

June 14th, 2010 - Meeting Summary

Members present: Chair Rachel Verno, Gloria Rabinowitz, Marlene Haresign, Steve Abramson, Bill Berkoski, Joe Krajewski and Barry Levy

Non-members present: Charlie Corwith, Jan Harboy, Susan Keenan, Frank Keenan, Tom Shea, Fred Cammann and Jessica di Napoli (SH Press)

FLYING POINT PDD:

Discussion regarding the proposal made by Wayne Bruyn and Town Planning Administrator, Jeff Murphree re: Flying Point PDD included the following issues:

- What are the implications in changing from the current zoning of Highway Business to Hamlet Commercial?
- What is the Town's rationale for the zone change at this highly trafficked corner?
- Is the prospect of affordable housing enough of a public benefit to warrant a zone change?
- Will there be a need for developer owned rental units if the Town's Housing Authority moves forward with their own plan to provide affordable housing?
- What can go into the now empty car dealership located on southwest corner and will they also want a zone change if this PDD goes through?
- Would that also apply to the Carvel northwest corner development?
- Need to look at this corner as part of a larger picture that includes all four corners. This is why the CR39 study is important.
- Is there any other public benefit besides affordable housing?
- How will a zone change affect traffic on the Montauk Highway and Flying Point Road, which is residential?
- What is the advantage of including the two Harrison Gray properties (which would be enlarged)?
- Are any of these benefits worth the cost of creating a Hamlet Commercial zone that will bring more traffic to this area?

Summary:

The CAC decided that the proposal of increasing the size of Pier 1 and Fortunoff was unacceptable and informed Jeff Murphree of this decision.

The CAC concluded that there were too many questions that needed to be addressed by the Town before they could make a conclusion about whether a PDD would be advantageous for this property. While the PDD would offer the community an opportunity to have a say in shaping the development of this corner, the zone change may prove to be too costly in terms of how much new traffic would be generated by additional retail uses and the current Highway Business zone may be preferable.

The CAC put together a list of questions for Jeff Murphree and he has agreed to attend our July 12th meeting to discuss. At Fred Cammann's request, Rachel, Gloria and Jeff attended the Bridgehampton CAC June 28th meeting to talk about this proposal.