

Wainscott Citizens Advisory Committee (WCAC)
Meeting of November 4, 2017

Member Attendance:

Jose Arandia, Co-Chair
Frank Dalene
Dennis D'Andrea, WCAC Chair Emeritus
Virginia Edwards
Barry Frankel, Co-Chair
Carolyn Logan Gluck
Susan Macy
Simon Kinsella
Rick Del Mastro, WCAC Chair Emeritus
Bruce Solomon
Sally Sunshine
Phil Young

Excused Absences:

Kathleen Begala
Cindy Tuma

Elected Official:

Kathee Burke-Gonzalez, Town Councilwoman, Liaison to WCAC

Members of the Public:

Lori Anne Czepiel
Sara Davison, Friends of Georgica Pond Foundation
Cynthia Del Mastro
Arthur French
Michael Friedman
Denise Fulham
Paul Giardina
Anne Hall
Michael Hansen
L. Hayes
William Hayes
Rona Klopman
Esperanza Leon
Marian Lindberg
Bonnie Newman-Myers
Daniel Osborn
Mary Petrie
Priscilla Rattazzi, Friends of Georgica Pond Foundation
Steven Romm
Susan Sampson
Joan Schlank

John Tintle
Pat Trunzo
Manny Vilar
John Winkler, EH Press

Housekeeping

The next meeting will be held on December 2, 2017

Minutes

The October 7, 2017 minutes were seconded and approved.

Guest Speaker - John Tintle, Wainscott Properties Inc.

Wainscott Properties Inc. consists of 6 lots that total 70 acres. The current elevation is 18 ft, with a groundwater elevation of 8 ft. In 1996 the 16 acre lake on the property was dredged and filled in with screened sand. A layer of soil was then applied, which is beginning to produce vegetation. In early 2000's Wainscott Properties Inc. was participating in a comprehensive plan inclusive of a Draft Environmental Impact Statement (DEIS) that was stalled due to various moratoriums.

Pending the completion of the Wainscott Hamlet Study, Mr. Tintle plans to propose a preliminary subdivision of 40-50 lot commercial industrial (CI) businesses. The proposal will include planted trees and a sidewalk along the highway that he believes will contribute to improving the aesthetic of Wainscott. In accordance with Suffolk County Sanitary Code, 17% per acre may be developed. Therefore, at maximum there could be 80 6,000 square foot structures on the property (40 lots, 2 uses per lot).

A 10% reserve will be set aside for the Town with additional consideration for acquisition for further open space.

Nelson, Pope & Voorhis LLC will carry out the environmental impact study, Alpha Geoscience will carry out a water study, and Dunn Engineering has been retained to carry out the traffic study.

Southampton Masonry and Landscape Details are currently located on one lot; and Richey Balcheck, a diesel mechanic and Suffolk Cement are located on a second lot. Landscape Details will be moving out in 3-6 months. Grimes Contracting, a local excavation company was a previous tenant.

There are currently no legal actions or violations pending against Wainscott Properties Inc.

Mr. Tintle is interested in maintaining an open line of communication between the WCAC and Wainscott Properties going forward. In following up to issues discussed during this meeting and going forward, members of the WCAC may contact David Egan, who is employed as a full time employee decided to working on this.

Q&A:

Member Kinsella asked about hydrology under the Pit. In early 2000 extensive water and soil testing was carried out, results from which should be available from the Town. In anticipation of the new DEIS, the wells created in 2000 have been reopened, however no tests have been carried out yet. Mr. Tintle will make new information readily available to the public.

Will Mr. Tintle allow Suffolk County onto the property to test water and soil? Yes.

Where did the fill for the lake come from (Member Dalene)? The topsoil came from local sources, however no controls were in place to ensure the topsoil was free from contaminants.

Would you be amenable to moving Suffolk Cement, and following other recommendations laid out in the Hamlet Study (Member Gluck)? Mr. Tintle would be amenable to moving Suffolk Cement, and would be more than happy to work with the Town to create more open space.

Chair Emeritus Del Mastro expressed the community concern that as trucks leave the Pit, and despite onsite cleaning of the vehicles, they bring dirt and dust with them creating air quality and traffic issues. Mr. Tintle stated that he would pave the exits onto 27 and Georgica tomorrow if the Town allowed him to do so. He believes that this would eliminate the issue, and if it did not prove to be effective, he would be happy to install undercarriage cleaning if allowed to do so. In the interim, he would gravel the exits in an attempt to knock off the dust and dirt. Mr. Tintle will allow testing of the dust and dirt. Is there a way to pave the property without using asphalt that contains oil? Mr. Tintle is not aware of any contaminants used when paving. Through subdivision and site plan applications, the issue of dirt and dust exiting on the property will be addressed and minimized through landscaping, paving, and/or undercarriage washing.

Member Soloman and several members of the public informed Mr. Tintle that machinery noises emanate along Hedges from 2-4am, and that the police have been notified of the same on several occasions. Mr. Tintle will look into this.

Once the subdivision is complete, operations can be fenced in completely to eliminate the hours of operation problem altogether. In the interim, Mr. Tintle will implement gate closure hours.

Liaison Report

Councilwoman Burke-Gonzalez will reach out to Suffolk County to request testing of the soil and water at the Pit.

Private Well Survey

Of the 256 properties in the mapped area, 122 have been sampled, 2 refused sample, 98 properties have not been heard from, and 39 samples have been requested and are outstanding. Once taken, multiple samples are sent to Suffolk and other locations in NY State for testing, with results taking 1 month. Of the 26 samples taken as of November 2, 10 showed no detection, 15 found detection, and 1 found detection above the threshold of 70 parts per trillion.

The Town has weekly calls with agencies, and are expecting a letter from the DEC requesting a full investigation. The Town has asked for a heat map showing where the detections have been found. For privacy reasons, they have not identified locations to date.

Member of the public Arthur French's residence on West Gate tested positive, and he urges action by the Town to provide for municipal water as soon as practical.

Councilwoman Burke-Gonzalez acknowledges that since water shifts, the test results could look very different in just 6 months. It is still very early in the process and there are currently more unknowns than knowns. What testing is being carried out at the airport (Member Dalene)? The Town must get more samples and data back before testing is carried out at the Airport. Monitoring wells doesn't make sense yet until perhaps a cluster is identified.

Councilwoman Burke-Gonzalez is attempting to line up someone from Suffolk County Water Authority to address the WCAC and public during the December meeting.

Please contact Jeanne Corroza (631) 324-4183 if you are in need of water delivery.

The possibility and cost associated with getting hooked up to public water was discussed. The Town is not currently considering subsidies or rebates to homeowners interested in hooking up to a public water supply. Councilwoman Burke-Gonzalez will circulate a map identifying location of public wells within the mapped area to WCAC members.

Fire marshals have spoken to all fire departments regarding use of these chemicals.

Member Kinsella is looking into whether a blood test exists to identify whether the compound is present within your system.

Airport

The new aboveground fuel farm will to go live in December. There is currently a plan to install a perimeter fence to deter deer. \$5000 in tree obstruction cleaning is coming up. A pavement evaluation and wind analysis will be carried out on runways 1634 and 422. 1634 is designated as a cross wind runway used mostly by small aircraft and seaplanes that take off over the Pit/Hedges. 422 was taken out of commission 10 years ago due to the condition of the runway, and is now used as a taxiway. Local fixed wing pilots are driving the reopening of 422, which would need reconstruction to bring it up to standard for use. This will not be decided before February.

Noting the risk to Wainscott's aquifer, member Dalene wonders why the airport stores fuel onsite when the FAA does not require it to do so, and shared his opinion that the airport should not do so.

Member of AMAC, Arthur Malman will attend the WCAC Airport Sub-Committee February meeting. Will a Wainscott resident be added to AMAC (Member of the public Hansen)? Councilwoman Burke-Gonzalez will take this into consideration.

Properties for landmark status

The Kennedy House was not marked by East Hampton Town as a historic home for landmark status as they were not allowed access to Georgica Association. Councilwoman Burke-Gonzalez is working with the property owner to designate the property for landmark status.

CDCH

Gersch Academy would like to take over the lease at CDCH. The Town Board is doing its due diligence.

378 Mtk Highway (The Swamp)

Waiting on the bankruptcy court. Should close by the end of the year.

Outbreak of Southern Pine Beetle

The Town estimates that 2000 trees have been compromised by an outbreak of the Southern Pine Beetle. The DEC is working on CPF properties by hiring outside landscapers who will cut down and score the infected trees. If anyone has a concern about potential infected trees, please contact the Land Acquisition Department at (631) 324-7420.

Moratorium

It is the recommendation of the WCAC to extend the moratorium with no lapse until the Hamlet Study is complete. Councilwoman Burke-Gonzalez will recommend an extension at the December work session.

Committee Topics for Discussion

Hamlet Sub-Committee

The hamlet study recommendations are 90% complete. Member Logan Gluck will assist in pulling everything together.

Environmental Sub-Committee

The next ESC meeting will be held on November 13, 10am at Town Hall. Clint Plummer will submit a detailed proposal about the landing cable at Wainscott Main beach, which member Kinsella will circulate prior to the meeting. Plummer will then present this proposal at the meeting, which will be followed by a presentation regarding PFCs. Member Kinsella is trying to get a toxicologist and hydrologist to discuss health and contamination issues.

Member Kinsella questions why new public wells will be installed on Stevens Hands Path when we have known contaminants, and recommends taking care of the aquifer first.

Traffic Sub-Committee

The agenda has been sent to Stephen Lynch for feedback. The no left hand turn recommendation from Wainscott Stone onto 27 may have to go to the State.

Speed sign - Please make checks payable to Chair Emeritus Rick Del Mastro.

Town and Committee Updates

Community Preservation Fund

Star Room - The WCAC should begin exploring options and making recommendations as to what they would like to see at this property. Would a Town Planner be available to attend a WCAC meeting to discuss ideas for the property?

Teak storefront - Advertised as for rent.

Property off West Gate behind Teak Store - Site plan was approved prior to the moratorium. Home Sweet Home - Significant space is for available for lease.

Vista

Member Kinsella proposes that the CPF look into purchasing the property at the eastern corner, which borders 55 Wainscott Hollow to the North and the Dankowski farm to the South. Co-chair Arandia will propose this, but notes that the issue of solely being a visual vista does not meet many of the CPF guidelines.

Building Department

Who's covering ARB? Can we call Richard Myers and ask him to report?

Energy Sustainability Town Advisory Committee

The committee had a meeting in conjunction with the Town Trustees to discuss Deepwater Wind. Stakeholders including the Town Trustees and the Fishing Community have been attending as outreach to the community. Though Deepwater Wind has not formally decided where the landing will go, Clint Plummer is looking for input and recommendations such as rebates, vistas, burying power lines. The WCAC should have a position on this.

Other Business

The motion to nominate Michael Hansen was seconded and approved unanimously. A separate email will be sent to Councilwoman Burke-Gonzalez regarding this nomination.

Business Community Awards

The business community awards were presented with media coverage to The Seafood Shop for visual landscape, and Wainscott Walk In Clinic for service following today's meeting.