

# Hampton Bays Citizens Advisory Committee Meeting

## Minutes

April 18, 2019

Members Present: Irene Anthony, Al Danza, Ray D'Angelo, Elizabeth Hook, Barbara Lefkowitz, Robert Lefkowitz, Gerry Loesch, Mary Pazan

Members Absent: Doreen Bartoldus, Mary Egan, Thea Fry, Kevin Springer, Maureen Sutton

Elected Officials: Southampton Town Supervisor Jay Schneiderman, Town Councilperson Julie Lofstad

Other Officials: None

Invited Guests: Ms. Pat Tuzzolo, Flying Point Center for Autism  
Mr. Paul Rogers, East End Special Players/Special Needs East End Network ("SEEN")

- Call to Order by Chairperson Ray D'Angelo
- Pledge of Allegiance
- Ms. Tuzzolo and Mr. Rogers outlined the collaborative efforts of several organizations under the umbrella of SEEN

*SEEN is dedicated to building community understanding of the special needs population on the East End and working with community resources to create recreational, social, vocational, educational and living opportunities for individuals with developmental disabilities over the age of 18.*

*People with developmental disabilities are part of our community and must have the same access to opportunities as afforded the general population. Working with community leaders, businesses, and other stakeholders, they will facilitate the development of vocational and educational opportunities, an activity center purpose-built for people with developmental disabilities that will be open to the larger community and living accommodations for people with developmental disabilities so that they remain a part of the community in which they were raised.*

*The State Education Department requires schools to offer educational programs for individuals with developmental disabilities up until the age of 21. After that, there are very few opportunities for those individuals.*

*SEEN is a composite of several groups already providing services to developmentally disabled adults, as well as family members and other interested parties. These include The Flying Point Foundation for Autism, which provides recreational activities, the South Fork Bakery, which employs 20 adults with disabilities, East End Special Players, a theater group with two programs serving over 40 and L'Arche Long Island, a newly formed agency providing dignified family style residential opportunities.*

*They are particularly interested in creating an activity center and decent housing opportunities for individuals with developmental impairment. They would like to create a location for a commercial kitchen to house the South Fork Bakery and provide other culinary opportunities. They would like to facilitate programs for social, educational, recreational and vocational enrichment.*

Supervisor Schneiderman and the invited guests discussed the specific topic of the use of the Town-owned property at 140 W. Montauk Highway -formerly used by the Hampton Bays Chamber of Commerce.

The SEEN organizations were invited by the Supervisor's office about a year ago to consider the building for their collective use after the Hampton Bays Chamber vacated;

The SEEN organization evaluated the location and determined that this location specifically and Hampton Bays in general would be an appropriate partnership for many reasons including but not limited to: the ability to install a commercial kitchen, the ability to expand the building, the close proximity to the Main Street and the Hampton Bays business community:

Supervisor Schneiderman reported the following:

The building was purchased by the Town with the restrictions that it would be maintained for preservation (pre-CPF legislature) and the tenancy was to be limited to use by a local not-for-profit organization. Supervisor Schneiderman indicated that any changes to the original purchase criteria needs to be approved by Town-wide referendum.

A building inspection disclosed that the building required substantial repairs estimated to cost approximately \$300,000 prior to any upgrades that would be considered by SEEN;

Since the original meeting, SEEN has been informed that the Town would like to "leave their options open" to use part or all of the site for a 2<sup>nd</sup> pedestrian and/or vehicle entrance to Good Ground Park either directly or through a property swap.

The Town is also working on plans for a sewer system that should come to fruition in the next three to five (3 to 5) years.

The Town is in the process of purchasing the 25 Ponquogue Avenue which includes the space used by the Town for the Community Center and the adjacent space previously utilized by the Church of Jesus Christ of the Latter Day Saints. He indicated that he would consider providing SEEN space at this location or another Town-owned site in Hampton Bays when one becomes available.

Other not-for-profit organizations approach the Town on a regular basis and express interest in utilizing Town-owned facilities in Hampton Bays.

Attendees raised the concern that the Town does not appear to be assisting the SEEN organizations in providing services to Town residents that are underserved. The portion of the meeting was adjourned with the understanding that Supervisor Schneiderman and members of SEEN would meet again as soon as possible to explore options that may be available for the Town to assist SEEN to serve the underserved in the Town.

- Supervisor Schneiderman and attendees discussed the following:
  - o The renovation of the Ponquogue Pavilion.
    - the anticipated completion opening for the beach season
    - the project costs were substantially under estimated by the Town Administration due to high construction costs.
    - There was a change order for a fire suppression system.
    - Larry Hoffman, the owner of Dockers in East Quogue, won the bid for the concession.
  - o Various police matters including the decrease in fatalities caused by drug overdoses, reduction in crime, and the work with the school administrations for anti-drug education programs.
  - o Recent code enforcement actions mostly related to property maintenance.

- o The inequitable property assessments especially as it relates to those properties that have accessory apartments. Supervisor Schneiderman indicated that the concerns should be addressed directly with Ms. Lisa Goree, Town Assessor, in contrast to the previous month's meeting that Ms. Goree suggested the concerns be addressed to the Town Board.
- o That the CPI and the Boathouse Townhouses are underway and hopefully both will be successful.
- o Proposals for the Maritime Park are being evaluated.
- o The Town Board is continuing to monitor the water quality, infrastructure and management of the Hampton Bays Water District (HBWD). It was determined that the Town Board cannot vote to delegate the management of the HBWD to the Suffolk County Water Authority without a referendum of the HBWD property owners. Attendees indicated that on-going cost should not be the only consideration.
- o Results of the water testing of the wells adjacent to the Transfer Station in Hampton Bays should be made public.
- o The next steps for a successful redevelopment of the Bel-Aire property at 20 Shinnecock Road. Supervisor Schneiderman disclosed the following:
  - There are ongoing unsafe conditions and outstanding fines in excess of \$60,000 pending at the site.
  - The contract was signed earlier in the day.
  - They anticipate closing in 180 days.
  - The tenants are month to month and the units need to be substantially vacated (all but 3 units) before closing.
  - Once vacated, the Town will take responsibility to clean up property

- The Town is applying to Suffolk County for the "flow" to be grandfathered then the building can be demolished which should be within 6 months
  - There will be input from the community as to the use and look of the redeveloped property -either townhouses or another motel
  - The property will be auctioned off, not necessarily to the highest bidder, but the "best" bidder
  - There will be covenants in the sale for the buyer to build and maintain the property as purchased and planned
  - This can be rolled out to other motels that are being used illegally as year round housing such as 329 East Montauk Highway.
  - The Waterfront Development Plan can be changed at any time with Town Board approval.
- o The potential establishment of a Code Enforcement Review Board to clear up smaller infractions to move the process along more efficiently and effectively.
- o The inequitable treatment of properties on private roads -no services are provided but are used as if they are public roads. Supervisor Schneiderman suggested that Ray D'Angelo contact Mr. Gregor, Ms. Fetten and Mr. Neely to attend the next month's meeting.

Meeting Adjourned by Ray D'Angelo

Respectfully submitted,

  
Ray **D'Angelo**