

Wainscott Citizens Advisory Committee (WCAC)

Meeting of January 9, 2016

Notice: The next meeting will be held on February 6, 2016.

Member Attendance:

Jose Arandia, Co-Chair

Frank Dalene

Dennis D'Andrea

Rick Del Mastro

Barry Frankel, Co-Chair

Simon Kinsella

Bruce Solomon

Sally Sunshine

Cindy Tuma

Phil Young

Excused Absences:

Kathleen Begala

Susan Macy

Elected Officials:

Kathee Burke-Gonzalez, Town Councilwoman, Liaison to WCAC

Members of the Public:

Richard Meyers, Chairman, Architectural Review Board, WCAC Chair Emeritus

Diana Weir, Board Member, EH Planning Board, WCAC Chair Emeritus

Minutes

The December 5, 2015 minutes were seconded and approved.

Airport Update

Harris Miller Miller & Hanson Inc. (HMMH) consultants looked at the data and found that the 30% of phone complaints were processed at the time the calls were received rather than the exact time of the flight occurrence. Therefore, they went back to register the proper timing. This data was then sent to Vector; therefore the study hasn't started just yet and the analysis is incomplete. A presentation by HMMH is not expected until March. An App is in the works so complaints will be able to be logged by phone. L.K. McLean Associates, P.C. was hired to design, permit and provide construction management of the new fuel farm. A bid also went out for fuel, which was awarded to World Fuel Services Corporation in December. A pavement analysis is underway by Michael Baker International. Lastly, McLean was also hired to design the paid parking, with a proposed cost of \$10/24 hours, and can be remotely accessed to buy extra time if plans change. A \$50,000 budget had been approved for the parking system. An agreement with rental car agencies is being negotiated, there will be free 30-minute parking, and there will be no parking on Daniels Hole Road. The bond for the Automated Weather Observation Station (AWOS) was certified Tuesday by the FAA and went out to local pilots. Litigation status: The Town has appealed the federal court injunction against the 1 trip/week limit, and Friends of EH Airport have cross appealed. Due to the courts timetable, it is unlikely anything will change affecting the 2016 season. At the February 4 public hearing the dozen vacant properties on Daniels Hole Road will be discussed.

Rental Registry

The Rental Registry Law was adopted on December 15. Applications will be available online at ehamptonny.gov beginning January 15, and will be accepted from February 1 through May 1. A workshop for real estate brokers will be held on Wednesday, January 20 at 10am and 2pm. There will also be a workshop for the general public/landlords on Wednesday, January 27 at 1, 3, and 5pm. During these workshops town staff, a building inspector, the head of IT, and the Director of code enforcement will be present to explain how the process will work. A property can be registered without tenants, and registration for a 2-year term will cost \$100. A self-inspection rental/safety checklist will have to be completed and notarized, and a certificate of occupancy (CofO) must be on file. If any building permits are open, they must be timely. Committee members expressed concern over proactive versus reactive enforcement of the rental registry.

Councilwoman Burke-Gonzalez ensures that code enforcement is proactive in scouring VRBO and other rental sites, and that any complaints will be dealt with when received.

Supervisor's 2016 State of the Town Address

Three important facilities are being focused on in 2016. Plans should be complete to replace the old Town Hall, sell the existing office space at 300 Pantigo Place, and consolidate the departments on existing Town Hall property. Plans will be developed for a new, expanded Senior Center in the existing location on Springs-Fireplace Road. Lastly, the Town is in preliminary discussions with Southampton Hospital, which has expressed interest in building a 24/7 emergency care facility in East Hampton. The hamlet studies, and affordable housing will also be a focus in the upcoming year. The Town recently backed a bond issue for the EH Housing Authority for an affordable housing complex in Amagansett.

Wainscott Properties

Member Del Mastro reports that the Georgica Road gates were open on the night of January 8, and that the dirt being dragged out past the gates is not being cleaned up. Councilwoman Burke-Gonzalez reported that code enforcement has found Georgica Road, but not the Montauk Highway gates to be in compliance. Co-Chair Arandia recently reviewed Wainscott Property documents, which clarified that cleanup is the responsibility of the property owner. Numerous members discussed potential solutions including trap rock and washing vehicles prior to exit. As a follow-up to last month's inquiry, Councilwoman Burke-Gonzalez reports that Wainscott Properties can operate on property at any hour. Member Del Mastro made a motion to draft a letter from the WCAC to the Town requesting that the code be revisited regarding operation at any hour on commercial property bordering residential property. This motion was seconded and approved.

Wainscott Holding Update

Co-Chair Arandia reports that the plans were presented with potential structures on them to show the relative distances from existing structures, but there are no plans to build any new structures on the vacant parcels at this time.

Star Room Property Update

There are a number of commercial liens on this property in excess of \$3 million. A recent offer of \$3.1 million was not accepted despite being the highest offer received to date. Member Young asked whether the planning board has considered a car wash at that location given the traffic concerns. EH Planning Board Member Diana Weir stated that it is up to the applicant to present a traffic study to the planning board.

Tennis Club Update

EH Planning Board Member Diana Weir reported that Scott Rubenstein, General Manager of East Hampton Indoor Tennis Club presented has a plan to turn existing "bubble" space into a family-oriented recreation center to include bowling, pool, shuffle board, mini-golf, Bocce and a bar area. Member Del Mastro suggests inviting Mr. Rubenstein to present his plan to the WCAC.

Community Preservation Fund

Co-Chair Arandia said that the Community Presentation Fund was down by 6% and Councilwoman Burke-Gonzalez notes that Scott Wilson, Director of Land Acquisitions for the Town of East Hampton will present an overview of 2015 at the January 19 work session at 10am.

Energy sustainability

PSEG put out a Request for Proposals (RFP) for South Fork Resources to reduce the electric load. 35 responses were submitted, including a proposal for 15 offshore wind turbines in conjunction with battery storage. The wind turbines are planned to be placed 30 miles offshore and will produce 90 megawatts - almost enough to offset consumption, which would allow East Hampton to obtain its goal of renewable energy. The power output curve for wind turbines have peak-power

matched well for afternoon consumption. Having wind turbines in the east has the added benefit of avoiding issues related to carrying power on already over-loaded cables carrying power from the west. The committee is lobbying the Department of Public Service (DPS) who has advisory capacity with PSEG to support offshore wind turbines. A decision is expected in May.

ZBA

Member Dalene will be taking over member Member Macy's committee responsibilities.

Nominating committee

Member D'Andrea has invited John Nealon, who has expressed interest in joining the WCAC to either attend a meeting or to submit a brief bio.

WCAC budget status/expenditures

Going forward the budget will reflect both WCAC funds, as well as the voluntary tax-deductible contribution to the Sewing Society.

WCAC discussion of Town officials invitations during 2016

During the February meeting Marguerite Wolffsohn, Director of EH Planning Department will be discussing her department and how the application process works. The Committee also plans to invite Trustees who have never been to a meeting except at the time of election to attend future meetings. Going forward members should communicate suggestions for meeting invitations to Co-Chairs Arandia and Frankel.

Calendar

The 2016 calendar dates were seconded and approved as – Jan 9, Feb 6, Mar 5, Apr 2, May 7, Jun 4, Jul 9, Aug 6, Sep 10, Oct 1, Nov 5, Dec 3.

Gunshots

Member Dalene reported more gunshots were heard early morning at 12:50am, 12:55am and 1:10am (2 shots) on December 26. He reported these to the police, who sent a car at which point he heard no further shots. Co-Chair Frankel suggested exploring ShotSpotter, a gunshot detection and location technology.