local

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1 mother, the best proposal is for The Hills being a
2 seasonal community, so that there would be no stress
3 on our schools here.

4 Please don't make this an as-of-right
5 subdivision. We will benefit tremendously from
6 having Discovery here, especially the local
7 merchants, service personnel and the East Quogue
8 School. They will be a great partner for our towns.
9 The East Quogue School will never have a budget
10 issue again. Thank you.

11 (Applause)

12 SUPERVISOR SCHNEIDERMAN: Karol Olson,
13 followed by Susan Matuszewski.

14 MS. MATUSZEWSKI: Very good.

15 (Laughter)

16 SUPERVISOR SCHNEIDERMAN: So that was good,
17 right?

18 MS. OLSON: Good evening, Supervisor
19 Schneiderman.

20 SUPERVISOR SCHNEIDERMAN: That's hard to
21 pronounce, too.

22 (Laughter)

23 MS. OLSON: I know. And Councilpersons
24 Glinka, and Bouvier, and Scalera and Lofstad. Thank
25 you for coming. Thank you for having these

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1 hearings. Thank you, also, Suny Schneidermeyer for
2 being here --

3 MS. SCHERMEYER: Schermeyer.

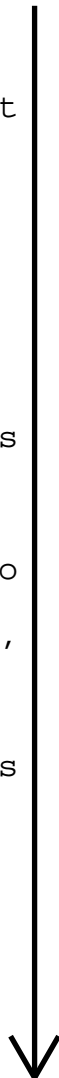
4 MS. OLSON: Schermeyer. And the attorney for
5 being here, too, Burke.

6 SUPERVISOR SCHNEIDERMAN: You're making me not
7 look so bad.

8 MS. OLSON: The proponents -- oh, East Quogue
9 is where I live, and my family came in 19 -- in the
10 1950's.

11 The proponents, Discovery Land of Arizona,
12 certainly have hired and paid for lengthy PowerPoint
13 presentations. They have placed ads in local
14 newspapers, sent literature in the mail to the
15 residents, made signs for people to wear, lobbied
16 the Town Council, had meetings at local restaurants
17 numerous times to present their view, promised taxes
18 to be paid to Southampton Town and the schools in
19 East Quogue, promised a playground, promised that no
20 one would live in The Hills for six to seven months,
21 promised nitrogen reduction into Shinnecock Bay,
22 served coffee and wraps, stacked the public hearings
23 with builders, construction firms, people, real
24 estate people, and people from outside East Quogue.
25 What else? Hmm. Well, I think they think they can

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1 re-shellfish Shinnecock Bay.

2 It sounds to me like TAFT. What is TAFT?

3 Well, I didn't know it either. It's a sales
4 technique. TAFT, T-A-F-T. The T is for tell them,
5 the A is for any, the F is for friggin', and the T
6 is for thing. Tell them any friggin' thing.

7 (Laughter and Applause)

8 MS. OLSON: And that's what we have here, tell
9 them any friggin' thing. That's what Discovery Land
10 is doing, they're telling us any friggin' thing they
11 can think of, so that the Town Council will grant
12 the variances to develop The Hills property. And
13 what they say changes at each meeting.

14 We're facing a powerful corporation here, one
15 who is willing to expend millions to get what they
16 want. They'll rip out our faces to get what they
17 want. After all, they see big money in it for them.

18 MS. SCHERMEYER: Thirty seconds.

19 MS. OLSON: Big money. What do we see? We
20 see our drinking water at risk, our aquifers at
21 risk, our bays facing more pollution, shellfish
22 facing bigger brown tides caused by increased
23 nitrogen from this development at The Hills. We see
24 five-acre zoning at risk. We see Pine Barrens
25 legislation being laid to ruin. We see more

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1 nitrogen. We see no ability for East Quogue
2 residents to use any of the open spaces.

3 MS. SCHERMEYER: Three minutes.

4 MS. OLSON: We're being told lots of acreage
5 will be open, but the openness includes all the golf
6 course acreage.

7 Okay, the last thing.

8 SUPERVISOR SCHNEIDERMAN: That's three
9 minutes.

10 MS. OLSON: We need -- I know it is. We
11 need --

12 SUPERVISOR SCHNEIDERMAN: Come on, last --
13 once sentence, Karol.

14 MS. OLSON: We need our Town Council to look
15 beyond a short-term benefit of The Hills and realize
16 that it is the long-term that's paramount, it's our
17 water, our drinking water, our bay water. Thank
18 you.

19 (Applause)

20 SUPERVISOR SCHNEIDERMAN: Thank you. All
21 right. Susan Matuszewski, followed by Victoria
22 Gorman.

23 MS. MATUSZEWSKI: Hi. I'm Susan
24 Matuszewski and --

25 VIDEOGRAPHER: You got to use the mic.

1 MS. MATUSZEWSKI: And my parents, my family
2 have owned property in East Quogue for 58 years, and
3 now I am a resident. And I thank you for -- all for
4 listening, and I hope that you really will be
5 listening.

6 Does it sound right to put a golf course over
7 an aquifer? The farmers polluted our first aquifer
8 with fertilizers and pesticides that run down our
9 Weesuck Creek and into our bays. It's the
10 fertilizers and the pesticides. Does it sound right
11 to put a golf course over a second aquifer? Doesn't
12 make sense.

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13 And have you been to Hampton Bays lately?
14 Have you seen illegal immigrants by the movies and
15 at bus stops hanging around looking for work? Well,
16 guess what, they'll be looking for work at The
17 Hills. They'll hang out at our beautiful Lewis Road
18 Park and on our streets, and they'll bring their
19 wives to the ladies of The Hills. They'll be cheap
20 housekeepers, cooks, nannies, and everything else.

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21 AUDIENCE MEMBER: (Applause).

22 MS. MATUSZEWSKI: And then they'll bring their
23 children, who will have to be educated in our
24 schools. And who has to educate them? Me, my tax
25 dollars. And have you thought about the weekend



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1 traffic? It's hard to get to the beach now. And
2 what about the noise?

3 Dan Rattiner of Dan's Papers recently said
4 that those large helicopters bringing commuters are
5 very noisy. And now there's a moratorium in East
6 Hampton about evening and early a.m. commuters on
7 those helicopters. Well, the men of The Hills will
8 be using those same helicopters going to Gabreski
9 Airport. And what about the noise pollution?

10 The Hills project stands to make a lot of
11 money, but they're giving us a drop in the bucket.
12 And what do I get as an East Quogue resident? And
13 you're supposed to protect me. I'll have polluted
14 water.

15 MS. SCHERMEYER: Thirty seconds.

16 MS. MATUSZEWSKI: I'll have illegals hanging
17 around, taking our jobs. My school taxes are going
18 up, and I'll have more traffic, helicopter noise.
19 And I'll have a golf course, yes, but I can't use it
20 because I can't afford to.

21 So remember the Trojan Horse. Beware of those
22 bearing gifts. Are you opening up Pandora's box?
23 This doesn't help me and it doesn't help my
24 neighbors. Does it make sense to put a golf
25 course --

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1 MS. SCHERMEYER: Three minutes.

2 MS. MATUSZEWSKI: -- over an aquifer?

3 SUPERVISOR SCHNEIDERMAN: Thank you.

4 MS. MATUSZEWSKI: I don't think so. Look for
5 alternatives, I beg you, please.

6 SUPERVISOR SCHNEIDERMAN: Thank you.

7 (Applause)

8 SUPERVISOR SCHNEIDERMAN:

9 AUDIENCE MEMBER: Sir, sir, Just real quick.
10 I have to go.

11 SUPERVISOR SCHNEIDERMAN: Sir.

12 AUDIENCE MEMBER: I live around the corner.

13 SUPERVISOR SCHNEIDERMAN: You're not up yet.

14 AUDIENCE MEMBER: I'm 30 years old, I'm an
15 East Quogue resident.

16 SUPERVISOR SCHNEIDERMAN: You're not up,
17 sorry.

18 AUDIENCE MEMBER: I didn't expect this racist
19 rant --

20 SUPERVISOR SCHNEIDERMAN: Come back at the
21 next meeting. Sorry.

22 AUDIENCE MEMBER: (Applause).

23 SUPERVISOR SCHNEIDERMAN: All right. That
24 was -- all right. So Victoria Gorman is you.

25 MS. GORMAN: Hi. Yes, hi.

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1 SUPERVISOR SCHNEIDERMAN: Followed by Neil
2 Schumejda. I don't know, close. It's a tough one.
3 All right. Go ahead.

4 MS. GORMAN: Hi. My is Victoria Gorman, I
5 live in Quogue, but I've lived in East Quogue. I
6 have three children. Two have successfully
7 matriculated out of the Westhampton Beach School
8 District. My daughter that was in the East Quogue
9 School District, I've seen firsthand what goes on
10 here and how badly the money is needed for the
11 school district. The poor woman who felt ashamed
12 that her child needed an aide, that's kind of a sad
13 situation. I feel that only good can come from
14 this.

15 And because the PTA or the school is not
16 really sharing the information, there's no parents
17 here from the East Quogue community, because they
18 don't have the information. The only parents that
19 are here are the ones that I told. There's not a
20 good stream of information being shared in the
21 community. So you have on a Monday night people who
22 -- it's people who can't afford a sitter and people
23 that don't know what's going on, so you have a bad
24 representation. I'm telling you the community at
25 large is in favor of The Hills, everyone wants this

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1 to happen. I can tell you.

2 (Applause)

3 MS. GORMAN: That's why I'm here today. I'm
4 in favor of The Hills.

5 (Applause)

6 SUPERVISOR SCHNEIDERMAN: That was Victoria
7 Gorman. Neil Schumejda. Am I saying that right?

8 MR. SCHUMEJDA: All right. Hi. Hi,
9 everybody.

10 SUPERVISOR SCHNEIDERMAN: How do you say your
11 last name?

12 MR. SCHUMEJDA: It's Schumejda.

13 SUPERVISOR SCHNEIDERMAN: Schumejda, okay.

14 MR. SCHUMEJDA: Schumejda.

15 SUPERVISOR SCHNEIDERMAN: And then Ellen
16 Sandler, or Sanders. Ellen Sanders, I'm sorry.

17 MR. SCHUMEJDA: So thank you very much for
18 having me. I am -- I'm very appreciative of being
19 here. I'm very grateful to be able to speak
20 tonight.

21 SUPERVISOR SCHNEIDERMAN: Where are you from?

22 MR. SCHUMEJDA: I was born in Southampton and
23 I live in Southampton. I am a -- I'm a waterman.
24 I'm a State Champion surfer and a professional
25 paddle boarder, and I am a complete local and lover

1 of this land.

2 Our whole lives we've been out here in one
3 direction, is to clean our waters, and to better our
4 environment for the future.

5 My son is -- my son is my favorite thing on
6 this planet, he is everything. And, you know,
7 what's happening out here is this major greed. We
8 have, you know, these fine gentlemen that come out
9 here and they want to build -- they want to build
10 great things. And I've been building projects my
11 whole life, I'm a landscaper. I know everything
12 that these men are trying to do. I'm a professional
13 in turf management. And the truth is -- you know,
14 the truth is this nitrogen problem, it's just not
15 nitrogen, you know. What we have to do to create
16 professional turf, what these men have to do to make
17 their pictures look beautiful, you know, it's a
18 beautiful spin.

19 I love their presentation. I love the energy
20 these men put into, you know, their vision. But the
21 truth is, you know, what's -- the richest resource
22 we have in Suffolk County is our open spaces, okay?
23 It's our ability for our children to have open land.
24 Open land is the richest resource. It's not another
25 golf course or building, you know, because we could

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1 build that fast. Once these men encroach themselves
2 on this land, we're never going to get rid of them,
3 okay? They're there for life, and whatever they do,
4 good or bad, we have to stick with it, we have to
5 deal with it on our waters.

6 There's no way that we're going to filter out
7 the nitrogen, there's no way, and you guys all know
8 that, because there's potassium, there's
9 phosphorous, there's insecticide.

10 MS. SCHERMEYER: Thirty seconds.

11 MR. SCHUMEJDA: Okay? There's so many bad
12 things, growth retardants, okay? The things that
13 they have to keep that fescue green for their
14 clients is a sin to nature, and we don't want that
15 as surfers in our waters, because it all leaches to
16 our bays.

17 I dive for scallops and the scallops have been
18 coming back and we're grateful for that. And this
19 is our richness out here, we are locals.

20 My family, they donated 75 acres. Every one
21 of you see that land all the time, and when you see
22 it, you're proud to be an East Ender. You're on
23 your boat, you're in your house, you're stoked.

24 MS. SCHERMEYER: Three minutes.

25 MR. SCHUMEJDA: Because somebody like my

1 family gave their land, because they love it here
2 and they're passionate about here.

3 And one -- I said to my uncles, I said, "Why
4 did you do that? I'm a builder. We could build a
5 restaurant. We could do this, and we could go in
6 that direction." My uncle said, "Species
7 preservation." Okay? Thank you so much, everybody.

8 (Applause)

9 SUPERVISOR SCHNEIDERMAN: All right. So Ellen
10 Sanders, and then Bruce Nagel.

11 MS. SANDERS: I'm not good at public speaking,
12 I recorded myself.

13 SUPERVISOR SCHNEIDERMAN: It's okay, that's
14 fine.

15 MS. SANDERS: (Recorded Statement) I'm Ellen
16 Sanders, full-time resident of East Quogue near
17 Lewis Road. I am opposed to the use of the PDDs and
18 especially for this application. I am opposed to a
19 commercial use of the golf and catering clubhouse.

20 Our water resources are already being
21 overburdened with the overpopulation of this Island.
22 The drought issues and deeper well drilling
23 nationwide must be a wake up call to our officials.

24 The increased volume of water to sustain a
25 commercial use exceeds the as-of-right development

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1 usage of water. The property tax assessed value of
 2 the as-of-right development will provide the Town
 3 with 1.9 to 2.4 million, and the East Quogue School
 4 will receive close to 1.5 to 1.9 million. The
 5 proposed selling value per home of close to one
 6 million for the as-of-right zoning are not
 7 affordable homes for young families with children.

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8 The fear factor that these new homes will
 9 burden the East Quogue School is incorrect. Young
 10 families just cannot afford homes in this price
 11 range. The as-of-right zoning will bring in second
 12 homeowners and vacation home buyers. The Hills'
 13 proposed benefit to the school for a few hundred
 14 children are not for the benefit of the majority of
 15 over 5,000 East Quogue residents. It is our water,
 16 there is not an endless supply. Please reject this
 17 PDD. Thank you.

18 (Applause)

19 SUPERVISOR SCHNEIDERMAN: Good use of
 20 technology there. Turns out you are a good public
 21 speaker.

22 (Laughter)

23 SUPERVISOR SCHNEIDERMAN: All right. Bruce
 24 Nagel. Is Bruce here? I could be saying it wrong.

25 AUDIENCE MEMBER: He had to leave.

1 SUPERVISOR SCHNEIDERMAN: Okay. Thank you.
2 All right. Bill White.

3 MR. WHITE: Yes.

4 SUPERVISOR SCHNEIDERMAN: He's here. Bill
5 will be followed by Alison Brod.

6 VIDEOGRAPHER: You got that radio face.

7 MR. WHITE: Yeah, that's right, I got that
8 face for radio.

9 (Laughter)

10 MR. WHITE: I'm just going to do that while
11 I'm speaking.

12 (Mr. White placed sticker on side of podium)

13 (Laughter)

14 MR. WHITE: Ladies and Gentleman, my name is
15 Bill White. I'm a property owner in Southampton
16 over on Shinnecock Bay, right on the water. We were
17 looking down and seeing a lot of dead fish still
18 there, very sad to see that. We were watching that
19 when it first happened, going up and down the canal
20 several weeks ago, and it was pretty traumatizing to
21 watch that.

22 I'm here to speak very quickly in support of
23 the project. I was the President and CEO of the
24 Intrepid Sea, Air & Space Museum in New York City
25 for 20 years. I don't know if anybody has ever been

1 to the Intrepid. All right.

2 (Applause)

3 MR. WHITE: I'll take that down, because it's
4 not political, the Intrepid.

5 (Mr. White removed sticker from the podium)

6 MR. WHITE: And so I thank everybody who has
7 served our great country and our military and our
8 military families. And it's actually how I got to
9 know Mike Meldman. He's a person. He's got one of
10 his nice children here, Hunter. And he's not just
11 this kind of oligarchy developer guy, he's a very,
12 very nice man.

13 I am thinking, along with my husband, Brian,
14 to purchase property here, and I was really excited
15 about doing that. I don't know if my neighbors are
16 going to like me, but I came here to see what my
17 neighbors would be like. I'm a little nervous.

18 (Laughter)

19 MR. WHITE: But I think we could find a way to
20 get along somehow if we ended up being neighbors,
21 because that's what human beings do.

22 I do want to say that Mike will have a house
23 here, okay? He's actually going to live on the
24 property. He lives on all the properties. And I
25 would imagine he would like clean water for him and

1 his family as well. The other gentlemen from
2 Discovery could probably attest to that.

3 I got to know Mark pretty well, and I will say
4 that I know a lot of the leadership at Sebonack and
5 I went to talk to them, because if we're going to
6 buy a house here, we want to know what is safe and
7 not safe.

8 My mother lived in Quiogue at the hospice
9 there, she died last month, and it was one of the
10 greatest experiences of my life to be in this area
11 with the people who worked there and who took care
12 of her, and to learn about the Kanas Center and what
13 it is to the community. And I thank the community
14 for allowing that great facility here.

15 MS. SCHERMEYER: Thirty seconds.

16 MR. WHITE: Just wrapping up very quickly. I
17 actually am commissioning the former Department of
18 Environmental Conservation Commissioner, John
19 Cahill. He was Governor Pataki's right hand, the
20 environmental Governor we had for 12 years. I think
21 we like Governor Pataki, he's a farmer from
22 Peekskill. And he has arranged to see how Sebonack
23 rates here. Mark is building the golf course here,
24 and he's found already by talking to the Suffolk
25 County Water Department that Sebonack is phenomenal,

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1 extraordinary, should be winning awards. And I also
2 found out from John Cahill in his research with the
3 Suffolk County Water Department that he will --

4 MS. SCHERMEYER: Three minutes.

5 MR. WHITE: That he will be building the golf
6 course even better than Sebonack. So I feel hopeful
7 about this. I would get back to you with the study.
8 And I vote for The Hills and I hope you will, too.
9 Thank you.

10 (Applause)

11 SUPERVISOR SCHNEIDERMAN: I'll just say, Bill,
12 since you mentioned the dead bunker fish in
13 Shinnecock Bay, the Town, working with commercial
14 fishermen, pulled over 340,000 pounds of dead bunker
15 fish off the shores of Shinnecock Bay. So,
16 hopefully, it smells a little better; 340,000 pounds
17 of dead fish.

18 MR. WHITE: Oh, and I forgot, we do have a
19 great planner.

20 SUPERVISOR SCHNEIDERMAN: Thank you.

21 MR. WHITE: The City Planning right here.
22 There's a great Planner in Suffolk County who's
23 right here, by the way.

24 SUPERVISOR SCHNEIDERMAN: All right. So
25 you're Alison?

1 MS. BROD: Alison.

2 SUPERVISOR SCHNEIDERMAN: Alison.

3 MS. BROD: That's a lot of fish.

4 SUPERVISOR SCHNEIDERMAN: And, Alison, you're
5 not --

6 (Laughter)

7 SUPERVISOR SCHNEIDERMAN: You're not going to
8 talk about dead fish.

9 MS. BROD: I'm not going to talk about dead
10 fish.

11 SUPERVISOR SCHNEIDERMAN: And then Donna
12 Lanzetta will follow.

13 MS. BROD: So thank you. I'm here to appeal
14 to you on behalf of The Hills.

15 I am kind of speaking for an organization
16 tonight. I'm not going to take five minutes, I'm
17 going to hopefully take under two. The last time I
18 came here and said I was from Bridgehampton I got
19 boo'd, but I'm coming here tonight on behalf of the
20 moms from East Quogue and Westhampton, who asked me
21 to come because they're home with their kids
22 tonight.

23 My 11-year-old Spencer is an expressive reader
24 in front of the class, but if it wasn't for teachers
25 giving him extra time, nobody would have ever

1 discovered his disability, that even though he's a
2 great reader, he has absolutely no idea what he's
3 reading. He wouldn't be in the place he is today
4 without the time the teachers gave him, and today
5 he's in a good place.

6 So whether a child needs time because they're
7 gifted or advanced, or because they're challenged,
8 the one thing we know is they just need teachers who
9 have the time to give attention, which is why I'm
10 here.

11 I believe The Hills can be special and
12 wonderful in many ways for East Quogue, and a place
13 that people can be proud of, but one of the main
14 issues is the schools. This project not only
15 ensures that our sons and daughters and nieces and
16 nephews get the attention, because the schools won't
17 be crowded, but The Hills is also going to increase
18 programming, and we need programming.

19 Somebody spoke about the Silo Ridge event and
20 families. Palpable was the word she used earlier
21 on, and palpable family time. You can't fake
22 palpable, they care. Do they want to make money? A
23 lot of people want to make money, but not a lot take
24 the measures that Discovery does to make sure
25 everything is sewn up and a good, happy place.

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1 The research says they've improved every
2 community they've been in. At least talk to some of
3 the other communities if you have doubts.

4 Other thing, water, I'm not an expert at all.
5 I think we can all come together in the fact that we
6 care about water. So I'm asking to possibly give a
7 chance and let them invest the technology that might
8 help.

9 So that's it, school and water. I'm here for
10 the moms, and I'm here, hopefully, for everybody.
11 Thank you.

12 (Applause)

13 SUPERVISOR SCHNEIDERMAN: All right. Donna
14 Lanzetta. Are you speaking on behalf of the East
15 Quogue Chamber of Commerce? Do you need five
16 minutes, or do you --

17 MS. LANZETTA: I am, but I won't take all the
18 time.

19 SUPERVISOR SCHNEIDERMAN: Thank you.

20 MS. LANZETTA: I'm going to be really quick.

21 SUPERVISOR SCHNEIDERMAN: Because I'm trying
22 to get to everybody. We're running out of tape in
23 the cameras, apparently. We're going to do our best
24 to move this thing along. So, okay, Donna.

25 MS. LANZETTA: Thank you very much.

1 SUPERVISOR SCHNEIDERMAN: And, Donna, you're
2 followed by Becky Genia.

3 MS. LANZETTA: Okay. My name is Donna
4 Lanzetta. I'm a lifelong resident of East Quogue.
5 My parents grew up here in East Quogue, my children
6 went to this school, as did I. I'm the President of
7 the East Quogue Chamber of Commerce.

8 I'm not going to repeat what I've said before.
9 I'm in favor of the planned development. I ask you
10 to make a decision that's best for our community.
11 And I know that the process of reaching that
12 decision is difficult, and you need to -- you are in
13 the process of gauging the opinions of the
14 community. And as this process has been evolving,
15 it's been interesting to see that the community is
16 learning about the options now, that preservation is
17 not an option, unfortunately, that we did not
18 preserve this land years ago. So our choices are an
19 as-of-right development or the Planned Development
20 District.

21 So when you consider the Planned Development
22 District, of course, the most important thing is to
23 look at the signs and to determine what's best for
24 our water, our drinking waters, our bays, and our
25 community.

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1 And as -- I'm not a scientist, but I defer to
2 the scientists who have been here speaking in favor
3 of the development, scientists like Aram Terchunian,
4 and Jok Kommer, a Marine Biologist from Westhampton.
5 Aram has been employed by the Town Board over the
6 years as an expert in the area when he speaks in
7 favor of it.

8 I would just like to address the community
9 feeling, and I could only say I talk to everybody
10 from Eastport to Southampton, anyone who will talk
11 to me. And the majority of the people I speak with
12 are in favor of it. And I have to say many of them
13 are intimidated by the opposition and afraid to come
14 up and speak in favor. And I only mention that from
15 what I've witnessed here today of Maria Daddino
16 trying to exit, and being blocked and challenged as
17 she tried to leave this room after presenting her
18 support of the PDD.

19 So I think that the majority of our community
20 is in favor of the Planned Development District.

21 AUDIENCE MEMBER: No, it's not.

22 MS. LANZETTA: I think the science is in
23 support of --

24 AUDIENCE MEMBER: No, it's not.

25 SUPERVISOR SCHNEIDERMAN: We're not

1 interrupting, I've said that before, please. Now
2 I'm going to have to give extra time. Go ahead,
3 Donna, you can finish.

4 MS. LANZETTA: Thank you. I go back also to
5 the East Quogue GEIS study that took two-and-a-half
6 years, that we went and determined the best use of
7 this land is a golf course. And the developers have
8 come in and integrated that after two moratoriums,
9 the two more -- the upzoning of the property, and
10 then the production of the East Quogue GEIS. So
11 they're following the plan that was laid out by the
12 Town. They're implementing the best science that's
13 available, new technology now that actually can
14 remove nitrogen.

15 This is an opportunity to better our water, to
16 better our bays, and I urge you to please approve
17 the Planned Development District. Thank you.

18 (Applause)

19 SUPERVISOR SCHNEIDERMAN: Okay. Rebecca
20 Genia. Is she here? I don't see Becky. All right.

21 AUDIENCE MEMBER: I've got somebody else here
22 who can take her spot.

23 SUPERVISOR SCHNEIDERMAN: It doesn't work like
24 that.

25 (Laughter)

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1 SUPERVISOR SCHNEIDERMAN: All right.

2 Kevin Cirincione. Is Kevin here?

3 AUDIENCE MEMBER: It should, Jay.

4 SUPERVISOR SCHNEIDERMAN: Kevin? Kevin? Is
5 Kevin here, please? Okay.

6 AUDIENCE MEMBER: We were here first. We have
7 to be last again?

8 SUPERVISOR SCHNEIDERMAN: I'm going to
9 continue. Silas -- excuse me, whoever is
10 interrupting. Silas Anthony.

11 AUDIENCE MEMBER: It's me, Jay.

12 SUPERVISOR SCHNEIDERMAN: Silas will be
13 followed by Joseph Raimo.

14 MR. ANTHONY: Thank you very much. Silas
15 Anthony from Westhampton Beach. This is my second
16 time speaking, which I think is one too many,
17 considering a lot of people haven't gotten a chance
18 to speak. So we should maybe think about that the
19 next meeting, just so everybody gets a chance,
20 because you did say, "I want to hear from
21 everybody," and I think some people have not been
22 heard, I believe, things like that. So --

23 SUPERVISOR SCHNEIDERMAN: Well, please just
24 say the things you haven't said yet, so it would
25 be --

1 MR. ANTHONY: I agree with that. I just want
2 to say that the most important thing that I keep
3 hearing about out here is water. And you see these
4 signs around town that say "Protect Our Drinking
5 Water". And I've got a friend who lives in
6 Shinnecock Shores and he doesn't even drink out of
7 his tap. So what are we trying to protect here?

8 And here's a developer that should be
9 embraced, not kicked out of town, when you can look
10 at what they're trying to propose, and say that if
11 the golf course is seasonal, it takes less stress
12 off of the town, become a, you know, as-of-right
13 full community year-round.

14 I just think that the most important thing is
15 what they're proposing, to help the water problem,
16 and there's a water problem, and it wasn't here when
17 Discovery -- it's been here before Discovery even
18 got here. So let's address it, and it actually goes
19 back towards the school. And when I sit out here
20 and I see a young girl talk about her child in this
21 very building and people sort of scoff at her, and
22 it doesn't make us all feel good about living even
23 out here. I mean, who are we? Why are we arguing?
24 This is -- let's be a partner. Thank you.

25 (Applause)

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1 SUPERVISOR SCHNEIDERMAN: All right. Joseph
2 Raimo, followed by Billy Kreitsek.

3 MR. RAIMO: Good evening. My name is Joe
4 Raimo, I'm from Hampton Bays, and just a quick four
5 points.

6 And think we've all talked about -- that
7 gentleman just said exactly the really important
8 part. If Mark or someone from Discovery Land knew
9 that the water was going to get worse from this golf
10 course, they would make something else besides a
11 golf course. They have other developments that have
12 horseback riding, etcetera. They have a lot of
13 money. They have other developments and they could
14 have just come in and built the golf course. And
15 now they went out and took Mark Hissey, who is from
16 here at Sebonack for 20-plus, or around, years. And
17 if you look at that, that's right on the water.
18 That golf course is on our bay, our Sound. It has
19 one of the greatest environmental history since he's
20 been involved in the last 20 years. And they didn't
21 have to hire him, he was not working for them. They
22 took him because they want him to make this golf
23 course as pristine.

24 If they -- and, again, this is where I'm going
25 to step back. If you know that the scientists say

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1 that this is not going to work, then it shouldn't
2 happen. But since they have scientists and they
3 have 20 years of proving this, and now he has 20
4 years and more newer technology. If this is going
5 to make the water better, it doesn't matter if they
6 put up a tiddlywink game.

7 It's -- what we really need is to make this
8 water better, and they're -- and if they make money
9 and they build a beautiful housing complex with
10 that, so be it. But that's what should be our
11 priority. If everyone here doesn't agree with that,
12 well, then I think we're missing the point. The one
13 thing that we should talk about is our water. And
14 all these other things that around, whatever you
15 build, you're going to argue about the schools, you
16 can argue about there's too many houses. You can
17 argue about -- and some people are going to be for
18 and against, but we should all think that this water
19 is happy -- is the biggest problem. And if it
20 works, then there shouldn't be any discussion, there
21 really shouldn't. And that's why it's up to you
22 guys to go to the scientists and figure out what is
23 really true.

24 Saying that, I do know Mark, and I do know
25 that he is an honest person, and he does believe

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1 that he did this right thing at Sebonack and he's
2 going to do this well here. So as far as I'm
3 concerned, I am for The Hills, and I cannot
4 understand this argument about all this other stuff.
5 Yes, it is in your backyard, and you do have all the
6 things that they're offering.

7 MS. SCHERMEYER: Thirty seconds.

8 MR. RAIMO: So many things. And if you want
9 to try and make that -- up that ante, so be it. But
10 if they're going to fix the water, then I think
11 that's where we should stop, right then and there.
12 Thank you.

13 (Applause)

14 SUPERVISOR SCHNEIDERMAN: Billy Kreitsek,
15 followed by Michael Willmott.

16 MR. KREITSEK: Thank you very much,
17 Mr. Schneiderman and the Board, for allowing me to
18 speak tonight. I'm 100% for The Hills project. I'm
19 a local from the North Fork, who has lived here in
20 Westhampton for the last 15 years. And I just
21 believe what Michael Meldman and the Discovery team
22 do. It's very positive in the communities.

23 I've seen the science and research that
24 Mr. Hissey and his team have done and it's legit.
25 They work with integrity and follow the correct

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1 paths. The Discovery Team will make communities
2 better off.

3 Nicole Aldrich, the young lady that spoke
4 before about her children, I feel for her and what
5 she's going through. That should tell the older
6 generation here in East Quogue something about, you
7 know, what's great and the benefits of what
8 Discovery could do.

9 I'm an avid golfer. Honestly, I don't think
10 I'll ever be able to afford The Hills, unless I win
11 the lottery. But this -- Discovery will be a
12 positive impact in this community. I'm 100% for The
13 Hills and I vote yes, and look forward. Thank you
14 very much for your time.

15 (Applause)

16 SUPERVISOR SCHNEIDERMAN: Michael Willmott,
17 followed by Bob Amato.

18 MR. WILLMOTT: First of all, thank you. I
19 just want to say just real quick, I've lived in East
20 Quogue for over 25 years, okay? I'm in favor of
21 this whole project. To me, it's a no-brainer. I
22 mean, all the different benefits, clean water,
23 everything else. I would just implore the Board,
24 please, embrace this organization, Discovery Land
25 Company, and take advantage of this opportunity

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1 before it's lost. Thank you.

2 SUPERVISOR SCHNEIDERMAN: Thank you.

3 (Applause)

4 Bob Amato is next, followed by Roberta Shoten.

5 AUDIENCE MEMBER: Bob left.

6 SUPERVISOR SCHNEIDERMAN: All right. Bob is
7 not here. Okay. Roberta Shoten.

8 AUDIENCE MEMBER: Roberta left.

9 AUDIENCE MEMBER: She left.

10 SUPERVISOR SCHNEIDERMAN: Roberta left. Thank
11 you. Bill Kreitsek, Sr. Is that different than the
12 Kreitsek we had?

13 AUDIENCE MEMBER: What number are we at,
14 Supervisor?

15 SUPERVISOR SCHNEIDERMAN: This is number 66.
16 Oh, yeah, we had Bill Kreitsek, Jr., now this is
17 Bill Kreitsek, Sr.

18 MR. KREITSEK, SR: Good evening.

19 SUPERVISOR SCHNEIDERMAN: Okay, Bill

20 MR. KREITSEK, SR: I'm Bill Kreitsek, Sr. I
21 have an active business in Southampton Town for 51
22 years, and I'm in full support of The Hills. But
23 I'm really here to support -- aside from The Hills,
24 I'm here to support Discovery Group. I've been
25 following them for many years with their projects in

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1 the United States and out of the United States, and
2 they're an honest group. They're professional, and
3 most of all, they're the real deal.

4 I would like to end by just saying again that
5 I support The Hills, and any consideration in this
6 matter would be greatly appreciated. Thank you.

7 (Applause)

8 SUPERVISOR SCHNEIDERMAN: Okay. I think it's
9 Miguel Aldrich. Is there a Miguel Aldrich? Yes?
10 Okay. And Miguel, you're followed by Kathy
11 Seeliger.

12 MR. ALDRICH: Good evening. I'm Miguel
13 Aldrich. I've been residing here in East Quogue for
14 three-and-a-half years now, but prior to that, I
15 lived out in Southampton Town. Earlier, my wife had
16 spoken, Nicole.

17 First, I'm for The Hills. What it would do
18 for this community, the school, for my son, I'll
19 make it plural, my sons, would just be tremendous.
20 You know, I have plant health care -- Plant and Soil
21 Science Degree from UMass, Amherst, so I've worked
22 at some of the top end golf courses out here. I saw
23 what Sebonack Golf Course did, so I can only imagine
24 what Discovery will do when they go out there and
25 build this golf course. It's going to be even

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1 better than what Sebonack is. So, once again, I'm
2 for The Hills. Thank you.

3 (Applause)

4 SUPERVISOR SCHNEIDERMAN: Kathy Seeliger, and
5 followed by Peter Sotos.

6 MS. SEELIGER: My name is Kathy Seeliger and I
7 have lived in East Quogue for over 25 years. I've
8 raised my four children here and nothing would make
9 me happier than having my children settle in East
10 Quogue as well. I love East Quogue and I support
11 The Hills.

12 I also own a business in East Quogue, and it
13 has been suggested that I am only supporting The
14 Hills for my self-serving interests and monetary
15 gain and with no regard for the environment. I find
16 that very hurtful, insulting, and far from the
17 truth. I support The Hills because I believe it is
18 the best decision for East Quogue.

19 Though I can only speak for myself, the
20 as-of-right proposals for a year-round community
21 would be far more beneficial for my business. Most
22 businesses have plenty of business in the summer and
23 would welcome another year-round community. My
24 decision to support The Hills is in no way
25 self-serving.

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1 Everyone can agree the bay is polluted. It's
2 been polluted for a while now, nothing to do with
3 The Hills. It's been years of unregulated pesticide
4 use and old septic systems lying adjacent to the
5 bay. This is how it used to be, this is how things
6 were done. However, it's now 2016 and there's new
7 technology, new innovation that can actually help
8 protect the bays from any further damage and
9 remediate anything that has been done in the past.

10 There are many water and environmental experts
11 who agree, it is possible to actually remediate the
12 nitrogen right now. All we have to do is look to
13 the Sebonack Golf Club in Southampton as an example
14 of an environmental success story. I urge you to
15 approve The Hills and embrace the current technology
16 to improve water quality and our way of life.

17 On a side note, I just want to say that I work
18 in the community, I talk to people all day long.
19 People are for The Hills. People are incredibly
20 intimidated by what has gone on here. I have been
21 personally berated. I have had people tell me
22 they're not going to come to my store anymore
23 because I support The Hills. I really find that
24 repulsive.

25 People should not be intimidated to come here.

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1 I brought a whole group of friends last week -- last
2 month, and when they saw what was going on and the
3 way people were treated, they backed off and said,
4 "I really can't do this." I think we all need to be
5 civil. I think we all have the right to speak, and
6 I think that everybody should be respectful. Let
7 everybody speak without yelling out. And, again, I
8 support The Hills. Thank you.

9 (Applause)

10 SUPERVISOR SCHNEIDERMAN: How about Peter
11 Sotos? Peter Sotos in the audience? No? Okay.
12 Let's move on. David Sealy? Is David Sealy here?
13 Okay. As David approaches the podium, Dan Farrell
14 will follow.

15 AUDIENCE MEMBER: Jay, what number are we up
16 to?

17 AUDIENCE MEMBER: Seventy.

18 SUPERVISOR SCHNEIDERMAN: All right. Seventy
19 is David.

20 AUDIENCE MEMBER: Thank you.

21 MR. SEALY: My name is Dave Sealy. I am a
22 43-year resident -- 43-year resident of East Quogue.
23 Excuse me, I'm not feeling so hot here.

24 I'm in support of The Hills for one reason
25 only. I believe this building needs its help, as

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1 well as some other things that need to go on in this
2 town, like some businesses need to come into this
3 town, some industrial development possibly into this
4 town. They're struggling every year. Excuse me.

5 Every year we go have a budget meeting and
6 this room has got about four people -- or four rows
7 of people here and that's it. Nobody's really
8 paying attention, but it is a very big struggle in
9 this town to pay for this school. And I went to
10 this school. It wasn't quite as big back then, but
11 I went to this school when I was a kid and I
12 remember it the same way then.

13 It's time for us to really look at the
14 financial impact, as well as preserving our
15 environment, and that's where I rely on you all.
16 Preserve our environment, do what is necessary of
17 you to protect us, not from them, but with them. So
18 I have to leave it to you to make the right choice
19 to do it the right way with a partnership, and
20 that's all I have to say.

21 (Applause)

22 SUPERVISOR SCHNEIDERMAN: All right. How
23 about Dan Farrell, Dan Farrell here?

24 AUDIENCE MEMBER: He had to leave.

25 SUPERVISOR SCHNEIDERMAN: He left. All right.

1 Camden Ackerman, followed by Isabella Phillips.

2 AUDIENCE MEMBER: She left, Isabella left.

3 SUPERVISOR SCHNEIDERMAN: All right. Go
4 ahead.

5 MR. ACKERMAN: Good evening. It will be
6 brief, just because I think most of this has been
7 touched on. But I think that there really does need
8 to be one major focus on actual facts.

9 There's a lot of things that are said in these
10 meetings that, you know, when you take away from it,
11 are not quite that factual. I know that we live in
12 Donald Trump's America now, so it really doesn't
13 matter.

14 (Laughter)

15 MR. ACKERMAN: But when it comes to our water,
16 these things really do. And I worked for a very
17 long time in government and advocacy work for pro
18 environmental things. I am -- I love the fact that
19 I live by the water. And I have never come across a
20 developer who has actually not only tried to
21 maintain the level, but to improve the environment
22 that we have right now. The science that they have
23 is incredible when you pair that with what they've
24 done in Sebonack, with what the Town has for test
25 material, like how nitrogen is removed there. It is

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1 almost mind-boggling.

2 I ask that you approve this, and I'll leave it
3 at that. Thank you.

4 (Applause)

5 SUPERVISOR SCHNEIDERMAN: Do we have --
6 Isabella Phillips is not here, you said, right? So
7 we'll go to Jim Reyer from Quogue. Jim Reyer? I
8 see Jim coming forward. Jim will be followed by
9 David Phillips.

10 MR. REYER: Good evening. Thank you, Board,
11 for your time this evening to give all of us time to
12 voice our, you know, perspectives.

13 My name is Jim Reyer. I've lived in Quogue
14 for 30 years, and I've been very involved in the
15 community. I've served as the Chairman of the
16 Design Review Board in Quogue, Board Member and Vice
17 President of the Quogue Association, Trustee of the
18 Shinnecock Yacht Club.

19 In looking at this project and researching it,
20 it stands -- the perspective of when I came to
21 Quogue, I looked at Quogue as my Camelot, and I
22 think that this project just enhances that, that
23 point of view. I think Discovery Land is -- has
24 communicated with all of us and conferred. They've
25 collaborated, they've compromised. And I just think

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1 that this project and people that I've conferred
2 with, it's clear that this is a win/win for our
3 community.

4 A woman earlier had said that Discovery used
5 and I guess she referred to the TAFT technique of
6 sales, but I believe that Discovery looks at that
7 acronym as "Telling All the Facts That Are True".
8 So I think I'm really supportive of this project.
9 Thank you.

10 (Applause)

11 SUPERVISOR SCHNEIDERMAN: David Phillips,
12 followed by Carl Irace.

13 MR. PHILLIPS: I'm David Phillips. I'm
14 seventh generation full-time, year-round resident
15 here in East Quogue. And I'd just like to say that
16 when Moses Phillips came here in 1799, there weren't
17 any zoning laws. We have zoning laws now. And if
18 you look at a lot of communities, and particularly
19 western Long Island, you can see examples where
20 zoning laws didn't get put in in time, or were too
21 weak, or corrupted after they were put in place.
22 And I ask you to please not corrupt our zoning laws
23 that us little guys have to live with, even though
24 we don't always like them when they don't affect our
25 house, but we live with them. And we like the

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1 community the way it is because of the zoning laws,
2 and, please, not to circumvent them and allow this
3 golf course.

4 (Applause)

5 SUPERVISOR SCHNEIDERMAN: All right. So Carl
6 is next, followed by David Girgenti.

7 MR. IRACE: Good evening, Members of the
8 Board. My name is Carl Irace. I'm an attorney here
9 representing affiliated -- unaffiliated group of
10 citizens who have concerns about this proposal.

11 I don't have any interest in any aspects of
12 this proposal. And just for the record, I have my
13 office in East Hampton. I live in Springs with my
14 wife and 11-month-old son, but my heart belongs to
15 East Quogue. In fact, the last time I was in this
16 room, it involved a Town Recreation Department
17 talent show, and I'm glad my parents didn't have a
18 video phone with them.

19 (Laughter)

20 MR. IRACE: My group has allowed me to share
21 some of my personal observations. Though anecdotal,
22 I think they could help our community analyze this
23 proposal.

24 My grandfather bought the former Walker House
25 site in East Quogue, and that would become my

1 family's home here in 1951. My father and
2 grandfather used to hunt the birds on some of the
3 land that's part of this proposal, as did I with my
4 father. I recall my grandfather and other relatives
5 digging clams around the mouth of Benjamin's Creek,
6 now called Dave's Creek. We used to dig mussels by
7 the bushel across the bay. Now there aren't any
8 pheasants, I hardly ever hear bobwhite quail, the
9 clamming grounds are closed to shellfishing, the
10 mussel beds are contaminated by neurotoxins, and
11 don't even get me started on the disappearance of
12 the horseshoe crab.

13 My group is curious. How badly will this
14 affect the level of service on adjacent roads? Is
15 this going to bring back the pheasants and the
16 quail? Is this going to undue the shellfish
17 closures? Will this eliminate neurotoxins? Do we
18 really need a golf resort? Do we want to create an
19 opportunity for more people during the busy summer
20 season to -- you know, to live here and burden our
21 roads and town services, especially when we have a
22 shortage of year-round housing for the people who
23 live and work here?

24 What is our economy without our environment?
25 What's the actual lot yield here after deducting the

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1 environmental and other zoning constraints? Does
2 East Quogue need this? Do the Pine Barrens need
3 this? Do we need this? Are seasonal residential
4 restrictions even constitutional? And can't we do
5 better?

6 My group is skeptical and would like you to
7 consider denying this, or sending it back to the
8 drawing board for a more compatible proposal. They
9 also advocate -- just for the record, they advocate
10 the repeal of the Town's PDD ordinances.

11 In sum, this is a story about ten pounds of
12 potatoes in a five pound sack. But, really, it's
13 about 118 pounds of potatoes and a golf course in a
14 five pound sack.

15 MS. SCHERMEYER: Thirty seconds.

16 MR. IRACE: Thanks for your time tonight.

17 (Applause)

18 SUPERVISOR SCHNEIDERMAN: David Girgenti,
19 followed by Marissa Bridge.

20 MR. GIRGENTI: Good evening.

21 VIDEOGRAPHER: You got to get close.

22 MR. GIRGENTI: Good evening. My name is David
23 Girgenti, I live in East Quogue. I've been here
24 over 20 years. My wife has been here even longer,
25 she was born and raised in East Quogue. Both of her

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1 parents were here. They built the house they lived
2 in. I have two children, 26 and 17, all went
3 through the school district. My wife has her own
4 business in Hampton Bays for over 20 years. I also
5 have my own business here.

6 I've had the great pleasure to meet some of
7 the Discovery folks. I believe in everything that
8 they're doing. And the big concern for me was
9 the -- taking care of the water, and I'm in favor of
10 the project. Thank you.

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11 COUNCILMAN BOUVIER: Thank you.

12 (Applause)

13 SUPERVISOR SCHNEIDERMAN: Marissa Bridge is
14 next, followed by Robert Jay. The last name I can
15 pronounce.

16 (Laughter)

17 MS. BRIDGE: Thank you for the opportunity to
18 speak. My name is Marissa Bridge. I've been a
19 full-time resident of East Quogue for two years.
20 Prior to that, I was a weekend homeowner for ten
21 years. I live on Weesuck Avenue, one block from the
22 polluted Weesuck Creek.

23 I am the administrator of a Facebook page,
24 East Quogue: Save Weesuck Creek, where I post photos
25 and information on Weesuck Creek and water quality

1 issues pertaining to it.

2 To answer Ron Campsey's question, when we
3 purchased our house in 2003, we voluntarily put in a
4 new septic system and removed our underground
5 water -- oil tank. For the record, I do eat at the
6 New Moon, and I love Roses and Rice, even though we
7 disagree on The Hills.

8 Tonight I want to address the issue of real
9 estate development and values as it concerns The
10 Hills at Southampton and its PDD application. Many
11 people have relocated full-time to the East Quogue
12 area in the last few years, including myself and my
13 husband. We love East Quogue because it is an
14 authentic small town where we know our neighbors,
15 there is a reasonable amount of traffic, and it's
16 full of natural beauty.

17 It's always been a mixed blessing that East
18 Quogue has no government of its own, because we are
19 beholding to the Southampton Town Board to decide
20 what's best for us. Many of us East Quogue
21 residents are very concerned about the possibility
22 of a golf course being built on top of the aquifer
23 underneath the proposed Hills Pine Barrens property.

24 We have invested a significant amount of money
25 in our property and wonder what is going to happen

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1 five or ten years from now, when our water quality
2 goes down hill and we are stuck with quality
3 property in an area no one wants to move to.

4 I met a woman recently at one of these
5 meetings who moved to East Quogue from Connecticut
6 last year. She has been at every one of The Hills
7 meetings, but is not here tonight because she is
8 back in Connecticut looking for a house to buy. She
9 is selling her house in East Quogue because she is
10 very afraid The Hills development will go through
11 and our water quality will be degraded.

12 It seems unbelievable that after four years
13 the Southampton Town Board is still considering
14 granting this PDD. There is no going back once this
15 golf course is built. And as many seasonal dollars
16 as may come into East Quogue, just as many or more
17 year-round dollars will be because of The Hills.
18 That means fewer year-round residents to shop on
19 Main Street or even the local restaurants doing the
20 winter -- during the winter months.

21 Property values and tax rolls will diminish
22 once it becomes known that our hamlet's water
23 quality was sold out for a golf course that none of
24 the residents can even use. Residents who love East
25 Quogue as it is will leave this area.



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1 MS. SCHERMEYER: Thirty seconds.

2 MS. BRIDGE: Please refuse to grant the PDD
3 and let the chips fall where they may. Thank you
4 very much.

5 (Applause)

6 SUPERVISOR SCHNEIDERMAN: Okay. Robert Jay is
7 next. And, Robert, you're followed by Anna
8 Klebnikov.

9 MR. JAY: Wow, number 79. I didn't know if
10 I'd wait for it.

11 SUPERVISOR SCHNEIDERMAN: Seventy-nine.

12 MR. JAY: How exciting. I'm not sure what to
13 believe when it comes to The Hills, to tell you the
14 truth, because there's a lot of different
15 information going around. One thing is the science.
16 A couple of people have spoken about the quality of
17 the water. But I'm just talking to someone on the
18 other side who is saying to me, rightfully, it's
19 scientists hired by the developer. And I'm not
20 disparaging anyone, so I don't mean anyone to take
21 anything I say the wrong way. The Town should, of
22 course, have their own scientists.

23 As my understanding of the PDD is that when
24 the Town has to study a PDD, a developer has to put
25 forward money for the Town to do appropriate studies

1 on their own. So it's not burden because the
2 developer comes in. My taxes aren't going to go up,
3 but where are your studies about the water? Where
4 are your studies? Where is your information about
5 the difference between what the property will sell
6 for in its totality versus what it will sell for as
7 a matter of right? These are pieces of information
8 that are incumbent upon you. You're not doing your
9 due diligence to supply to me, me, as a resident of
10 this town. It's my right to know.

11 It's not my -- it's not my duty to investigate
12 on your sites if it's anywhere to be found. It's
13 your right, it's your duty to explain it to me so I
14 can understand what's going on.

15 If, in fact, the science is such that the
16 water quality is going to be of a certain standard,
17 what happens if in five or ten or twenty years that
18 isn't the case? Now a development of this type,
19 can't money be set aside to mitigate any future
20 problem, money put in escrow as an example? Because
21 what happens? Who's monitoring and what happens if
22 the monitoring comes up that the quality isn't what
23 it should be?

24 There's also a part of the PDD, it came up at
25 the recent meeting I attended where Jay and

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1 Christine were there, where, when the developer
2 benefits by a dollar, the community is supposed to
3 benefit by an equivalent dollar.

4 MS. SCHERMEYER: Thirty seconds.

5 MR. JAY: Okay. Mark here is telling me that
6 there's hundreds of millions of dollars of extra
7 revenue in this proposal versus what's a matter of
8 right to develop. So we're talking about hundreds
9 of millions of dollars. Where is the Town
10 benefitting an equivalent to hundreds, not one or
11 two, or I see on the charts, it's great, a million
12 dollars for this, \$750,000 for that. Wonderful.
13 It's about \$3 million compared to hundreds of
14 millions of dollars.

15 MS. SCHERMEYER: Three minutes.

16 MR. JAY: Where is the equivalency? These are
17 all things you should be telling us. I shouldn't be
18 asking you. Where are the Town's presentations to
19 the public to inform us of a decision of this
20 magnitude?

21 (Applause)

22 MR. JAY: Do your jobs, and do it publicly.
23 By the way --

24 VIDEOGRAPHER: Stop yelling.

25 MR. JAY: I'm sorry I'm yelling. Sorry.

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1 SUPERVISOR SCHNEIDERMAN: Your time is up,
2 Robert.

3 MR. JAY: Last sentence.

4 SUPERVISOR SCHNEIDERMAN: Tonight it's about
5 us listening to the public.

6 MR. JAY: Good, Jay. Last sentence. Do your
7 job in public, not in Executive Session, which means
8 I am imploring you, be a transparent Board. Don't
9 be one that discusses it behind closed doors and
10 comes out and you voted 5-0-4-1. I'd like to know
11 where 3-2, or however the vote is. Be transparent,
12 give us the information. Thank you very much for
13 your time

14 SUPERVISOR SCHNEIDERMAN: Thank you. Okay.
15 Anna Klebnikov. Here, not here? Anna? Okay. Fred
16 Havemeyer. Is Fred here?

17 MR. HAVEMEYER: I'm here.

18 (Applause)

19 SUPERVISOR SCHNEIDERMAN: Fred will be
20 followed by Larry Penny, also here.

21 MR. HAVEMEYER: Good evening, everyone. How
22 are you after three hours of long, long, long
23 discussion?

24 (Laughter)

25 SUPERVISOR SCHNEIDERMAN: Tired.

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1 COUNCILMAN BOUVIER: Three more hours to go.

2 SUPERVISOR SCHNEIDERMAN: Tired and hungry.

3 MR. HAVEMEYER: This is the second meeting --

4 SUPERVISOR SCHNEIDERMAN: These seats aren't
5 that comfortable.

6 MR. HAVEMEYER: I should -- first, I have to
7 identify myself. Fred Havemeyer, former Southampton
8 Trustee for almost 12 years. I was very involved
9 behind the table, like you guys are, with
10 proposed after proposal being presented that had
11 varying degrees of impact on our water bodies. I
12 personally am very much in favor of the protection
13 of our water, both fresh and salt water.

14 Just a side note. What I've learned in the
15 last two meetings is where the trade parade goes in
16 the evening and what they do, and now I know,
17 they're here.

18 But getting on to more serious things. The
19 proposal is a zone change, a PDD in order to allow a
20 golf course, a very large development, a very large
21 clubhouse in an aquifer protection area in the Pine
22 Barrens. This aquifer protection area is upgrade
23 from Weesuck Creek and the western Shinnecock Bay
24 area, which is considered an impaired water body.
25 That is a very critical thing, as well as the

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1 aquifer protection area.

2 It comes to mind that just recently we voted
3 in favor of the Community Preservation Fund being
4 opened up to water protection money, which is,
5 again, a very good thing.

6 I have to ask the question. If we have an
7 impaired water body downgrade from a golf course in
8 a large development, we have an aquifer protection
9 area with a zone change, which you guys have to
10 agree to, with this all put on top of, and in
11 addition to that, all of us have voted
12 overwhelmingly to open up the Community Preservation
13 Fund for water protection money. There's something
14 crazy going on here. The critical factor is protect
15 our water. In doing that, don't take a chance. I
16 mean, all the high sales, all the money flying
17 around, all the persuasion, the trade parade pouring
18 through here, it's begging the fact, protect our
19 water. Don't take a chance.

20 Now I'm from Bridgehampton, I don't live in
21 East Quogue. It's a beautiful place. I probably
22 would like to live here. But the reason I'm really
23 here is, one, I was a Trustee for many years, and I
24 know what can happen, because the water -- even
25 though I tried everything I could, the water has

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1 degraded remarkably, both salt and fresh, since I
2 took office a number of years ago. I'm not in
3 office anymore, I'm not responsible anymore, you
4 guys are. You have to vote. You have to vote in
5 order to have a zone change. A zone change is a
6 very serious thing.

7 Over many years, extremely wise people put a
8 zoning pattern in effect. Now you're being asked to
9 change that. Why? Money is the reason why, lots of
10 money to be made.

11 MS. SCHERMEYER: Three minutes.

12 MR. HAVEMEYER: That's it?

13 SUPERVISOR SCHNEIDERMAN: That's it, Fred.

14 MS. SCHERMEYER: You're over.

15 MR. HAVEMEYER: Well, you got the point of my
16 thing. But listen, guys, you're all good people,
17 every one of you. John, I know you especially well
18 as a water person. Don't do something this
19 critical, and don't set a precedent for the rest of
20 the Town. If you do this here, it can end up east
21 of the canal or anywhere else, because it will
22 become law, and that is super critical.

23 Thank you very much for allowing me to speak,
24 and God bless all of you.

25 (Applause)

1 SUPERVISOR SCHNEIDERMAN: All right. Larry,
2 are you still here? Good. And George Lynch.

3 MR. PENNY: I spoke last time. I'm going to
4 be only one minute. I think -- I have -- as the
5 Natural Resource Director of the Town of East
6 Hampton, I wrote, co-authored two water plans that
7 had to do with preserving water and clean water.
8 From that point of view, I think it's very tricky to
9 think about a golf course having -- I live
10 downgradient from the Bridge Golf Course, and my
11 nitrate -- I have a public well. My well water is
12 better -- I have a private well. My water is better
13 than Suffolk County Water Authority, but the
14 nitrates have been going up, you know. And then
15 there's another golf course, the Noyac Golf Course
16 down the road that caused a whole bunch of problems,
17 you probably know that. And then the Montauk Downs
18 Golf Course had to kind of do a -- had a problem
19 because of a leak of stuff from Suffolk County Water
20 Authority.

21 Anyway, I don't think it's a good idea. I
22 think first preservation is the best idea. Again, I
23 appeal to Jay and everybody to try to work out some
24 kind of deal where you can buy the whole thing and
25 put it into public open space forever. Thank you.

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1 (Applause)

2 SUPERVISOR SCHNEIDERMAN: Thank you. All
3 right. George Lynch, you're up, followed by
4 Professor Art Goldberg.

5 MR. LYNCH: Good evening. My name is George
6 Lynch and I live in Quiogue. And I sail on Quantuck
7 Bay, so I know about a compromised Board. Probably
8 not as much as Fred Havemeyer, but I know about it.

9 Listen, I believe the developer is bluffing
10 about this so-called as-of-right alternative.

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11 (Applause)

12 MR. LYNCH: Look, please, at how much time and
13 money and energy he has invested in this huge
14 campaign to get this PDD approved. Now that tells
15 you the PDD is worth a great deal more to the
16 developer than the as-of-right alternative.
17 Conversely, it tells you the as-of-right alternative
18 is worth a great deal less to the developer, and
19 that is because I believe there is no market for 118
20 luxury homes in the woods in East Quogue without a
21 golf course. Don't let them bluff you, please.

22 The other point is this: It was made by Bob
23 DeLuca in a letter to the press, but I haven't heard
24 a thing about it since, so I'm going to make it
25 again. Bob said, you know, we're under a moratorium

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1 on PDDs. Now this application was on the table
2 already, so that's why we're here now. It's not --
3 the moratorium doesn't apply to it. But that means
4 you're in a very tough situation. You're dealing
5 with a big, far-reaching application, and you're
6 using what may very well be a badly flawed law to do
7 it. This has been acknowledged by the very fact
8 that there's been a moratorium declared so as to
9 decide whether to scrap the PDD law entirely or
10 modify it.

11 You are in the situation, you're like a guy
12 operating a train with an outmoded set of brakes.
13 There is a more advanced braking system available
14 and it will be installed on the train's next run,
15 before the train's next run. But, meanwhile, you're
16 the engineer and you've got to finish this run with
17 the old brakes. Now what do you do? I think we
18 would all agree, you proceed very carefully and you
19 err on the side of caution.

20 Now PDDs generally are questioned whether they
21 should even exist. This PDD is questioned more than
22 most. So I think --

23 MS. SCHERMEYER: Thirty seconds.

24 MR. LYNCH: -- you, as the Town Board, should
25 err on the side of caution and deny the application.

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1 Thank you.

2 (Applause)

3 SUPERVISOR SCHNEIDERMAN: Charlie, how are we
4 you doing over there on tape?

5 VIDEOGRAPHER: Keep going

6 SUPERVISOR SCHNEIDERMAN: We're okay, keep
7 going?

8 VIDEOGRAPHER: Yeah.

9 SUPERVISOR SCHNEIDERMAN: All right. I've got
10 some more cards still. All right. Professor Art
11 Goldberg. Art, you're followed by Vickie Greenbach.
12 Greenbaum.

13 PROFESSOR GOLDBERG: Thank you, Members of the
14 Town Board. I've been waiting for this moment for a
15 couple of hours, and I'll try to be as short as
16 possible.

17 I do want to give you a very brief background.
18 I live in Southampton. I was a full-time faculty
19 member at Long Island University until four years
20 ago. I left Long Island University because the need
21 for someone to teach environmental courses at this
22 particular campus was very low. I'm now working
23 part-time volunteering at the Conscience Point
24 Shellfish Hatchery, trying to restore the waters
25 with filter feeders, such as oysters.

1 I come to you, I'm working, I'm teaching an
2 advanced class in Environmental Chemistry for three
3 years. So I want to get started and talk some very
4 brief, quick things here, first to dispel a myth.
5 All these people say, "Well, they're developing,
6 it's going to make it magic, they're going to make
7 everything better." More people are not going to
8 make things better, it's going to make it worse.
9 The more people, you have a problem.

10 We have the Pine Barrens. It was set aside as
11 a remarkable spot. Any damage to that could wreak
12 havoc to the whole East End, the North Fork and the
13 South Fork. Without that aquifer, we have nowhere
14 to go. New York City, the water comes down, some of
15 the water comes down from Kingston. Over here, we
16 are isolated.

17 It would be a nightmare if anything happened
18 to that water. Now what can happen? Well, we're
19 getting an area of climate change right now, and,
20 essentially, there are a number of things we should
21 discuss. Briefly, nitrogen, with nitrogen, Chris
22 Gobler outlined many cases a need for an improved
23 system to treat nitrogen. However, that area which
24 is treated has to be a fairly large area, and if
25 torrential rains came, one doesn't know what the

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1 outcome, how efficient this would be. So just
2 saying you're going to clean up nitrogen, may apply
3 for this year, but the probability, if you look at
4 meteorological records, is that extreme weather has
5 been on the increase for the last couple of years
6 and will continue to do so.

7 MS. SCHERMEYER: Thirty seconds.

8 PROFESSOR GOLDBERG: Pesticides, the second
9 thing. There's a huge list of pesticides, of
10 potential pesticides. Now pesticides are -- can
11 really not only mess up the environment, the
12 ecosystem, but they can also have serious
13 consequences for individuals. And pesticides break
14 down. However, they don't always break down to less
15 toxic materials. Pesticides are also extremely
16 difficult to remove --

17 MS. SCHERMEYER: Three minutes.

18 PROFESSOR GOLDBERG: -- once they are there.
19 The Pine --

20 SUPERVISOR SCHNEIDERMAN: Art, you're going to
21 have to finish up.

22 PROFESSOR GOLDBERG: The Pine Barrens
23 basically is a very good absorber of all of these
24 things.

25 We are at the moment right now where we --

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1 SUPERVISOR SCHNEIDERMAN: Last sentence, Art.

2 PROFESSOR GOLDBERG: Make a decision, because
3 this could be an historic moment in history if this
4 Board considered all of these possibilities. And I
5 strongly recommend the Board look over, and I'm
6 sure, hopefully, you will arrive at the correct
7 decision in this, and that is do not approve this
8 project.

9 (Applause)

10 SUPERVISOR SCHNEIDERMAN: Thank you. All
11 right. Vickie Greenbaum, followed by David Martine.

12 MS. GREENBAUM: I have a letter that a
13 neighbor of mine gave me to just hand in.

14 My name is Vickie Greenbaum and I live in East
15 Quogue. The mention of pesticides makes me bring up
16 the fact that I am a cancer survivor, as well as the
17 lady that was here previously this evening. I'm
18 concerned about the safety of our drinking water and
19 the algae tides in our bays. We live directly atop
20 our aquifer on Long Island. It's not easy to see,
21 but it's critical to our well-being. It provides
22 100% of our water.

23 I am against this PDD. It is not a political
24 or even a local issue. As a tourist destination,
25 our economy depends on the safety of our

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1 environment. Visitors to the East End, as well as
2 the residents of Southampton, Hampton Bays, East
3 Quogue, Quogue, Quiogue, who recently had clean
4 water issues from toxic chemicals in their private
5 and public well water, and Westhampton, all drink
6 our water and enjoy our bays while swimming, or
7 aboard a watercraft or dining on a fresh meal of
8 seafood.

9 I would like to -- we are all familiar with
10 the developer's proposal. Besides their numerous
11 presentations at meetings, they have inundated us
12 with repetitious press ads and U.S. mail fliers
13 ad nauseam. Their game plan is to repeat, repeat,
14 repeat the same story until everyone believes it's
15 fact. Can 118 homes really be built as-of-right?
16 And, yet, they put that in every flier they publish.

17 We are all -- there is another side to this
18 story. Unfortunately, we don't have the funds to
19 access the public via the media as the developer
20 does. Our government, you, can help us overcome
21 that without showing prejudice by leveling the
22 playing field. I know litigation is one of your
23 concerns, but that's inevitable in either case.
24 This is a life-changing decision for our community,
25 and all should be entitled to voice their opinions

1 without limitations.

2 Thank you for allowing 20 minutes to the Group
3 for the East End to speak tonight. As we saw from
4 Bob DeLuca's presentation, we need to compare the
5 various options side by side. We have much more to
6 share, and hope that you allow more speaking time at
7 the next meetings for citizens and representatives
8 of our local organizations.

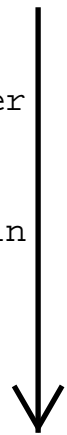
9 The developer's science is an experiment, not
10 fact. I am confident that when all the facts are on
11 the table, you will decide that the PDD should be
12 rejected. That ultimate decision is up to you.
13 Please give us the time and opportunity to state our
14 case in its entirety. Otherwise, the one with the
15 gold wins. Guess who loses. Please reject this
16 project. Thank you.

17 (Applause)

18 SUPERVISOR SCHNEIDERMAN: David Martine,
19 followed by Jeff Greenbaum.

20 MR. MARTINE: Good evening, everyone. I'm
21 here -- I'm the Tribal Historic Preservation Officer
22 of Shinnecock Nation, and I have a few things I'd
23 just like to mention that pertain to our interest in
24 this area, because there's some Federal statutes
25 that are involved. And we're establishing our

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1 Historic Preservation Office, so we're doing an
2 enormous amount of research as to exactly the kinds
3 of things that pertain to our interest in preserving
4 our historic resources and so forth.

5 So the main one in this case is what's known
6 as Section 106 of the National Historic Preservation
7 Act, and that's one of the main areas in which you
8 establish an area of potential effects for impacting
9 any cultural resources that we might have in the
10 area. And according to the State of New York
11 Historic Preservation Office, actually our area of
12 interest is actually the entirety of Long Island.
13 But since this is right in our neighborhood, this is
14 extremely important to us.

15 And I just wanted to mention, Section 106 is
16 very important. So it pertains to possible
17 archaeological sites. If there -- the people who
18 are behind the project, we have to be -- we're in
19 consultation with them, and that's the 106 process,
20 is a process of consultation. But it's very
21 important that our cultural resources are protected,
22 no matter what's involved. So we have to be very
23 careful of and very closely involved in
24 consultations with decision-making about the area.
25 So National -- Section 106, National Historic



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1 Preservation Act, is one of them, National Historic
2 Preservation.

3 Native American Graves and -- Graves and
4 Protection Act, falls unto the area as well, which
5 pertains to preservation of graves, human resources,
6 remains, and so forth, and areas of activity and
7 past activity of our people. That falls under
8 NAGPRA. You have another one called --

9 MS. SCHERMEYER: Thirty seconds.

10 MR. MARTINE: -- the National Environmental
11 Policy Act, that it impinges on our interest on our
12 office. So any environmental studies, you know,
13 that bear coming into consideration with the NEPA is
14 also a very strong interest of our office.

15 I would also mention that, in the general
16 sense, any time that we have interest in preserving
17 the integrity of our cultural resources --

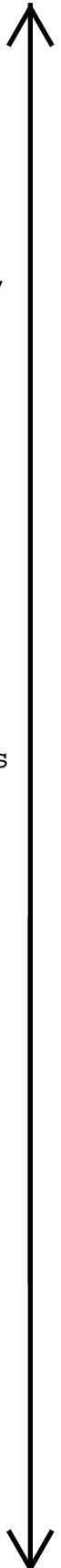
18 MS. SCHERMEYER: Three minutes.

19 MR. MARTINE: -- in our area, it falls under,
20 believe it or not, a U.N. Declaration for
21 Indigenous --

22 SUPERVISOR SCHNEIDERMAN: David, you just to
23 have to wrap up.

24 MR. MARTINE: Right.

25 SUPERVISOR SCHNEIDERMAN: You hit the



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1 three-minute mark, so --

2 MR. MARTINE: I heard.

3 SUPERVISOR SCHNEIDERMAN: One more sentence.

4 MR. MARTINE: Thank you very much. So I just
5 mention that as well, U.N. Declaration for
6 Indigenous Rights, which is very powerful. And I
7 recommend you becoming aware of that, because that's
8 also very uppermost in our consideration. Thank you
9 very much.

10 (Applause)

11 SUPERVISOR SCHNEIDERMAN: Okay. Jeff
12 Greenbaum, followed by Kevin McGary (phonetic).

13 MR. GREENBAUM: Where did everybody go? It
14 looks like the fourth quarter of a Jet game.

15 (Laughter)

16 MR. GREENBAUM: I don't even -- I says I
17 wanted to know where the bathroom was, I had to go
18 wee. All right. Okay. This is what to me is
19 what's important.

20 You know, Reagan once said, "Government is not
21 the solution, government is the problem." And the
22 problem is Anna "Throw It Out" Holst decided, "Well,
23 you know, I'm going to do this PDD," or whatever
24 they call it, and look at the mess we're in.

25 As I said the last time, if you remember me,

1 there are three things we can do. I mean, I don't
2 know about -- I'm sure these are honorable people,
3 you know, whatever. Maybe they're right, maybe
4 they're wrong, maybe they have our interests at
5 stake, maybe they have -- I don't know. But when
6 somebody mentions Arizona, what comes to mind to me
7 is I've never been there, I've never visited, I
8 don't know what it is, but I'm sure it's nice, but
9 what it reminds me of is deserts, gambling, cowboy
10 boots, cowboy hats, tarantulas, scorpions, snakes,
11 oh, yeah, iced tea.

12 And, basically, this is the way you could
13 clean it up. The best recycling agent is basic
14 trees. Remember I told you, build trees, like they
15 do in Israel? Build trees, put them in. Name them
16 after you, people will give money, you know, and
17 have trees named after them or their departed.
18 That's the best recycler is vegetation.

19 Number two is give people incentives for
20 cesspools, and, you know, they'll put in new
21 cesspools. And, also, no more fertilizer, no more
22 pesticides. That's -- you know, I haven't used them
23 in years. I have weeds. They look very good when I
24 mow them. And somebody says, "Oh, yeah, you have
25 weeds there, look at those." I say, "You want to

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1 smoke one?" I don't know.

2 Anyway, and I'll just say this: I said this,
3 I think, at the first, when Anna "Throw Them Out"
4 Holst was there, I said, "Did you ever see that
5 movie "Oh, God," where George Burns is playing God
6 and John Denver is -- you know, right? And at the
7 end, George Burns as God comes back wearing a nice,
8 you know, safari outfit. And John Denver says,
9 "What are wearing that safari outfit for?" He says,
10 "Because I don't spend enough time with the
11 animals." And where are the animals going to live,
12 on a golf course? They live good. They like the
13 woods. I'd rather see them like frolicking in the
14 woods instead of on my lawn, in the road, rolling
15 over the hood and the roof of my car when I hit
16 them.

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17 (Laughter)

18 MR. GREENBAUM: You know, give them a place to
19 live, you know, and I think that's really important.

20 And, also, we should do something with the
21 runoff. If they build it, I think it's very good,
22 we build a pipeline so the runoff on our roads will
23 go directly to Arizona, and that will take care of a
24 lot of the problems.

25 (Laughter)

1 So I bid you adieu.

2 SUPERVISOR SCHNEIDERMAN: All right.

3 (Applause)

4 MR. GREENBAUM: Have a good evening. Where is
5 the bathroom, anyway?

6 SUPERVISOR SCHNEIDERMAN: You're Kevin. All
7 right. Kevin McGary (phonetic), followed by
8 Joseph --

9 MR. FRATELLO: Fratello.

10 SUPERVISOR SCHNEIDERMAN: Fratello. Thank
11 you. He knew who he was.

12 MR. MCCRARY: Yes, hi. I just want to correct
13 you on the pronunciation. It's McCrary.

14 SUPERVISOR SCHNEIDERMAN: Oh, I'm sorry.
15 What's it?

16 MR. MCCRARY: McCrary.

17 SUPERVISOR SCHNEIDERMAN: McCrary.

18 MR. MCCRARY: Yes. I met you at the little
19 conference on the transportation issue. I guess you
20 wouldn't remember. But I raised a point there. I'm
21 solution-oriented. I said if you want to cut down
22 on the congestion of the transportation, all you
23 have to do is provide free transportation on the
24 rail service that exists here. You don't have to
25 build anymore roads or anything else, just free

1 transportation during the rush hours. You might cut
2 down 10%.

3 I've been coming here since the early 1950s.
4 I was a little younger then, but I've seen the
5 degradation of the environment, not only here, but
6 around the world, in the Amazon, and what have you.
7 It's going to continue. It's not going to get any
8 better, folks. The water is going to get worse, the
9 nitrogen processing that they say they're going to
10 do, it may work, and then again it may not.

11 But I'm a resident of East Quogue recently.
12 The example of the Southampton Pines was mentioned
13 here several times. I think we need to reflect on
14 the past to project the future. And the Southampton
15 Pines is a perfect example of that, because look at
16 what The Pines were supposed to be. It was supposed
17 to be a golf course, and then it turned into a
18 development, and then the developers did their
19 developing. And now what's happened in particular
20 with Southampton Pines is that many of the
21 developers and the homeowners have gone beyond the
22 50% limit to develop their properties, and have
23 landscaped them beautifully and used beautiful
24 pesticides, and herbicides, and nitrogen
25 fertilizers, and beautiful landscaping, and all of

1 that. They look like they came out of the Stepford
2 Wives movies, okay? If that's what the Hamptons
3 wants, that's what they're getting, you know, but it
4 causes pollution into the groundwater. And we have
5 a choice. We continue on that path of having
6 beautiful landscaped properties and having beautiful
7 developments --

8 MS. SCHERMEYER: Thirty seconds.

9 MR. MCCRARY: -- and then what are we going to
10 wind up with? More pollution, more degradation of
11 the environment and more problems, okay?

12 So, obviously, if these people want to do the
13 same thing that the Southampton Pines developers
14 claim to have set up to do, then maybe, like the
15 Southampton Pines developers, they need to put up a
16 humongous performance bond to be utilized in the
17 future to correct the problems that will inevitably
18 be caused by this huge development project.

19 So I'm looking at the deforestation of
20 specifically the Southampton Pines. My next door
21 neighbor has cleared their entire property. That is
22 a microcosm of the entire development of Southampton
23 Pines. But I am told at the Town Hall that this is
24 a major issue which has been swept under the rug --

25 MS. SCHERMEYER: Three minutes.

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1 MR. MCCRARY: -- for years and years, and
2 nobody is enforcing the clearing of people's
3 properties. The developers, the homeowners, they
4 just --

5 SUPERVISOR SCHNEIDERMAN: Kevin, you're at
6 three minutes.

7 MR. MCCRARY: -- have carte blanche to clear
8 everything they want. So somebody's got to wake up
9 and smell the trees that we're losing. And as that
10 last gentleman said --

11 SUPERVISOR SCHNEIDERMAN: Kevin, it's three
12 minutes.

13 MR. MCCRARY: -- the trees help the water.
14 Okay?

15 (Applause)

16 SUPERVISOR SCHNEIDERMAN: Okay. Thank you.
17 All right. Joe Fratello, followed by Hunter
18 Meldman.

19 MR. FRATELLO: Hi. I'm Joe Fratello. I am a
20 Board member of the East Quogue Civic Association.
21 I'm speaking on my behalf tonight, not on the behalf
22 of the Board.

23 It's tough. You come in here thinking you're
24 going to say one thing, and then you hear, you know,
25 a lot of what everyone says. So I just made a

1 couple of quick notes, and I'll try and get this
2 over as quick as possible, so we can let some of the
3 other people who haven't spoke get up here.

4 To me it's almost incomprehensible how we keep
5 letting these meetings go on and on and on and on.
6 And it just seems like you're trying to let them
7 carry on so we can come up with an excuse to let
8 this pass.

9 This project has a potential to set one of --
10 probably the largest legal precedence that this Town
11 has ever seen, because if this is allowed through,
12 what else is going to be allowed through?

13 And how foolish are we to risk the possibility
14 of -- the possibility of a small economic gain to
15 our community at the cost of our environment? It's
16 not just about the nitrogen, it's about all the
17 other chemicals. I mean, that's all I keep hearing
18 from them, one thing, nitrogen. There's a ton of
19 other chemicals that are going in the ground here.
20 There's going to be all the -- you're going to have
21 the noise from all the trucks, the excavators, the
22 helicopters, the jets, the traffic. What about the
23 carbon footprint? Nobody said a single thing about
24 the carbon footprint from moving 8,000 truckloads of
25 dirt. Has anyone considered all of the oil that

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1 they drop, the hydraulic fluid that -- from all the
2 machines break. All of that stuff is going to put
3 more toxins into the ground.

4 And probably one of the most ridiculous things
5 that I've every heard, my 7-year-old daughter knows
6 better, we're going to take the water out of the
7 ground, we're going to put it on the golf course,
8 and we're going to take the nitrogen out of the
9 water. All of that -- all those chemicals sit on
10 the top of the grass and evaporate and goes into the
11 air and gets redistributed in something that I think
12 everyone knows, it's called rain, and it
13 redistributes it everywhere. It's not just about
14 taking the stuff out of the ground. It's going to
15 take the chemicals, put them on top of the grass,
16 evaporate into the air, because the grass doesn't
17 have the deep roots that the trees have. So the
18 water sits on the top and evaporates into the air.
19 So you're talking about taking these chemicals and
20 not just putting them into East Quogue, you're
21 putting them all over the Town of Southampton and
22 the North Fork.

23 You know, I've been keeping track of how many
24 people are in support of this. So, so far tonight,
25 eight people from East Quogue have been in support

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1 of The Hills. I don't know how many people have
2 written in, but I've kept track of how many people
3 were in support, that's what I have. The other
4 people that were in support were from other
5 townships.

6 So, I'm sorry, I'm just looking through some
7 notes. And then about the --

8 MS. SCHERMEYER: Thirty seconds.

9 MR. FRATELLO: About the school budget, you
10 know, it's -- you know, this year I worked with the
11 School Board to help get this budget passed on the
12 first time, you know, the first try, and we did. We
13 went back, we talked with a lot of members of the
14 community.

15 SUPERVISOR SCHNEIDERMAN: Thirty seconds. I'm
16 sorry, thirty seconds.

17 MR. FRATELLO: We went back, talked to a lot
18 of members of the community, got the school budget
19 passed the first try.

20 I feel horrible about the lady who was talking
21 about her son and she couldn't get the thing. You
22 know what, what I love about this town, and the
23 other social aspect of this is go out to Southampton
24 and get a flat tire, nobody's going to stop to help
25 you. You get a flat tire in this town, people are

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1 going to stop, help you, and if they can't, they'll
2 drive you home. And if you come to the school --

3 MS. SCHERMEYER: Three minutes.

4 MR. FRATELLO: -- it's a completely different
5 community. I don't know that lady, but I would
6 certainly be willing to do anything I could to help
7 her, and that's something you won't see in
8 Southampton, Bridgehampton or East Hampton.

9 SUPERVISOR SCHNEIDERMAN: I don't know about
10 that.

11 MR. FRATELLO: Well, I beg to differ. I've
12 been out here for a very long time.

13 SUPERVISOR SCHNEIDERMAN: They're all good
14 communities out here.

15 MR. FRATELLO: Yeah.

16 SUPERVISOR SCHNEIDERMAN: Thank you, Joe.

17 (Applause)

18 SUPERVISOR SCHNEIDERMAN: Okay. Hunter
19 Meldman, followed by Paul Reyer.

20 MR. MELDMAN: Good evening, Board Members.
21 Thanks for having us, and thanks for your attention
22 throughout this process. My name is Hunter and I
23 currently live in East Quogue.

24 I want to formally express my support for The
25 Hills Seasonal Resort, and personally vouch for

1 Discovery's dedication to improving the local
2 community.

3 As a Director of Life Pursuits, a foundation
4 dedicated to youth organizations, I have personally
5 volunteered and supported numerous local
6 organizations, including coaching flag football at
7 Southampton Youth Services, setting up karate
8 classes at the Flanders Community Center through the
9 Town's Youth Bureau, volunteer at Peconic Bay
10 Northwell Hospital, East End Hospice, Southampton
11 Hospital, and Human Resources of the Hamptons. This
12 positive social activism is just the beginning of
13 what Discovery brings to the table. And I ask that
14 you please approve the application so we may
15 continue to effect positive local change. It really
16 is all for the kids. Thank you.

17 (Applause)

18 SUPERVISOR SCHNEIDERMAN: All right. Paul
19 Reyer, followed by Vito Gentile.

20 MR. REYER: Hi, you guys. Good evening. I
21 want to thank you guys for hearing all of us and
22 letting me speak today.

23 My name is Pete Reyer and I live in East
24 Quogue as well. And East Quogue really is ground
25 zero for this Hills project.

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1 It's funny, because like I've lived here 25
2 years, I've put both of my girls through this
3 school, and it's been denigrated today by a whole
4 lot of people. And they're holding up Discovery as
5 the great white knights that are going to save this
6 school. I've got to say, it was a great school,
7 still is a great school. Rob Long and all the
8 people who teach here have done a great job. Both
9 my girls graduated here, went on to Westhampton.
10 Both went to college, graduated on time, I'm very
11 proud of that. So, I mean, if that's the sign of a
12 failing school and a failing budget, and the fact
13 that we have to have these guys from Arizona come
14 and save us, you know, I'm all for this school, it's
15 really great.

16 That being said, I grew up in San Francisco,
17 which is quite far away from here. I want to talk
18 about carpetbagging, but a woman named Susan Kurtz
19 mentioned that this week in the local papers, so I
20 don't have to go there with that one. But I will
21 say that with all these other communities that are
22 nearby that have talked about supporting The Hills
23 project -- it's funny. You know, just 2.4 miles
24 away from here is a town called Quogue, and
25 everybody who has spoken from Quogue and other towns

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1 nearby have talked about how much they favor this
2 Hills project. I grew up in San Francisco, and I've
3 got to tell you, San Fran is a lot closer to East
4 Quogue than Quogue is. I'll leave that alone, too.
5 It really is.

6 (Laughter)

7 MR. REYER: We're a million miles away. If
8 you don't live in this town, if you don't send your
9 school -- your kids to this school, if you don't
10 wake up every day and go to Kathy's place over
11 there, Rose and Rice and Ronnie's in -- at the
12 Quogue East Pub, and all these other places that
13 we're so familiar with -- and, incidentally, I'm
14 still going to go there, even though we feel
15 differently about this Hills project.

16 (Applause)

17 MR. REYER: We don't -- we don't -- we're not
18 all intimidators, which is what I think we were
19 accused of being because we were against this Hills
20 project. There's a whole lot of us who are, you
21 know, peace, love and understanding, we really are.
22 But this one, this one cuts close to all of us.

23 I did want to say one thing that I thought was
24 quite funny. I want to say a lot of things, but the
25 one thing I really want to say is environmentally

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1 sensitive golf course. I want to say that one more
2 time.

3 (Laughter)

4 MR. REYER: One more time, environmentally
5 sensitive golf course. Because that goes down in my
6 book along with jumbo shrimp, military
7 intelligence --

8 MS. SCHERMEYER: Thirty seconds.

9 MR. REYER: -- and happily married for my
10 favorite -- for my favorite oxymorons.

11 (Laughter and Applause)

12 MR. REYER: Really. I mean, I'm glad to get a
13 couple of laughs out of you, because it's been
14 really tough this whole back and forth thing.

15 I just want to say that if you guys, the fine
16 Board here, decides to kill The Hills project, I
17 have a strong suspicion we're going to bring them
18 back to the bargaining table and we'll actually be
19 able to preserve this land. Because the last thing
20 these guys want to do, and I can speak for them, I
21 know can --

22 MS. SCHERMEYER: Three minutes.

23 MR. REYER: -- they are not going to want to
24 develop houses as single family homes on five acres
25 in the woods without the golf course, because that's

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1 not what they do. That's what other developers do
2 around here, but it's not what they do. So if you
3 can bring them back to the table, I think that we
4 can preserve this land for everybody. Thank you.

5 (Applause)

6 SUPERVISOR SCHNEIDERMAN: Thank you. Vito, he
7 left, right? Vito is not here? All right. Right,
8 no Vito? All right. Daniel Sullivan? Daniel here?
9 All right.

10 (Applause)

11 SUPERVISOR SCHNEIDERMAN: Yeah, Daniel's got a
12 fan club going.

13 (Laughter)

14 SUPERVISOR SCHNEIDERMAN: Daniel's followed by
15 Nicole McCallum.

16 MR. SULLIVAN: How are you doing, Board? My
17 name is Dan Sullivan, and I have been coming out
18 here to the Hamptons for 22 years. I'm a
19 homeowner/resident for Westhampton Beach for 11
20 years.

21 I keep getting discounted because we're not
22 from East Quogue. Apparently, the water and the
23 clouds don't move or they stay right here, so it
24 doesn't affect us. And the children that go to
25 school here don't eventually go to Westhampton Beach

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1 High School and they don't affect anything in the
2 community. So I'm a little perturbed at being
3 discounted as a three-miles-away resident. Enough
4 said.

5 I do enjoy partaking in the beautiful
6 surroundings and being blessed. I believe
7 preservation is of utmost importance.

8 I am in support of The Hills project because
9 of the positive impact that it will have on the
10 surrounding area's economy. It will alleviate the
11 ever-growing tax burden. The addition of students
12 to the local school will not happen. Land Discovery
13 Services has stated they will donate \$1 million
14 dollars to have septic systems replaced, a program
15 that many will struggle to pay for.

16 This brings me to my next point. Yes,
17 nitrogen levels, there are many sources, there are
18 many things that contribute to the environment. One
19 of our main -- one of our main problems is our
20 antiquated septic systems, which discharge human
21 waste directly into the groundwater, causing
22 significant nitrogen contamination. Let us not
23 misconstrue the actual situation. Our problem is
24 literally at home.

25 Discovery Land Services has an outstanding



1 reputation that -- they have thriving resorts that
2 are located in very sensitive ecological
3 environments that have been able to maintain that
4 status. This company has a proven track record.
5 They're not some ragtag crew with a "Born to Lose"
6 tattoo on their shoulder, throwing some dice at an
7 ill-conceived project.

8 I would like published proof, published proof,
9 like factual stuff, not an opinion. And, again,
10 this is mine. People come up here with absolutes.
11 Facts, published proof with the existence of one of
12 their resorts may have caused or continues to cause
13 harm to the environment and the economy. I have not
14 seen any, again, published proof of this. Them
15 coming out here and laying a nuke in East Quogue I
16 don't think is a great business plan for the rest of
17 the resorts, and I do not think it will happen.

18 Now we've all seen the movies where the big
19 bad company comes in and pillages the countryside.
20 They're not Godzilla, this is not Tokyo. That sells
21 tickets, that's Hollywood, and although the Hamptons
22 seem like Hollywood at times, it's not the case
23 here. It is possible to have a win/win outcome for
24 both the environment and the economy.

25 Again, Land Discovery has a proven track

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1 record of conducting a business in an
2 environmentally friendly way. It is all too -- it
3 is all too often in life common sense is not that
4 common. Let that not be the case here.

5 I believe, like many towns, East Quogue is at
6 a tipping point.

7 MS. SCHERMEYER: Thirty seconds.

8 MR. SULLIVAN: Where will it go? Not just for
9 immediate impact, but for future generations,
10 let's -- of this area, let's make a support of The
11 Hills.

12 Over the course of years I've been out here,
13 in my opinion, the past Boards overcorrected certain
14 situations. Those overcorrections have been a
15 detriment to economic environment. Do not let this
16 be another one. I believe it's possible for
17 development progress and the preservation and the
18 economy to coexist, advance together. The Hills
19 project shows this to be true, and the environmental
20 design or replica of nearby Sebonack Golf Course is
21 such proof.

22 MS. SCHERMEYER: Three minutes.

23 MR. SULLIVAN: Progress can come from this, a
24 harmonious relationship. Let that type of progress
25 happen here and vote yes for The Hills. Thank you

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1 for your time.

2 (Applause)

3 SUPERVISOR SCHNEIDERMAN: Okay. Nicole
4 McCallum? Is Nicole McCallum here? She left?
5 Angela Wilson? Angela Wilson, is she here? No?
6 How about Dr. Gobler, still here?

7 AUDIENCE MEMBER: No, he had to leave. He'll
8 speak at the next one.

9 SUPERVISOR SCHNEIDERMAN: All right.
10 Dominic -- well, Giarmolio (phonetic)? Am I close?
11 Is there anybody with a name anything like that?

12 (Laughter)

13 SUPERVISOR SCHNEIDERMAN: All right. Let's
14 try the glasses again. Denise Michalowski. Got
15 one, bingo.

16 VIDEOGRAPHER: Eighty-nine?

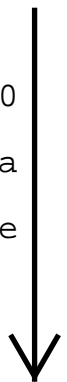
17 SUPERVISOR SCHNEIDERMAN: That was 99.

18 VIDEOGRAPHER: Ninety-nine, woo-hoo.

19 MS. MICHALOWSKI: Ninety-nine, so I'm going to
20 keep it short.

21 My name is Denise Michalowski, and my husband
22 and I are homeowners and have lived here for over 20
23 years. We fully support this project, and we know a
24 lot of other people who do also who don't have maybe
25 four hours to sit here and be heard. So thank you

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1 very much. We're in support.

2 (Applause)

3 SUPERVISOR SCHNEIDERMAN: Okay. How about
4 Harry Dalian. Am I close on that one? Any Harrys?
5 No? Okay. All right. You know, I hate to skip you
6 if you've been waiting for three-and-a-half hours.
7 All right. How about Joe Lamport?

8 AUDIENCE MEMBER: He left.

9 SUPERVISOR SCHNEIDERMAN: All right. How
10 about William Hillen? Got one. You're our 100th
11 customer.

12 MR. HILLEN: Did I win anything?

13 SUPERVISOR SCHNEIDERMAN: Almost.

14 (Laughter)

15 MR. HILLEN: My name is Will Hillen. I've
16 been a resident of Southampton for 34 out of 35
17 years of my life. I have immediate family who
18 resides in East Quogue, as well as many close
19 friends who have children who come to this school
20 district.

21 I had the unique and pleasurable experience
22 for personally working for a Discovery project in
23 Estancia Club in Arizona. Not only is the Sonoran
24 Desert a highly sensitive ecological system with
25 many endangered plant life and animal species, but

1 water is also a critical issue out in Arizona as
2 well. Discovery Land Group, I can personally say
3 from firsthand experience, did one of the most
4 remarkable jobs in developing that golf club and
5 treating their employees to the highest levels
6 possible.

7 I recently spoke with a lifelong friend who I
8 went to kindergarten with, who's a school teacher in
9 this school itself, and being that I have immediate
10 family who may have children that come here one day,
11 and friends who have kids in this school district, I
12 spoke with her intensively about what is actually
13 going on in this school and how -- how it's doing
14 right now in the sense of what is made available for
15 these children. And she personally said, and I
16 don't know how many people looked at the facts, that
17 the amount of budget cuts and programs that have
18 been cut from this school due to lack of funding is
19 astronomical. She also mentioned that the Special
20 Education Department has lost a significant amount
21 of teachers to those kids who need it the most.

22 So people that say if you're not from Quogue
23 or East Quogue, that your opinion doesn't matter,
24 I'd like to highly disagree with, because I'm a part
25 of the Town of Southampton, okay, grew up here and

1 lived here all my life, and I have people that I
2 love that are affected by this as well. So the fact
3 that someone who isn't actually from East Quogue's
4 opinion doesn't matter I think is nonsense.

5 I think what Discovery is doing -- I don't
6 think they're going anywhere. They're going to
7 build homes regardless if they get the PDD or not.
8 So for someone to think that they're going to come
9 back to the table and give it back to the Town for a
10 preserve I think is nonsense. There's going to be
11 homes being built there, so I think the Town needs
12 to take advantage of this, and the amount of
13 benefits that they'll get from it are going to be
14 way more than they would without the golf course.

15 MS. SCHERMEYER: Thirty seconds.

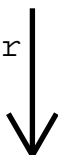
16 MR. HILLEN: One last thing is that I would
17 just like to say that from what I saw in Arizona in
18 Estancia, there has been no issues whatsoever with
19 the environment and all the sensitive things I
20 mentioned earlier on this. Thank you very much.

21 (Applause)

22 SUPERVISOR SCHNEIDERMAN: How about Karen
23 Browner? Yes, you're right. And then Joe Amato
24 will follow.

25 MR. BROWNER: Hi. My name is Karen Browner

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1 and I live in Westhampton. I'm here to speak on
2 behalf of a few parents with kids in the East Quogue
3 School system. They're not able to be here tonight,
4 but they've written letters, which I'd like to give
5 to the Town Board. I won't read them myself, but I
6 will mention their names.

7 First, there's Kerri Peters, who is -- lives
8 in East Quogue with children in the school system.
9 Also, Sara Marino, again, with children in the
10 school system from East Quogue. Ludmila Benevides,
11 children in the school system. Melissa Donohoe,
12 also from East Quogue, with kids in the school.
13 There's also Tom Haines, again, in the same
14 situation. And Francesca Gorman and Zachary Gorman,
15 who graduated from Westhampton Beach High School,
16 but they're still very concerned about the kids that
17 go to East Quogue School. These are all people that
18 are in favor of The Hills who believe that it is the
19 absolute best case scenario for the community.
20 Thank you.

21 COUNCILMAN BOUVIER: Thank you.

22 (Applause)

23 SUPERVISOR SCHNEIDERMAN: Okay. Thank you.

24 Joe Amato. Joe, you're followed by Steph Seeliger.

25 MR. AMATO: Okay. Good evening, Board. I'd

1 like to thank you for coming down here once again.
2 I've attended every Board meeting and I've tried to
3 touch upon a different facet of this issue every
4 time.

5 I live in East Quogue. I've lived in this
6 general area for 30 years. I work and teach in Sag
7 Harbor. When I first started teaching, I used to
8 ride my bicycle to work. I was pretty proud about
9 it. And over the years, unfortunately, more and
10 more traffic has come because of development.

11 There used to be a cycling club in
12 Southampton, it had upwards of 80 people. People do
13 not cycle between Hampton Bays and Bridgehampton
14 because it's been overdeveloped. One of the few
15 gems we have left in the Town is East Quogue. It's
16 a wonderful community. On the weekend, you'll see
17 people running, you'll see people cycling.

18 Lewis Road is a busy road now. There are
19 children that live on Lewis Road that have to walk
20 to the school because there are no sidewalks. The
21 same issue with Old Country. I live off of Old
22 Country. There are no sidewalks for these kids to
23 walk to school. In a perfect world, we have cycle
24 lanes and we have more roads, but you folks have
25 your hands tied because of the tax cap, many of the

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1 same issues this district has.

2 We live in a world that's developing faster
3 than we can create the infrastructure to, you know,
4 service it. To build this golf course and to have
5 potentially hundreds of additional cars on this --
6 on Lewis and other roads, with no sidewalks, with no
7 bicycle lanes, I just think it's a big mistake. I
8 think that there's a better solution to this.

9 I don't support the golf course. In a perfect
10 world it would be preserved. Sometimes that doesn't
11 happen. But I just, as an environmental educator,
12 as a taxpayer, as someone who doesn't golf, does a
13 lot of other active sports, I don't see the wisdom
14 in this project.

15 But I'd like to thank you once again for your
16 time, and we'll see you at the next meeting. Thank
17 you.

18 (Applause)

19 SUPERVISOR SCHNEIDERMAN: All right. Steph
20 Seeliger. Steph here?

21 MR. SEELIGER: Here.

22 SUPERVISOR SCHNEIDERMAN: Oh, Steph, like
23 Stephen, of course.

24 MR. SEELIGER: Correct. Thank you. Thank you
25 for your time. My name is Stephen Seeliger. I am a

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1 resident of East Quogue. I've lived here for 20
2 years and raised a family of four, and I definitely
3 support The Hills project.

4 I don't believe that Discovery will be
5 insensitive to the community and contaminate the
6 water. The Discovery Land Company has a fine
7 reputation and will do everything they can to
8 succeed to achieve the golf course and a development
9 beyond our expectations. I embrace them, and I
10 encourage the East Quogue community to do the same.
11 It is a great opportunity that should not be denied.
12 Thank you.

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13 (Applause)

14 SUPERVISOR SCHNEIDERMAN: All right. Bruce
15 Bailey, followed by Marguerite Smith.

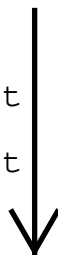
16 MR. BAILEY: Hello. I'd like to say just be
17 careful of what you wish for, because you said you
18 need to hear from us.

19 (Laughter)

20 MR. BAILEY: And my mom told me to come, and
21 she definitely errs on the side of caution, and
22 that's where I default to as well.

23 I have to say, I'm very impressed with the
24 "Hill Yes". For sure, it sounds amazing. And it
25 just sounds a little too good to be true to me at

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1 this point.

2 I just heard about all this just over the last
3 couple of days, so I'm definitely going to err on
4 the side of caution, especially because I'm more
5 concerned not with what we see, because I'm sure
6 it's going to be beautiful and amazing, and help a
7 lot of people on a lot of different levels, but I'm
8 more afraid of what we don't see.

9 Based on what I've seen, which is as a house
10 painter for a phase of my life, just the people that
11 are on a policy level or running the companies, they
12 don't see the paint thinner going onto the asphalt,
13 they don't see paint brushes getting washed into,
14 you know, the side of -- around the side of the
15 building.

16 My good friend, Neil, talked as a landscaper,
17 talked about growth retardants and all of those
18 different things, and I just don't see how it's even
19 remotely possible to contain and control that in the
20 environment. I just don't even see how it's even
21 close.

22 So the only way I personally would see it
23 being legitimate is whatever development does happen
24 there, to be absolutely nontoxic. And the precedent
25 should be in how no chemicals should be used at all



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1 on the East End, ideally, and I don't think that's a
2 far -- I don't think that's impossible. So I'm
3 going to err on the side of caution.

4 SUPERVISOR SCHNEIDERMAN: You grew up in East
5 Quogue?

6 MR. BAILEY: And I'm from -- I went to this
7 school, yeah.

8 SUPERVISOR SCHNEIDERMAN: You live in Water
9 Mill now?

10 MR. BAILEY: And I live in Water Mill,
11 correct, yeah. Thank you. Thank you.

12 SUPERVISOR SCHNEIDERMAN: Thank you.

13 COUNCILMAN BOUVIER: Thanks.

14 SUPERVISOR SCHNEIDERMAN: All right.
15 Marguerite.

16 MS. SMITH: Is it me or -- I'm number 108, if
17 someone else wants to --

18 SUPERVISOR SCHNEIDERMAN: No, I've got you
19 next.

20 MS. SMITH: All right, I'll come next.

21 SUPERVISOR SCHNEIDERMAN: And next is Vicky
22 Hilles.

23 MS. SMITH: I think Vicky was before me,
24 but --

25 SUPERVISOR SCHNEIDERMAN: Oh, yeah, they got

1 mixed up a little bit. That's all right, go ahead.

2 We'll take Vicky next.

3 MS. SMITH: The first shall not be last.

4 (Marguerite Smith spoke in her Native American
5 language.)

6 My name is Marguerite Smith. My name is
7 Little Stream, as given by my grandmother. And so I
8 am a member of the East Quogue community, and the
9 community of the entire Town of Southampton, at
10 least through my ancestors for many generations. I
11 live on the Shinnecock Indian Reservation, but I am
12 as much a neighbor and a member and a concerned
13 citizen of this specific community as of any. And
14 in that regard, I want to thank David, our new
15 Tribal Historic Preservation Officer, for bringing
16 to the Board's attention some of the legal matters
17 that must be considered. I bring to all of our
18 attention the moral matters that must be considered.

19 This is land where our ancestors, our
20 ancestors' spirits continue to live, so we are a
21 part of this community. This is land where the
22 natural resources that we are called by our culture
23 to be concerned about, must always have considered,
24 and we ask you to consider this.

25 I'm not a scientist, but I was part of -- I

1 was on the Board, actually, of the Cornell
2 Cooperative Extension when we worked on the Sebonack
3 Golf Course project. We are not opposed to golf
4 courses. As most of you know, my relatives worked
5 the golf courses and still work the golf courses,
6 and still love the game. They even let me play with
7 them now and then.

8 (Laughter)

9 MS. SMITH: It is not about opposing golf
10 courses, it is about preserving the future. It is
11 about being sure that very careful science is
12 studied. It is about my sharing the concerns of the
13 parents in this audience that your schools are
14 underfunded, understaffed, and that you would think
15 you would have to go to -- you would feel that
16 compulsion --

17 MS. SCHERMEYER: Thirty seconds.

18 MS. SMITH: -- to ignore -- thank you -- to
19 ignore the science, to ignore the cultural
20 resources, to ignore the ancestors. And whatever
21 you do, whoever develops this, and I hope there is
22 an alternative to the development proposals that
23 have been put before us, but that there always be a
24 careful study of our archaeological resources --

25 MS. SCHERMEYER: Three minutes.

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1 MS. SMITH: -- and of our ancestors. That's
2 all I need to say now, except that I've heard from
3 several of my lawyer friends, Ms. Zenk, Mr. Irace,
4 Mr. -- and many, many others, words that I ask you
5 to go over, concepts that you must take with
6 precaution. Thank you.

7 SUPERVISOR SCHNEIDERMAN: Thank you,
8 Marguerite.

9 (Applause)

10 SUPERVISOR SCHNEIDERMAN: Okay. Vicky Hilles,
11 Hills?

12 MS. HILLES: Hilles, one S. Hi.

13 SUPERVISOR SCHNEIDERMAN: Hi.

14 MS. HILLES: Thank you, supervisor
15 Schneiderman, Members of the Town Board, Town Clerk,
16 Attorneys. I appreciate everybody who stuck around
17 until the end, or almost end here.

18 My name is Vicky Hilles. I'm a resident of
19 Hampton Bays. My family traces its lineage back to
20 the Sayre Family that helped settle Southampton. I
21 come to you now, like some other people, having
22 intended to say one thing and now are going to say
23 something else.

24 My observation is that in this these
25 discussions, people have asserted facts that the

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1 golf course will pollute the water, and facts that
2 the golf course will heal the water. It occurs to
3 me that's putting us against each other, pitting us
4 against each other, and that feelings and opinions
5 are becoming more important than the facts or making
6 facts irrelevant. I suggest to you, Members of the
7 Board and Members of the Town Government, that it is
8 your responsibility to be very, very clear what the
9 facts actually are.

10 Earlier, people who are professionals,
11 licensed, operating, experienced in the field,
12 various individuals have made comments. One earlier
13 gentleman said that this current proposal does not
14 meet the PDD community benefit requirements. I
15 encourage you to reevaluate that.

16 Carolyn Zenk pointed out that your own
17 documents indicate that the water testing beneath
18 the golf course is allowing a much higher level than
19 I believe you really want it to. Please investigate
20 that.

21 Marietta Seaman had a very powerful
22 presentation, reminding you of what she's witnessed
23 in her life in the government positions that she's
24 had, and what has usually gone on around some of
25 those kinds of events.



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1 This evening, and what I've watched in the
2 newspapers, and all of the various media pieces that
3 have come to my home in Hampton Bays make me
4 remember two particular public events that I
5 participated in and lived through, or, rather,
6 public community issues, the first one being the
7 Community Preservation Fund, and there was a very
8 strong push to squelch that. A lot of money was
9 spent to avoid us getting the Community Preservation
10 Fund. And I think everybody in this room probably
11 agrees that it's a really good thing that we went to
12 a referendum and it was passed, so that's decades
13 ago.

14 MS. SCHERMEYER: Thirty seconds.

15 MS. HILLES: The second one that it brings to
16 mind is the Rennert single-family home in
17 Sagaponack, which turned out a very different way.
18 And I would like to encourage you that if you cannot
19 fix any problems that may come of this, then don't
20 break it.

21 I ask you in closing, to each of you, please
22 answer. Do you know of any good reason why we
23 should abandon the Cornell study that was actually
24 done on the site that we're talking about --

25 MS. SCHERMEYER: Three minutes.

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1 MS. HILLES: -- which recommended five-acre
2 zoning in the Aquifer Protection Overlay District?

3 SUPERVISOR SCHNEIDERMAN: Thank you.

4 MS. HILLES: Thank you for listening.

5 SUPERVISOR SCHNEIDERMAN: All right. Chris
6 Jones, followed by Jessica Insalaco.

7 MR. JONES: Hi. I'm Chris Jones. I currently
8 reside in East Quogue. I'm here to read a letter
9 from a family friend based out of Quogue,
10 Mr. Gregory Imber. He's writing in support of The
11 Hills.

12 "I am writing to express my support for the
13 proposed Hills project in East Quogue. As a Quogue
14 homeowner and someone who spends a significant
15 amount of time on our beautiful bays, I take a keen
16 interest in any new development in our community and
17 how it might impact our fragile ecosystem. After
18 having looked into The Hills proposal, I'm surprised
19 to hear vocal opponents to the project. Like many
20 other homeowners, in my perfect world, there would
21 be no new development on the East End. However,
22 that is unrealistic and unhealthy. So the focus
23 needs to be on smart development. That includes
24 safeguards and monitoring to ensure we are not
25 negatively impacting the environment. At the same

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1 time, we need to focus on mitigating damage
2 occurring from existing development before
3 safeguards were in place.

4 As I see it, The Hills proposal allows for
5 constant monitoring of the water to ensure strict
6 compliance and no negative impact from the golf
7 course, while at the same time contributing funds
8 for remediation of existing damage in our area,
9 having nothing to do with the project or property.

10 Furthermore, the project aims to preserve a
11 significant portion of the property, and I don't
12 believe the owners will be using the houses year
13 round or enrolling children in our school. The
14 alternative, as I understand it, involves no golf
15 course, but considerably more homes, no opportunity
16 for monitoring or management of impact on the water,
17 and a more potential strain on our school system,
18 and no contributions to address the existing damage
19 already in our area.

20 From my perspective, The Hills is a far more
21 attractive proposal for the use of the land. I
22 can't be at the Town Hall meeting this week, but
23 fully support your plan and welcome any questions."

24 (Applause)

25 SUPERVISOR SCHNEIDERMAN: Okay. Thank you.

1 All right. Jessica Insalaco?

2 MS. INSALACO: Insalaco. Sorry, my voice
3 is --

4 SUPERVISOR SCHNEIDERMAN: Insalaco. It's a
5 little hard to read.

6 MS. INSALACO: -- gone. I apologize.

7 SUPERVISOR SCHNEIDERMAN: Followed by Kevin
8 McCallister. Okay.

9 MS. INSALACO: Thank you. I met a lot of
10 people in this room, and a lot over here over the
11 last many months, because I've been arranging all
12 The Hills informational meetings, so I've gotten to
13 see them and meet them over time. And I thought
14 that I was not going to be able to find common
15 ground with all of them, but I did, found a few
16 things out tonight, and, Al, I hope you'll enjoy
17 this with me.

18 I found out that Al and I share a couple of
19 things in common. One is we both have a penchant
20 for big stickers.

21 (Laughter)

22 MS. INSALACO: I congratulate you. I like the
23 sticker tonight, it's a good one.

24 Second, we both like the Golderg's in East
25 Quogue, because it's awesome, and I think we're both

1 there a lot.

2 And third, every now and again, very rarely
3 probably for Al, maybe more for me, we like a --
4 like to have a Corona, an ice cold Corona.

5 But I think there's also a lot more in common
6 that we have and that we agree on, and we just don't
7 really know how to get there.

8 Everyone agrees, every single person in this
9 room, on the planet, the developer, you guys agree
10 that we need clean water, everybody does, and no one
11 doesn't want clean water. Most people agree that we
12 want to provide a great education for our children.
13 We just don't agree on how to get there.

14 So I have read this DEIS, and actually
15 probably one of the few people who have. I've read
16 it three times. Some of it I do not understand. I
17 can't understand the traffic section, just can't do
18 it. But I do believe in the science and all the
19 scientists, both that work for the Town and that
20 have been working for Discovery. They're really
21 smart people, and I think that they have come up
22 with a very reasonable proposal.

23 The Town's own Water Quality Improvement
24 Project Plan, which I also read, recommends the use
25 of a golf course to remove nitrogen and other

1 materials from groundwater. So it is a proven
2 technology that we are proposing or being proponents
3 of at the Town. So I don't think that's a fallacy,
4 I think it's real, it's happening around the world.
5 And the golf course is the only way that I've seen
6 that we can actually start removing nitrogen and
7 other nutrients from the water.

8 I really believe something is going to get
9 built there. I believe the plan that the Discovery
10 Group has been supporting will actually be
11 beneficial to the community. I think it's going to
12 remove pressure from the school. I think it's going
13 to support the community. And, most importantly and
14 I think really uniquely, it can improve water
15 quality. I don't think we see so many opportunities
16 like this come our way.

17 The golf course, believe it or not, in this
18 particular instance can be a hero, and it could be
19 something we could agree on, because if we all want
20 the water to improved --

21 MS. SCHERMEYER: Thirty seconds.

22 MS. INSALACO: -- we need something to do
23 that. It will work hard for the community to
24 improve the quality and also support the community.
25 It's going to work a lot harder than 88 acres of

1 grass on a subdivision that doesn't seem to do much
2 and uses twice the fertilizer.

3 So I'm a supporter of it, and I hope that all
4 of our community members can find a way to come
5 together to a plan that makes sense, it's in
6 science, and is beneficial to all of us and our
7 water. Thank you.

8 (Applause)

9 SUPERVISOR SCHNEIDERMAN: All right. Kevin,
10 you're my last card. I want to remind the Board,
11 too, not only did I say we'd entertain more time if
12 somebody really needed it afterwards, but we have
13 one resolution, one resolution as well that is
14 before us on our agenda having to do with
15 appropriating some funds to repay the fishermen who
16 cleaned up the dead bunker fish. So we're going to
17 have to stick around for that, too. But, Kevin,
18 you're up.

19 MR. MC CALLISTER: Thank you. Good evening,
20 and thank you for paying attention at this late hour.

21 My name is Kevin Mc Callister of Defend H2O,
22 and I hope you certainly respect my record as a
23 staunch advocate for clean water over the last 16
24 years. My experience does span 30 years. I've
25 worked in government, in resource management. I've

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1 participated in Environmental Impact Statements,
2 both on the writing side and the analysis side.

3 I'd like to speak about the nitrogen loading,
4 principally two sources relative to, of course, a
5 golf course. We're talking about fertilizer
6 applications, and then with the development, the
7 dwelling side wastewater.

8 I want to point out, this particular property,
9 there is legacy pollution. And although we
10 celebrate farms, the groundwater in this particular
11 area is enriched, there's no question about it, the
12 monitoring wells show this.

13 With respect to reducing that nitrogen load,
14 and we're -- you know, many speakers have talked
15 about, of course, Weesuck Creek and the state of our
16 bays, and we know they are nitrogen impaired. So
17 the goal here is to have no contribution from this site.

18 What is being proposed is ultimately
19 collection wells for fertilization or fertiliation of
20 the golf course grounds on this. And they have
21 shown -- and the science is sound. I've looked at
22 the values. It's -- essentially, we're talking
23 science and math. This is the best science
24 available with respect to the analysis, that there
25 will be a net reduction in nitrogen going to Weesuck



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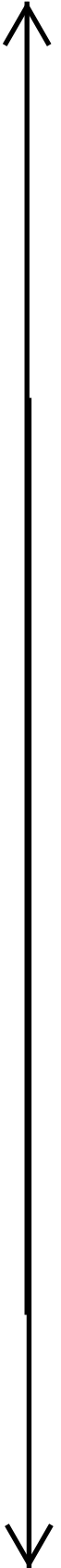
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1 Creek.

2 I'd like to speak to the wastewater side, and
3 this is, I will say, grossly deficient. And you
4 certainly know I've spoken to wastewater and
5 advanced technologies for a good solid 10 years. I
6 think Suffolk County is grossly deficient in their
7 management. I think we're in the state of our
8 waters because of that mismanagement.

9 What is in this plan, and the EIS falls short.
10 There's reference to Suffolk County and what they
11 will allow. This Board has the power to require
12 highest achievable levels. There is a system that
13 Suffolk County has approved that consistently treats
14 below five milligrams per liter. This should be
15 imposed. This, right now, it's just out there
16 floating. That's unacceptable, in my opinion.

17 With respect to mitigation, and I know a great
18 deal of effort and thought has gone into everything
19 from restoring shellfish to upgrading septic
20 systems, I strongly urge that there be a centralized
21 wastewater system on the site that services the
22 school, which is a significant contributor, as well
23 as some of the residential areas. You can ask for
24 this. This should be imposed, certainly, in the
25 project for any further consideration.



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1 I think you have a lot of work. There's been
2 a number of introductions to alternative
3 developments. With respect to preservation, I don't
4 see it happening. So let's be careful what we wish
5 for in that regard, and let's ensure that, again,
6 this is to the highest achievable levels.

7 I am convinced, based on the science and the
8 analysis, that this will be effectively denitrified
9 relative to the groundwater, and I think that's
10 extremely important that we are cleaning up farm
11 pollution that is ultimately moving through this
12 property.

13 Again, with respect to wastewater, you know,
14 this needs to be big and bold to address the inputs
15 to Shinnecock Bay and Weesuck Creek. And for this
16 Town Board, with respect to your authority with
17 these PDDs, and I won't get into it, because you're
18 well aware of the flaws and potential benefits, but
19 you do have the authority to ultimately ensure that,
20 again, we are highest achievable levels for
21 wastewater treatment, and that district should
22 expand far and wide within this community. Thank you.

23 (Applause)

24 SUPERVISOR SCHNEIDERMAN: All right. Board,
25 that is the last card I had, so -- and it is close

1 to 11. I know the school probably would like to
2 close. So we have some of our law enforcement
3 people who also probably would like to do other
4 things.

5 We are going to recess this until January
6 10th. There's going to be at least two more
7 hearings, so this isn't over. But if there's
8 somebody who feels like they really need to be heard
9 right now, raise your hand and I will confer with
10 the Town Board. Hopefully not, though.

11 (Laughter)

12 SUPERVISOR SCHNEIDERMAN: Okay, I see no
13 hands. Okay, perfect.

14 (Laughter)

15 SUPERVISOR SCHNEIDERMAN: Okay. So I am going
16 to make a motion to recess the public hearing to
17 January 10th of 2017, at 6 p.m., and we're going to
18 move to Town Hall. We're going to give the school a
19 little bit of a break. We're going to go right back
20 to our normal Town Hall meeting room.

21 Okay. Second by Councilwoman Scalera. All in
22 favor?

23 ALL BOARD MEMBERS: Aye.

24 SUPERVISOR SCHNEIDERMAN: Aye. Okay.

25 (Time Noted: 10:58 p.m.)

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C E R T I F I C A T E

I, Lucia Braaten, 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.

Lucia Braaten

Dated this 14th day of December, 2016

In The Matter Of:
THE HILLS - PUBLIC HEARING

**MINUTES OF THE SOUTHAMPTON
TOWN BOARD MEETING**

December 5, 2016

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

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