

*North Sea Citizens Advisory Committee  
Town of Southampton  
164 Fish Cove Road & 18 Pine Tree Rd  
Southampton, New York 11968*

*631-283-5978 or 631-283-3566*

*Lucille Dunne  
John Watson  
Co-Chairs*

*Secretary  
Barbara Fair*

*Members  
Joan Barra\*  
Mary Beatty  
Joan Brennan\*\*  
John Clark  
Daniel Gebbia  
Stephanie McNamara  
Frank Palmer  
Ann Reisman  
Arlene Schroeder  
Mary E. Topping*

*\*denotes Seasonal Member  
\*\*denotes ex-officio  
member*

## **MINUTES**

**November 14, 2011**

The meeting opened at 8:04 pm with the Pledge of Allegiance.  
The minutes of the October 11, 2011 meeting were approved.

### **Communications**

None this month

### **Discussion**

**Little Fresh Pond – Southampton Day Camp Expansion.** The Planning Board is waiting for a decision from the Zoning Board of Appeals on the October 20<sup>th</sup> hearing. Whether the present application before the ZBA represents an attempt at “a second bite of the apple” remains an issue. Residents contend that there was a previous 50% increase in the prior non-conforming use, referring to a 1995 to 1998 ZBA hearing concerning the property.

The old Fish Cove Inn in North Sea was mentioned as an example of abandonment of a prior non-conforming use. Fish Cove Inn was bought and used for a while by Lindesfarne, a religious group, as a retreat. After Lindesfarne discontinued using the site, the Town determined the prior non-conforming use of the main building and bungalows was abandoned and only residential use was permitted. Reportedly, the last owner of the Jacobs property had a residential rental permit.

The Little Fresh Pond Association had to pay a \$500 fee to appeal the earlier decision of the Chief Building Inspector, in which he advised Mr. Jacobs that under the grandfather clause some tennis courts could be replaced by buildings. The Association is challenging this interpretation of the zoning law.

Members expressed disbelief that the present zoning code could actually allow a property that previously accommodated a few dozen people to now accommodate hundreds under the protection of the grandfather clause, stating that “something is wrong if this can happen”.

Some of Mr. Jacob’s other camps have “facility rentals” that take place at hours and on days the day camps are not operating. Some of these camps also have extended hours, running to 8pm, although Mr. Jacobs has represented that the

Little Fresh Pond Camp will run only five days a week until 3:15 pm. This information raised new concerns.

Regarding the controversy over septic effluent from the proposed camp, two studies of the hydrology of Little Fresh Pond and Big Fresh Pond may help to shed some light on this issue. A study by Southampton College professor Ralph Welker (author of one of the “Lake Studies”) determined that water moves in soil layers in, around and between these two bodies of water. In 1990, Bruce Anderson, the Town’s Biologist, had similar conclusions. Member Frank Palmer has copies of both studies and will share them with the Little Fresh Pond Association.

The discussion concluded with a vote by the membership to write to the Town Board urging the site be purchased with CPF funds.

### **Old Business**

**Hamlet Study.** Co-chair Lucy Dunne has been working to integrate material submitted by members for the Study that will become part of the Town’s Master Plan. The goal is to submit the community’s recommendations for the Study by the end of the year. The suggestion was made to add a section to the recommendations concerning the importance of adhering to zoning regulations and limiting use variances, as residents depend on zoning to protect their interests in the quiet enjoyment of their homes. Phasing out prior non-conforming uses should be actively pursued as a goal. The Little Fresh Pond controversy has highlighted the need to review and possibly amend the Town’s zoning ordinance, which was believed to have been adopted in 1957. Of particular concern was Sec. 799, a “catchall” category.

### **Other Town Committee Reports**

**Housing.** No report.

**Solid Waste.** It seems there might have been more thought given to coordinating the concept of bagging leaves and the related issues worked out cooperatively among the Highway Superintendent, Solid Waste and the Town Board.

The recent initiative by the Highway Superintendent to require all leaves to be bagged for pickup has had problems. Paper leaf bags were observed to be falling apart after heavy rains. Getting to Jackson Avenue for the special drop off permits is difficult for residents with limited mobility. Another issue is there is no provision for enforcing the bagging requirement. Some residents are continuing to put their leaves out in the street. As the leaves will not be picked up, they will ultimately be moved along by snowplows, mixing with the snow, and adding to the difficulty of shoveling out driveways. Driving over wet leaves blown into the roadway can lead to skidding and accidents, members pointed out.

**Airport Noise Abatement.** The Committee meetings have been discontinued. A seasonal tower will be set up at the East Hampton Airport, which handles approximately 5,500 helicopter takeoffs and landings each year, mostly on

weekends. The helipad in Southampton on Dune Road is also used heavily on weekends. Recently it seems fewer helicopters are using the Atlantic route and have resumed flying over residential areas.

**Parks** – Our representative to the Parks Committee encountered Town Board Member Chris Nuzzi at another meeting and asked whether the Parks Committee would resume meetings. Mr. Nuzzi invited our member to meet with him and Chris Bean to discuss the possibility of resurrecting the Committee.

**Sustainable Growth** – The Town has contracted with Perkins and Will to prepare the Sustainable Growth component of the Master Plan. The final version of the report will be considered for adoption as part of the Town Code. A Workshop will be held on December 6 for the Town and stakeholders to provide input on objectives of this type of plan. In February, the draft will be presented to the Town and residents, with a final report due March 1, 2012.

**Unimproved Roads Committee** – The committee is moving forward with a draft plan to submit to the Town Board.

**Disabilities** – No report

**CAC Chairs Committee** – No report, meeting cancelled.

### **New Business**

**Federal Emergency Management Agency** – A member reported on her recent deployment by FEMA. During a month in New Jersey at a Disaster Recovery Center, she counseled residents displaced by flooding, some of whom appeared to be suffering from PTSD and would need to be provided counseling services. In a second month, at the Joint Field Office in Albany, NY, she became aware that the Town of Southampton was one of a handful of jurisdictions in New York State that did not have a Hazard Mitigation Plan and was therefore ineligible for certain funding available to stricken communities after a disaster. The Town has now applied for a \$100,000 grant from FEMA to prepare a Hazard Mitigation Plan.

### **Adjournment**

The meeting was adjourned at 9:50 pm.

**Present:** Mary Beatty, John Clark, Lucille Dunne, Barbara Fair, Dan Gebbia, Stephanie McNamara, Frank Palmer, Ann Reisman, John Watson,

**Excused:** Arlene Schroeder, Mary Topping