

Minutes of a Scoping Hearing of the Town Board of the Town of Riverhead held in the Town Hall, Riverhead, New York on Tuesday, October 9, 1984 at 7:00 p.m. regarding the Special Permit Application of Kimbrooke Enterprises for the construction of 190 condominiums on Pier Avenue in Riverhead.

Present: Joseph F. Janoski, Supervisor
John Lombardi, Councilman
Victor Prusinowski, Councilman
Vincent Artale, Councilman
Louis Boschetti, Councilman

Also Present: Richard Ehlers, Town Attorney

Supervisor Janoski called the meeting to order at 7:04 p.m.

Supervisor Janoski, "I call this meeting to order. Let the record show that the hour of 7:04 has arrived. The Town Clerk will please read a notice of public hearing."

PUBLIC HEARING - 7:00 p.m.

I have affidavits of publishing and posting of a notice for a public hearing to be held on Tuesday, October 9, 1984 at 7:00 p.m. at Riverhead Town Hall, to hear interested persons regarding: The currently pending application of Kimbrooke Enterprises Inc. for a special permit to construct multiple family dwellings in a Business A District and to determine the pertinent issues to be addressed in the completion of a Draft Environmental Impact Statement by the applicant.

CORRESPONDENCE

Jamesport Fire District 9/26/84

Requesting that they be included in planning of proposed condominiums due to fire protection required.

Suffolk County Dept. of Planning, 9/6/84

After due study and deliberation, they have resolved to approve the application subject to nonacceptance of this site plan.

Environmental Quality Review Board, 5/3/84

Advising that the project is Type I and concerns with location and proximity to L.I. Sound, construction near bluff area, land disturbance, and provisions for water and sewage facilities. Also recommends that lead agency status be sought.

PUBLIC HEARING Continued

Supervisor Janoski, "Thank you Mrs. Pendzick. Before we begin, let me point out that the purpose of this hearing is to give the public the opportunity to identify those concerns which they may have which should be addressed in the Environmental Impact Statement. Having said that, is there anyone present representing the applicant?"

Bob Maniello, President of Land Design Assoc., "Yes Mr. Supervisor."

Supervisor Janoski, "You have some audio visual aides that you want to stand up there?"

Bob Maniello, "Should I direct these to the Board?"

Supervisor Janoski, "Probably you should be able to put them over there where there is an opportunity for everybody to see them. You can, if you wish, take the microphone from the stand so that you can reach over."

Bob Maniello, "Good evening Mr. Supervisor, members of the Board. My name is Bob Maniello. I am the president of Land Design Associates, Landscape Architects, Land Planners located in Huntington. I am also the president of Kimbrooke Enterprises which is the applicant making this application this evening. I am wearing a couple of hats as is obvious. First I would like to put on the hat of the planner and land architect and make this presentation. If there are any questions later that are relative to my position as applicant and as part owner of this particular project, I'll be happy to entertain those questions. As land planners and landscape architects, we evaluate a piece of property in many different ways and we undertake a number of different studies that are done. This particular plan shows a (what we call) a regional analysis, which essentially locates the subject property which is north of Sound Avenue running east or west of direction, Long Island Sound, Town Park adjacent to Pond, Pier Avenue access to the site. The site is 55 acres. Is located essentially what amounts to the northeastern portion of the Town of Riverhead. A number of other studies that we do are slope studies. This particular presentation indicates (by color differentiation) the different slop characteristics that are relevant on the site. Slopes are a concern on this particular property as they should be on most pieces of property. The lightest color is a 0 to 5 percent. The gridations of brown leading up to a darker are of 25 percent or greater. 43 percent of the site is 0 to 5 percent slopes. 20 percent is 5 to 15. 14 percent is 15 to 25 and 60 percent is greater than 25 percent slope condition. 7 percent of the site is actually contained in an existing water body which is a fresh water for the most part but in a blackish condition at present. A third analysis that we do is the site analysis of the site. This is where we begin to display a few

PUBLIC HEARING ContinuedBob Maniello, Continued

subjective interpretations as planners. We evaluate slope conditions which are the dark areas. We identify those. Blue arrows indicate dynamic views obviously to the north and across the pond to the north. There's a wetland condition that we have identified which is the light green which surrounds the existing pond. Road, driveway leading from Sound Avenue through the property, the park, and an existing boat ramp. Pier Avenue shown on the lower portion of the map and the soil conditions are indicated as well. There are 3 major soil conditions on the site. Majorities are Riverhead loam for the most part and a carver plymouth loam which both will suit and are stable conditions as far as soils are concerned for out construction that we anticipate. The Master Plan as prepared, utilizes the proceeding analysis in order to develop (what we consider) an environmentally sound community. What it amounts to is a 190 units of condominium type dwellings clustered on the property in buildable areas off of the slope conditions on the flatter portions of the property utilizing the main access off of Sound Avenue. A recreation complex at the lower beach portion which would contain a yacht club, pool, bath house, tennis courts, paddle courts for use of the residents. This would be a private community loop road system. Once again, there are 3 different types of units that we would anticipate marketing. A ranch unit which would be a one-story type of dwelling. The two-story townhouse type of a unit and a two-story duplex or two-family home. It is anticipated that this community is a second home recreational type community and we see a need and a market for a kind of a dwelling that a owner could buy the duplex unit and rent on a seasonal basis to a family or friends or that sort of thing. The total site area as indicated is 55 acres. There would be 37 buildings. 190 units or actually 148 different dwellings if you consider the two-family as a single dwelling. 190 divided by 55 gives a yield of 3.45 dwelling units per acre which would be the actual density of the property. We've also run through coverages in terms of both buildings, pavements, parking areas, etc. Came up with a total coverage of 8.9 acres of the 55 acre site which would leave 84% of the site in an open space category or situation. I'd like to show, if I may, architectural evaluations of the units as we presently perceive and this would be a typical building containing 4 or 5 or 6 units depending on the number and mix of the two-family. They would be very rustic in nature, natural materials. We anticipate a cape code type of a look to it. An independant village sort of a thing because of the nature of the site, proximity to the water and the historic nature of the area in which we're developing. That concludes my presentation. Again as I mentioned, I'd be happy to answer any questions from the audience, the Board relative to my position as a planner or as an owner."

PUBLIC HEARING Continued

Councilman Artale, "I have a question. How far back from the bluffs do you anticipate building the first row of houses?"

Bob Maniello, "Let's go to the Master Plan."

Councilman Artale, "The condominiums, I'm sorry."

Bob Maniello, "We have established a minimum 100 foot set back. Now, that does not mean (necessarily) mean that the units are going to be lined up along that 100 foot set back. But it does mean that the closest structure would be no less than 100 feet and in many cases, we exceed that 100 foot set back of the jog and the positioning of the buildings."

Councilman Prusinowski, "Bob, have you addressed the sewer disposal and the drinking water supply situation?"

Bob Maniello, "Yes we have. We have had (first regarding the water) a number of conversations with the consultant to the Riverhead Water District, firm of H2M, Sam McLendon specifically. At this point, (and my last discussion with him was approximately a week and a half ago) he is, as I understand it, preparing a letter to be submitted to the Town Board and the Water District relative to a study that he would undertake which would be paid for by us. And that study determined a number of alternatives of bringing water to this site and what might be anticipated. My hope is that we can extend the line from the west to the east to this property. As far as we are concerned, we're willing to contribute to the construction of that line. As far as the....."

Councilman Prusinowski, "Do you know how far away that line is?"

Bob Maniello, "Approximately 4½ miles."

Councilman Prusinowski, "Ok. Just so you know that it's a long distance."

Bob Maniello, "We're aware of that. As far as the sewer treatment plant is concerned, we would definitely have to provide one on site. We have been in touch with Suffolk County Health Department and we have indicated a location which is a natural low point way back in the woods, (once again, the site is heavily wooded) that we can get to by gravity. It would be a tertiary system that we would recharge directly into the ground. It would not be an ocean out flow as was one of the possibilities."

Councilman Prusinowski, "Have you discussed with the Health Department in the event that the Water District can not be extended to this project? What would your plan then be to provide drinking water?"

PUBLIC HEARING Continued

Bob Maniello, "A well site on site. We have shown additionally, an alternate location for a well site to be located at this juncture of the property which certainly is a long enough distance away and on a higher ground than the sewer treatment plant. So we would meet any of those requirements."

Councilman Artale, "How deep would your well have to go?"

Bob Maniello, "We're estimating into the magathy aquifer which would probably be 600 feet. 600."

Supervisor Janoski, "Ok. Thank you. Hang around if you would. Please put the microphone back on the other side. I would at this point, invite comment or question from the audience. Steve. You have to use the microphone Steve."

Steve Haizlip, Calverton, "Joe and the other Board members. What I would like to find out here at this point.... There will be a lot of families moving in and it would be an increase in services. School, school budget, hiring teachers and the highway so forth and so on. Is there going to be enough tax in this project to help carry that out? That is number one. Secondly, from the housing that I've seen as in Calverton Heights, I have dubbed it Shang Hai Heights because the road stops level with the wall and those people get the flood and the water. I am not an architect. I only observe what I see. We got a lot of equinoxes, they call it. I hope this builder has taken in a little consideration to extend the socket down and give those people some protection who is going to leave up on that top floor. Thank you."

Supervisor Janoski, "Thank you Steve. I guess you might as well. There was a specific question there and perhaps you...."

Bob Maniello, "With reference to the tax implication, I think that's probably a very good question and one that perhaps I could have touched on during the presentation. As I initially indicated and there's no guarantees of course, but this is being designed as a secondary home community. It's a private community. All of the services that would be required by residents of the community would be paid for them by themselves through a homeowners association that would be established. The bedroom mix on the units themselves are designed to be an average of two bedroom units. We would not anticipate it and I think history will bear us out in terms of kinds of units that we're anticipating here, any school age children from this project. So that means that the bulk of the dollars that are generated by taxes paid by these homeowners, would go to the school district at essentially very little if any cost to the school district in return."

PUBLIC HEARING Continued

Supervisor Janoski, "Thank you."

Steve Haizlip, "Second part sir."

Bob Maniello, "Yes. Very interesting that you should raise that question. Because quite frankly, I don't think our architects have taken into consideration the extension of the roof lines and it's a very good point I am going to bring up and make sure. Thank you."

Supervisor Janoski, "Thank you. Why don't you just set that right by the mike. I would like to point out that I see my friend (the Supervisor for a day) has arrived. Bill Wilkinson, I can see the top of his head back there. Why don't you just give a wave so everybody can see you. Ok. Is there anyone else who wishes to..... Yes sir."

Allen Wicklund, Northville, "Good evening. My name is Allen Wicklund. I am the president of the Northville Beach Civic Association. I'd like a point cleared up if it could be at this time. It was my interpretation or my understanding that the lake portion there was at one time donated to the Town of Riverhead. Is that correct? Is it on the tax rolls at this time?"

Supervisor Janoski, "There was an offer to the town for a separate parcel (which adjoins that which would be the lower adjoining that, the white area) of a donation to the town. It is presently owned by Mr."

Allen Wicklund, "Lyndon Hallock. Would that be correct?"

Supervisor Janoski, "Yes."

Allen Wicklund, "Will there be research done? I know that that's a very inhabited area by wildlife. I know it's a grouping area and seasonal migration and such. Will there be research done into this aspect of it? What impact will be done to wildlife?"

Supervisor Janoski, "That would be sort of the..... Well you can answer that as well as I can."

Bob Maniello, "If the Board wishes, we'll be (I guess) required or will be necessary to do a further study of that. We have no intention of impacting the water's edge or the water front area. In fact, at the planning board meeting that we initially presented at, I think we (at the time) offer to possibly make a donation of that water body and the area surrounding, to the town. If it would help or suit their needs."

PUBLIC HEARING Continued

Allan Wicklund, "Would I take that to be that that area will not be disturbed through your development? That is what we're looking for. We would like a statement and you have given up the idea of your discharging waste into Long Island Sound. Is that true."

Bob Maniello, "Yes we have."

Supervisor Janoski, "Thank you. Just for the sake of the way things are supposed to work, please address your comments to the Board and don't carry on a dialogue with anyone in the audience. It's not supposed to be give and take. We have to record it because this is a legal record and it is a legal proceeding. So if we would just do that, it would make our job a little easier. Who else wishes to be heard? Yes sir."

David Saland, Contract Vendee, "I am the contractor vendee on the Hallock parcel and I have two questions about the development. It's the pond I am worried about, not so much the building runoff, but the parking lots. And the number of units, I think is excessive. I think that's going to adversely affect the pond. And also the wolid waste. I am wondering if that could be trucked off site rather than discharging into our ground water and affecting the local area."

Supervisor Janoski, "You mean the sewage waste?"

David Saland, "Yes. That, I think is my main concern with it."

Supervisor Janoski, "You can twist that microphone. You don't have to be stuck where it is. But we do have to record it."

David Saland, "Fine. Those are my two questions about this site."

Councilman Prusinowski, "Dave, what do you think the density should be? You're in the business."

David Saland, "Well, on the Hallock piece, my density is on 50 acres, about 39 houses. On that particular site, it is about 50 acres also. I would say... The woods are very fragile there, the animals, the whole bit, are going to be tremendously affected by that many people. I figure 190 condos, 3 to 4 people using them, walking, using the beach, the waste runoff. The summertime they're going to have friends out. I can't see more than 100 units. That's my gut feeling. I think any more than that is going to be a tremendous ecological destruction going on up there."

Supervisor Janoski, "Ok. Thank you."

PUBLIC HEARING Continued

David Saland, "Thank you."

Supervisor Janoski, "Would you like to.... Let's get him back up again. Would you answer that question on the.... I thought that you already addressed it but maybe not."

Bob Maniello, "The sewer treatment plant would be a tertiary system. So anything that would be discharged into the ground water would be essentially biologically pure and clean. It's the function of a treatment plant. As far as the density is concerned, the property is zoned Business A, Resort Business and will permit (with a Town Board exception) the density that we're requesting."

Councilman Prusinowski, "Bob, how did you arrive at the density of 190 units per parcel?"

Bob Maniello, "The density was computed based upon the formulas that were provided. That's essentially a 10 to 1 ratio of site area for floor area. Our calculations indicated, and we've done it essentially on what amounts to 3 different types of units that we have designed, I'd be happy to run through those if you would like."

Supervisor Janoski, "Those formulas that exist in the Riverhead Town Code?"

Bob Maniello, "Yes. According to multi-density and according to multi-family."

Councilman Prusinowski, "Those are my questions. You followed the code as we have it?"

Bob Maniello, "Yes we have. The total site area is 55 acres which calculates out to 2 million 395 thousand square feet. By formula, we are then allowed to and permitted to develop up to 239,500 square feet of building floor area. We are less than that. And that is based upon the ranch mix, townhouse mix and so on."

Councilman Prusinowski, "So my question (specifically) is you're less than the maximum that you're allowed."

Bob Maniello, "That's correct. And that also included the construction of the club house which would also utilize the square footage."

Councilman Artale, "Would you give us, at this time, the price per unit that you're asking for the least to the highest?"

Bob Maniello, "We are hoping that we can come in about 150 thousand dollars for the low units up to 175. In that range. Those are today's dollars. Next spring and next summer might be different."

PUBLIC HEARING Continued

Councilman Prusinowski, "Another question. Will you be addressing..... Has there been any concern about the consumption of the water supply? In other words, how many gallons a day?"

Bob Maniello, "Yes. There's 57 thousand gallons that would be required to be used by this community. If in fact it were (those are the peak demands) to be. And I think it is safe to assume, that on a July 4th weekend or a busy weekend during the summer, we would have those kinds of densities."

Supervisor Janoski, "Thank you. Is there anyone else present who wishes to address... I catch him napping off. That can be used against you when you run if you fall asleep at a meeting. Is there anyone else? Yes sir."

John McLoughlin, Northville Beach, "My name is John McLoughlin. I am also a trustee of the Northville Beach Civic Association. I would like the gentleman to initially clarify the area that he indicated that the sewage disposal would take place. It appears to me, to be exactly neighboring the pond area that Mr. Wicklund referred to as a nature area. Could the gentleman define that more closely for us at this time?"

Bob Maniello, "The proposed location of the treatment plant facility would be in this (essentially amounts to the) southern portion of the property. It's approximately 500 feet to the existing pond. There are a number... Once again, the waters that would be discharged after treatment, into aquifer, into the ground water, would be essentially chemically pure and biologically pure. If any waters were to gravity feed horizontally towards the existing pond, they wouldn't (be) virtually have no impact on that pond."

John McLoughlin, "First I question the word virtually. The gentleman is using a lot of words that have no meaning."

Supervisor Janoski, "Could I just interrupt. We are not here to be argumentative."

John McLoughlin, "Well I am. I have my interest up on that beach."

Supervisor Jansoki, "I can understand that but...."

John McLoughlin, "And you may consider it argumentative, but I consider it logical points to make here with the gentleman."

Supervisor Janoski, "Absolutely."

John McLoughlin, "He's making points to me that I don't accept."

PUBLIC HEARING Continued

Supervisor Janoski, "I don't want you to argue with me either sir. What I want you to do is to make your statement."

John McLoughlin, "We're happy to have you back after your sickness."

Supervisor Janoski, "Thank you. Let's approach it from.... I understand your concerns."

John McLoughlin, "I am doing that and I would prefer that people speak to me in a frank manner. Don't say approximately 500 feet. They had the housing units run out very specifically on that map there. (Supervisor) And he's saying to me approximately 500 feet. Is that fair for him to say that to me? I ask another question. If this tertiary treatment plant does not work or there's a back up in it, what do they do with their sewage? My daughter was married two weeks ago and in preparation for the volume of people we had, it cost me 100 dollars (roughly) to have my sewage pumped out. And I am not allowed to dump it into the Sound. I am not allowed to dump it into the adjacent lots. I question that with you people on the Board. Are you going to permit this thing to happen up there? This is a very vital thing that's concerned with this property. 190 units is a lot of people. We constantly hear in our papers up here about the aquafer that we are concerned with on the North Fork. Where is the concern going to take place with these things? Now, we are loading in a short space of 6 acres, 190 units and I would predict 600 people and that would probably be conservative. I think it's a major thing that you gentlemen have to consider. A second consideration that I want to tell you. When the bluffs, Flagg condominiums, came into existence, you know that they said in their brochure? I advise you to take a look at it. They advise the buyers that the nearby towns of Southold and the South Fork are available for their entertainment. They never mentioned Riverhead. Why not? I lived in Riverhead for 5 years. I am up there on the Sound. I would prefer at this time, from what I see about Riverhead, to move (frankly). But I can't afford to now. I did at that time when I moved in. I want Riverhead to be a place I am proud of. I want the name of Riverhead to be a place I am proud of. The boat ramp. A boat ramp that this Northville Beach Civic Association told the Planning Board (or whoever the people involved were) not to put a wooden ramp in. They just blew 15 thousand dollars of our money. The first storm we told them it would be wrecked. It's gone. You people sitting here, 15 thousand dollars down the drain. First storm. We told them not a wooden ramp. You can't do it. We live up there. We see what happens. We love the North Fork of Riverhead. We love it. What have we got up there? 14 miles of beach front perhaps. We're threatened by storms. Please be on our side. Take into consideration these facts. Keep what we can of the decent part of Riverhead. Make Riverhead

PUBLIC HEARING Continued

a decent place to live. Make it happy for me to live here as well as yourselves. And make it happy to go downtown. Go on Route 58 without it becoming Coney Island. And I see this happening up at the beach. 190 units crammed into 5 acres. I am against it for those reasons."

APPLAUSE

Supervisor Janoski, "I don't know if you want to respond."

John McLoughlin, Spoke from the audience. INAUDIBLE.

Supervisor Janoski, "Pardon. I know that. That's what I said at the beginning, but I tried. Just once again, let me remind you that the purpose of this hearing is those things that you feel should be addressed in the Environmental Impact Statement. Yes sir. Well, he already was heard and it's kind of a rule that everybody gets an opportunity to be heard before you can be heard again."

Bob Skinner, Wading River, "My name is Bob Skinner and I live on Herod Point Road in Wading River. A quick question. Will there be a subsequent hearing to go into things like this afterwards that will be passed, etc?"

Supervisor Janoski, "Sure."

Bob Skinner, "Ok. Then in regards to the Environmental Impact Statement, you mention that the units will be at least 100 feet from the bluff. Is this actually the bluff or is this the property line? Because the property line, in theory, extends to the high water mark. Then you have 20, 30 feet of beach and then you have the line up the cliff. Which, if you take in the regular 60° angle at that point, it's about an 80 foot elevation. You're going another 20 30 feet. So your 100 feet suddenly now is down to 60 feet. I would also be interested in knowing exactly when they mentioned a proposal or a yacht club, tennis court, etc. and I believe the gentleman used the words on the beach, what exactly are we talking about being on the beach? Also, what if any, are there going to be involved with retaining walls, bulk heads at the bottom. Are there going to be stairs of any type going down the face of the cliff? Those are the things that I would be interested in knowing. Also, I am not 100% sure with that area but are we going to have (perhaps this is off the subject) the same sort of problem? I am a surf caster. I am a member of Long Island Beach Buggy Association. Are we going to have the same sort of problems with a set up like this which we initially had with the bluffs running fences into the water? Saying that it's our beach even though...."

PUBLIC HEARING Continued

TAPE ENDED AND ENDING CONVERSATION WAS UNRECORDED

Supervisor Janoski, "It has been the experience of the Board that in conjunction with the Conservation Advisory Council and whatever other personell we can bring into question, a bluff line is established and it is usually towards your side of the arguement.

Bob Skinner, "I mean...."

Supervisor Janoski, "It's set back."

Bob Skinner, "Ok. So in other words..."

Councilman Lombardi, "He's stating a hundred. When the Town Board or whoever goes up there, they'll make the decision how far back."

Bob Skinner, "Ok. Alright and as far as the bulkheading etc. and the...."

Supervisor Janoski, "That he would answer."

Bob Skinner, "The beach club (yacht club) whatever you want to call it."

Supervisor Janoski, "If you would make sure that it is on the record."

Bob Maniello, "With reference to the bluff, I think the Supervisor mentioned that the bluff line is determined as that point to the top of the bluff where the steepest portion of the site (or the bluff or the dune) begins at the top. Which in this particular case, happens to almost be at the crest. And at some points, over the top of the crest line. In terms of the yacht club, (or what I term a yacht club which is a private recreational facility for the members of the community) I probably erroneously used the term beach. What I probably should have said is the lower portion of the property which tends to be flat. The site in that particular area is above elevation 10. Therefore, It does not even fall within the jurisdiction of the Department of Environmental Conservation as far as a wetland permit would be required. So we are keeping that above. For those that know the site, there are a number of existing cottages down there now. And this is the area that we would anticipate putting that club on. As far as the beach is concerned, we have no reason or no desire to fence off the beach. We always utilized the concept that that which is below the high water mark essentially is public property and anyone can use the beach. Did I get them all?"

Councilman Artale, "No. The steps leading down to the beach."

PUBLIC HEARING Continued

Bob Maniello, "Yes. Good. Thank you. In no case, would any steps of any kind be built down that bluff. All public access for the residents of the community would be at the beach club area with probably a small series of raises just to get down to the beach itself."

Bob Skinner, "Was bulkheading considered?"

Bob Maniello, "We did not anticipate any bulkheading on the project."

Supervisor Janoski, "Thank you. Anyone who wishes to be heard? We have already got you. Let's see if there's anyone else wishing to be heard. No one else wishing to be heard, I will recognize you and then we'll get you. And Steve we already had you."

Allan Wicklund, "Just to clear up some confusion on my part."

Irene Pendzick, "Excuse me. Would you start with your name?"

Allan Wicklund, "My name is Allan Wicklund. W-i-c-k-l-u-n-d. Just to clear up some confusion on my part. Who will have the final say as to the number of units on this property? And I would like one other question answered by the developer. Do you intend, at any time, to put other resources on the back property? Such as a golf course."

Bob Maniello, "The total subject property of this application is that which is shown in green. We don't own any other property. The site is totally wooded and we have no plans for any other development other than that which is on here. And we would covenant to that certainly."

Man from Audience, "Joe, will you say 190 units or will this gentleman say 190 units?"

Supervisor Janoski, "We will make the determination."

Bob Maniello, "No other development including a golf course or anythin also. We don't want anything else there."

Supervisor Janoski, "Reference was made by (I believe) you sir about the 5 acres or 6 acres. That is, quite honestly, a planning mechanism which is promoted in the interest of preserving woodland. Not to allow the development in only a small portion of the development area. The rest of the area (should this be approved) would be (as has been mentioned) a covenant procluding any future development on any of the open space which is depicted as being wooded and it would be left natural. By the way, it's your turn to come back up to if you wish to."

PUBLIC HEARING Continued

Bill Mashman, Northville Beach, "I live in the Northville Beach area. One problem which I am confused about and I am sure I am repeating questions to be answered repeatedly. I want to talk about sanitation facilities. Are we all going to have the occupants of 190 homes dumping their waste into one small lot at the south end of our property? Is this correct in my assumption? If I gather.... This is what I gather if it's correct. Knowing the way my sanitation works at my house, that ain't going to work. What I would like to know is, I have to (if the situation comes up) bring in a truck to pump it away. Now I see the occupants of 190 homes. 190 times 5, that's better than a thousand people dumping their waste into one spot. You're going to have a string of trucks there hauling that stuff away. Where is this... Are we going to have an unbeknown way of trucking that off or piping that off to some unknown site? Like maybe Long Island Sound or something like that. I can not see the sanitation system up there (which is solid) absorbing a thousand people's waste. That's my question."

Supervisor Janoski, "I would agree with you. And what you are describing is some kind of a giant cesspool which is frightening when you think of it. What the gentleman has described is a sewage treatment plant. One of the same capability as the Riverhead town's sewage treatment plant. A tertiary plant. Better. But I will let him once again describe the treatment."

Bob Maniello, "A tertiary sewer treatment plant is one that's the highest state of the art as far as engineering design will permit. Also, I think it's important to mention at this time that we are not the owners and the operators of the whatever treatment plant as developed here. This plant would be dedicated and turned over to the Suffolk County Health Department who would be responsible for maintaining. Who would be responsible for reviewing plans for the construction of this thing. We have virtually nothing to say about it other than provide them money to build it. And at that time, it's turned over to them for a dollar I believe. And at that time, the Suffolk County Health Department who is vitally concerned obviously with this community that we are developing, as well as the Riverhead township. And maintaining health, safety, and welfare."

Councilman Prusinowski, "Bob, I have one question. Maybe I didn't hear you correctly. If it becomes necessary or you petition the Town Board (as trustees of the Water District) to extend public water, are you willing to pay the cost of extending the water to this project? You know what I am speaking of? I am not speaking of running the pipe and charging everybody along the way. Would you be willing to pay for the cost. Well, some of the cost? That's what I meant."

PUBLIC HEARING Continued

Bob Maniello, "I think that this is something certainly to be negotiated. We have anticipated that (yes) we would share a burden and probably a large burden of the cost of that. Obviously, there are going to be other people tapping in. A town wide benefit as far as this area of the town is concerned and we certainly recognize our responsibilities in meeting that."

Councilman Prusinowski, "I meant share the cost."

Bob Maniello, "Share the cost by all means."

Supervisor Janoski, "Did you still want.... Yes sir."

John McLoughlin, "Once again my name is John McLoughlin. Northville Beach Civic Association trustee. My initial point in getting up, (I've been reminded of a few more as I sat there) but the initial point.... It's been good all along. The aggressive approach sometimes helps. We have about 8 or 10 families west of Pier Avenue presently negotiating with Rambo on bulkheading. As we warned the village officials (town officials) about the ramp at the beach, we also in a sense, saying that there are bulkheading problems particularly in this area where the condo units are going in. The houses are falling onto the beach at the present moment. So I think for the gentleman to say they're going to have little steppings down and no disruption of the bluff, is not true. There is bulkheading problems there. And I think it's an environmental area for you gentlemen to be concerned about. It appears to be along the whole beach from the Northville tanks east to Pier Avenue. A case of wherever property has been bulkheaded, the winter storms forcibly hit the bulkheads and that will be the case if this unit comes in east of Pier Avenue. That there will be a severe environmental impact on the bluffs whether they have a bulkhead. And I am telling you right now (those gentlemen will agree) there will be a bulkhead. Second point I want to make or ask you gentlemen about is..... I don't want to ask this question because (in a sense) if I ask it, I am sort of anticipating you gentlemen approving this project. But I'll ask it anyway. Do we have a guarantee from you gentlemen that there will never be sewage dumped into that Sound? Will you give us that if (unfortunately) you accept this project? Can we, as people that reside on that Sound, not have to swim in sewage treated biologically pure or whatever? The only place I worry about (presently) is Connecticut. Now I have to worry to my east when I go into the Sound. So I would prefer that (if this petition is accepted and you people accept this sewage system) it will be trucked out if there is an emergency situation. They won't come to you as a village board at a midnight decision and you say put it in the Sound. I fear that that is going to happen."

Supervisor Janoski, "I think every member sitting here would be probably be put in jail if we let something like that happen."

PUBLIC HEARING Continued

John McLoughlin, "Well I am just.... I always like to anticipate the worse. I anticipate the worse. I (unfortunately) had a third question and I can't recall it for the moment because I am not working off a scratch sheet here which I should have done. But I do appreciate your concerns and I hope that you do, at the very least, take our interests to heart as residents of Riverhead. I thank you."

Supervisor Janoski, "Thank you. It's your turn Steve."

Steve Haizlip, "One of the questions I was going to ask, I think it's already been answered, is this type of sewer system that Mr. Mashman spoke about. "Tershri" I believe you mentioned was the name of it."

Supervisor Janoski, "Tertiary."

Steve Haizlip, "It has been (probably) proven and effective and it's been in service and it will work. Ok. We have got that established I think. Second point, you said the Suffolk County is going to come in, take it over and they will be the agency. Now, are they going to charge a fee for the number of units that will end up there if that facility is being set up? Or are they going to monitor it to see if it's working?"

Bob Maniello, "I am not sure how the Suffolk County Health Department.... Perhaps the attorney for the Board can answer that. Whether they charge a fee for it from the users of the community or not, I am not sure. I don't know."

Councilman Lombardi, "Bob, have you spoken to the Suffolk County Health Department?"

Bob Maniello, "yes I have."

Councilman Lombardi, "And they have said they would take it over?"

Bob Maniello, "That's correct."

Councilman Lombardi, "And they have said they would take it over?"

Bob Maniello, "If we were permitted to build a treatment plant which they would....."

Councilman Lombardi, "I just want to get that clear."

Richard Ehlers, "I think the important thing is that this gentleman is going to write what's called an impact statement. That would be about 100 odd pages long. And what he has to do in that statement is answer all the questions that are asked this evening as well as a whole series of other questions which are inherent in any impact statement."

10/9/84
PUBLIC HEARING Continued

Richard Ehlers, Continued

So he's going to have to show in that impact statement how the plant is going to operate. Where the sewage goes. How much sewage there is going to be. What happens if the plant isn't working. Who is going to operate the plant. What their qualifications are. What the average cost is going to be. That's going to have to be all detailed. I think he would be.... It would be unfortunate for him to limit himself this evening and say that in fact, he can deliver the agreement of the Suffolk County Legislature to take over the sewage treatment plant. His impact statement will have to determine and delineate different methods of sewage treatment. Which then becomes the information based on which the Town Board can make their decision as to whether a treatment plant is appropriate, whether a removal of septage by tankers is appropriate, whether it can be done through normal leeching pools based at reasonably distances. Those are all possibilities for treatment. But I think he should be cautious this evening in informing (you) the public that he's going to take a specific approach. Because these approaches may not all be available and they will all be (must be) analyzed in the impact statement. It's just important that we all realize what he is here for tonight. He's here to learn what he has to explain to us in greater detail through the impact statement. He's not here tonight to answer questions off the cuff. And the question should be asked of him in such a sense that he is forced to develop in his impact statement a broad range of solutions so that the Board and public can properly analyze his project."

Steve Haizlip, Spoke from audience and was INAUDIBLE.

Supervisor Janoski, "There will be a public hearing on the environmental impact statement. I believe that there is a permit required which will require yet another public hearing. So there's going to be at least 2 more. Louie."

Louis Tomaszewski, Jamesport, F.D., "Thank you Joe. The only question I have is in case of an emergency, that the Jamesport Fire District need a supply of water and we're just concerned if we get enough supply. For example: from 300 to 500 gallons per minute. I know you've discussed the possibility of having town water which would be hydrants and also the deep well which is 600 feet into the ground. I was just concerned about the water supply as far as the Jamesport Fire District goes."

Supervisor Janoski, "Thank you Louie. Is there anyone else who has not spoken who wishes to address some concern at this time? Steve, I saw your hand up again."

10/9/84
PUBLIC HEARING Continued

Steve Haizlip, "Mr. Ehlers, I think you recapped exactly what I wanted to hear. You said this gentleman has preliminary negotiated with Suffolk County Health Department about this sewer system situation. But the Town Board and the Building Department has a right to come in and inspect, look and check it out and see how it's going to function and they're going to be satisfied. In other words, what I am saying, they're not going to be the sole dominators over there and come over and say you are going to have to accept it."

Richard Ehlers, "The discussion is to accept as suggestions as to sewage treatment. It is not required. We don't have to follow what he wants to do."

Steve Haizlip, "Oh."

Richard Ehlers, "Hopefully, he's going to give a range of alternatives in his impact statement. Some may have environmental problems but be less expensive. Some may be more expensive but more sophisticated and not as easy to operate. And those range of possible solutions are going to have to be evaluated."

Steve Haizlip, "Good enough."

Supervisor Janoski, "Thank you Steve. Yes sir. Ok. You're next."

John McLoughlin, "Just in reply to the gentleman here about the purpose in being here tonight being environmental. I think that the notice in the papers read that it was a hearing on this condominium unit on Northville Beach. It didn't say nothing about environmental."

Supervisor Janoski, "Scoping hearing which a lot of people don't understand."

John McLoughlin, "Well ok. Well it's the little legalities there. But it affords me and other people here the opportunity to tell you gentlemen that we are pro and anti a situation earlier on. If we just stand up here and say what are you going to do with this and what are you going to do with that, in inference, we are accepting what he's presenting in a preliminary what and I don't like that. I would prefer you (it may be incorrect) accept that here and get a barometer of, in my case and perhaps other people that agree with me, we are sort telling you the things that we don't like about it. That was the only point I wanted to make in reference to what you said. That we do feel that it's an outlet for us. When do we have a chance to talk to Mr. Janoski? Not very frequently."

Supervisor Janoski, "Just give me a call."

PUBLIC HEARING Continued

John McLoughlin, "Unless he can give us the time of day. The other point was (again) a question I don't like to ask because in inference, I am accepting what's going on here. If this water is extended (the Riverhead Water District is extended) to their area, where does the Riverhead Water District extend to me then? If it's a half of mile away, he'll give it to me? Is there anything in that area that we can see for ourselves?"

Supervisor Janoski, "If your community were interested in becoming part of that extension should there be an extension, certainly that can be arranged."

John McLoughlin, "With some expense to ourselves I would assume."

Supervisor Janoski, "Absolutely."

John McLoughlin, "Ok. Thank you once again."

Supervisor Janoski, "Thank you. Yes sir."

Stanley Riker, Northville Beach, "My only concern is something that I think was brushed by pretty quick. I see a rise in taxes again. The County doesn't do things for nothing and it's going to take a couple of men or more money to operate the plant that this organization puts in and turns over to them. So there's going to be some money cost us right in the beginning. Nobody pays for my septic tanks except me."

Supervisor Janoski, "Let us proceed in the assumption and it is a large assumption, that there is a tertiary plant put in place that is taken over by the County. One would imagine and the Town Attorney will correct me if I am wrong, that the boundaries of such cost would be the property line which exists. It would not extend over into the community any further then the existing property lines. It would be (in essence) the establishment of a separate sewage district. Is that a correct approach to it? That's something a number of things take place. So that there will be little district which would be that property and they would pay the maintenance within that special district. But you have to assume a number of things that are put in place first. Anyone else who wishes to be heard? Just a minute Steve. Is there anyone who hasn't spoken who wishes to be heard? Steve you got it."

Steve Haizlip, "Ok Joe. I think the question I asked before about a fee on this sewer will now be levied as a special sewer district."

Supervisor Janoski, "I thought I heard that someplace before. We have a.... There is no need to end this hearing at 8 o'clock. There are 3 minutes left before the time that I must call the next public hearing. If there's any who wishes to continue this public hearing, I will re-open that one later. There are 2 minutes left if anyone would like to utilize them. Well then..... Steve."

PUBLIC HEARING Continued

Steve Haizlip, "It was a question brought up by this fellow and I want an answer. You talked about rising of the taxes. Well, let me give you the name. Steve Haizlip of Calverton."

Irene Pendzick, "I know. I know."

Steve Haizlip, "He talked about rising of taxes and it would bring more taxes on the people. Well if Long Island Lighting pays their taxes and quit holding out and if the lines they're going to put there and the money they're going to get back, I think the taxes will stabilize."

Councilman Artale, "Amen."

Supervisor Janoski, "Amen. Ok. Let me ask the very... Yes sir."

Allan Wicklund, "I don't know if I am proper in saying that we as an organization, are opposed to this plan for the following. May I do so?"

Supervisor Janoski, "Certainly."

Allan Wicklund, "We don't feel it will be advantageous to the Town of Riverhead to support private enterprise in there pursuant: One; they're developing a separate water district or supplying water to their project where they intent to make a profit on a personal level. Two; we do not feel that it will serve the community of Northville or Jamesport (however you wish to call our area) in that it will bring seasonal people requiring all year round services. In other words, police services will be required year around even though this area may be occupied to density during the summertime. The area that it's going to be put in is going to be saturated with dwellings. This is not the way we should develop our town. We have an area by us called Iron Pier Woods which was developed properly. I believe Mr. Saland that is here this evening, they have a cluster housing property adjoining this one or very very close to it. Their idea is much better than this. These people are here to rake our land. We are not happy with it and we go on record as an organization, stating so. Thank you."

Supervisor Janoski, "Thank you. We have got 3 seconds kid. You've been standing back there all night."

Robert Pike, 155 Sound Avenue, "As I think the Board knows, I am a professor of environmental law at Long Island University."

Supervisor Janoski, "If we forget, you'll remind us."

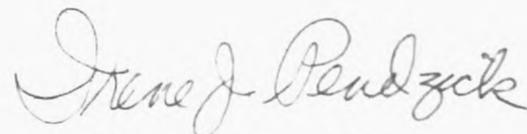
PUBLIC HEARING Continued

Robert Pike, "The reason I am here is simple. I have gone over in my life probably 40 or 50 environmental impact statements. And I am sure the Board is aware to the degree of which I do it. My simple suggestion on this one is that in the discussion of alternatives which is mandated that it be done thoroughly and that it be done thoroughly on the no development option. And it be done thoroughly on the lower density option. And I would ask them to do that now as opposed to asking them to do it later."

Supervisor Janoski, "Fine. Well that brings us to 8 o'clock. Let me ask a question. Is there anyone wishing that this public hearing concerning this particular application (Seawatch) that it be re-opened? That it be continued is a better question. If there is no indication that the hearing be continued, then I would say to Bob that your public hearing is over and I would declare the hearing closed. Let me make sure. I have to call a public hearing so I must recess this one at least. Is there any desire to continue this after we have the other public hearing? There being none, I declare the hearing closed. Thank you Bob and thank you ladies and gentlemen."

There being no further business on motion or vote, the hearing closed at 8:04 p.m.

IJP:nm



Irene J. Pendzick
Town Clerk

Minutes of a Scoping Hearing held on October 9, 1984 at 8:00 p.m. by the Riverhead Town Board, at Town Hall, 200 Howell Avenue, Riverhead, New York, to hear all persons regarding the special permit application of Broad Cove Inc.

Present: Joseph F. Janoski, Supervisor
John Lombardi, Councilman
Victor Prusinowski, Councilman
Vincent Artale, Councilman
Louis Boschetti, Councilman

Also Present: Richard Ehlers, Town Attorney

Supervisor Janoski called the meeting to order at 8:00 p.m. and the Pledge of Allegiance was recited.

Supervisor Janoski, "Let the record show that the hour of 8:01 p.m. has arrived. The Town Clerk will please read a notice of public hearing."

PUBLIC HEARING - 8:00 p.m.

I have affidavits of publishing and posting of a public notice for a public hearing to be held on Tuesday, October 9, 1984 at 8:00 p.m. at Riverhead Town Hall, to hear all interested persons regarding: The currently pending application of Broad Cove, Inc. regarding the construction of 500 condominium units at property known as Broad Cove, Hubbard Avenue, Riverhead, and to determine the pertinent issues to be addressed in the completion of a Draft Environmental Impact Statement by the applicant.

Supervisor Janoski, "Thank you Mrs. Pendzick. Is there anyone representing the applicant?"

Anthony Conforti, Esq., "Good evening Mr. Supervisor and members of the Board....."

Supervisor Janoski, "Tony could you turn your microphone so we can hear you?"

Anthony Conforti, "....739 East Main Street, Riverhead, New York, representing the applicants."

Supervisor Janoski, "Excuse me. Cheryl and Bob. Will you please leave the chamber. I am sorry Tony."

Anthony Conforti, "I would point out to the Board that the Broad Cove submitted to this Board a revised site plan that was in conformity with D.E.C. regulations that were adopted by the State of New York subsequent to the initial approval of the Broad Cove Condominiums. We are looking to you tonight for guidance on the preparation of a revised Environmental Statement."

PUBLIC HEARING ContinuedAnthony Conforti, Continued

We had already prepared and submitted an initial statement to the D.E.C. at one time. I would point out to the Board that when our statement was prepared, we were addressing ourselves to disposing of sewage by hooking up to the town facility as originally mandated by the Board. And secondly; to service the water needs of the community by extension of the Riverhead Water District and we would welcome any other comments both from the Board and the audience as to what other facets should be incorporated into this."

Councilman Artale, "Could you tell us how many units you plan on how much acreage?"

Anthony Conforti, "We intend to develop a total of 500 units on 105 acres. I can also point out to the Board one of the most significant concerns addressed in the impact statement which is the disposal. Or let's say the contrast of the prior permitted use which was a duck farm. And I think Mr. Prusinowski can testify (from maybe no as fond a memory) that at once upon a time this was the largest operating duck farm in the world. Now, our impact statement will (we think) favorably impress this Board in the fact that the human waste and the disposal thereof would constitute a tremendous environmental benefit when contrasted with duck waste."

Supervisor Janoski, "Tony. The entire parcel was how many acres?"

Anthony Conforti, "105 acres plus or minus."

Councilman Artale, "And could you give us the price of the units you're asking from low to high?"

TAPE ENDED AND ENDING REMARKS WERE UNRECORDED

Anthony Conforti, (not verbatim) 500 units on 105 acres."

Councilman Artale, "How much per unit?"

Norman Felske, Pres. of Broad Cove, "That should take about 5 years and our estimates are right now about \$188,000 a unit."

Councilman Artale, "188?"

Anthony Conforti, "That's the average over a five year period."

PUBLIC HEARING Continued

Norman Felske, "The change by revising a plan..... You know the plan was already approved. We are approved. We are not starting from scratch. We are just changing with the D.E.C. regulations. The new regulations are; we are supposed to be 75 feet from the water line. So we're moving the buildings."

Supervisor Janoski, "Norm, if you could please talk into the microphone."

Norman Felske, "We are moving the buildings 75 feet from the water lines. The new water lines that will be dredged and dug out where there is slug and what have you, muck."

Councilman Artale, "How much beach front do you have there?"

Norman Felske, "We have maybe a mile a mile and a half. Depending on if you count both sides, it's more. If you count the front footage, it could be more than that. It comes to about 5 units per acre. We have city water there and we expect to hook up to the Riverhead Sewer District. There's no Health Department problems."

Supervisor Janoski, "Thank you Norman. Before I open this hearing, is there someone else representing the applicant who wishes to be heard?"

Anthony Conforti, "We have the architect for the project to answer any questions."

Supervisor Janoski, "Ok. Before I open it up...."

Anthony Conforti, "Before you open it, Mr. Janoski, if I may, I would like some guidance from this Board concerning the prior approvals. We, in our revised impact statement are doing as I suggested. We are taking it as a granted. That we will be hooking up the Riverhead Water District and the Riverhead Sewer District. If the Board wishes us to consider other alternatives, we would look into that and we certainly would address them. But the feed that we have been getting over the years, has been to go with the original plan."

Supervisor Janoski, "Those determinations will be made. Before I open the hearing to public comment, I am going to declare a short recess. We will reconvene at 20 minutes past 8."

SCOPING HEARING RECESSED AT 8:08p.m.

SCOPING HEARING RECONVENED AT 8:22p.m.

Supervisor Janoski, "I will call the meeting back to order and re-open the hearing which has been recessed and recognize anyone wishing to be heard at this time. Somebody has to be first. Steve, I could have bet money on you."

PUBLIC HEARING Continued

Steve Haizlip, Calverton, "Joe and the other Board members. If I remember correctly, this fellow mentioned 100 acres with 500 units. But it is again as to the 190 units, I guess the Town Board or the Planning Board and the Building Department, all them people will have the final say. But is that crowding the issue a little bit? It's only just 100 acres and 500 units. There ain't going to be no room for people to put cars and work and garden and recreation. And as everybody hollers, we want a wide open Riverhead. We want open space. I think it's getting a little tight."

Councilman Prusinowski, "Steve, it has nothing to do with the environmental impact of this application, but do you realize that at one time we use to have a half million ducks on that farm at any one time? A half million ducks. And I tell you, when you drove by there, you could smell it."

Steve Haizlip, "They don't demand cars. They don't demand clothes lines."

Councilman Prusinowski, "They take a lot of water."

Steve Haizlip, "They don't have play pens and so forth,"

Councilman Prusinowski, "I was just pointing that out. That's all."

Steve Haizlip, "Well, those little pets just go into the corner."

Man from Audience, "Hey Vic. Do they have bathrooms for ducks?"

Irene Pendzick, "No. That was the problem."

Supervisor Janoski, "Ok. Now, that we have it started, does anyone else wish to be heard at this time? Yes."

Marge Page, Overlook Drive, "I really would have hoped somebody shorter would have come along before I did. Ok. I think the first thing that...."

Supervisor Janoski, "You have to identify yourself."

Marge Page, "Oh. I'm sorry. I am Marge Page from Overlook Drive right next to this property that I just found out is supposed to have 500 condominiums on it. Ok. Now, I think the first thing that made us feel a little bit better (you always have to start out positive) was that the paper said there was going to be 500 condominiums on 6 acres which was a change from 12 acres originally planned. Tonight we heard the gentleman (and I hope we heard him correctly) when he said first of all it's already been approved. I am sure that we are just going to ask questions. There is nothing we can do about it. This has already been approved. Correct? Yes. No. Ok. The thing is then that it is true all of these condominiums are going to be spread over the 105 acres?"

PUBLIC HEARING ContinuedMarge Page, Continued

Do I just ask questions and then later someone answers them?
Ok. This is almost like school. Nobody answers me. Alright."

Supervisor Janoski, "As a matter of fact, Marge and I taught in the same school, Newfield High School."

Marge Page, "And now we're both in Riverhead. Ok. Alright. On the site plan. This is the site plan up here. We can come up. This is the way it's going to be. The final...."

Supervisor Janoski, "Well, that's the way it's planned."

Marge Page, "That's the way it is planned. Ok. I think environmentally.... We will get right down to that. Naturally the people that are behind me here, (and they will probably come up and say some of the very same questions) we are concerned with same things the other people were. Water, sewage disposal, the water supply itself. Because on Overlook Drive there are many families right now that have very poor drinking water. In fact, some of them don't drink it at all. And so that's what we're concerned with. Of course you can get down to simple things. I taught Long Island studies. Right. So I am a little emotionally involved here with my great blue heron and the osprey that sit in the tree as they migrate each Fall and all the other kinds of things like the wildlife that is in there. I realize of course that things have to be set back 75 feet. But I myself personally don't feel that is enough. The birds don't know that. They're not going to hang around even though it's only set back 75 feet. 500 condominiums, even figuring just 2 people. That would be about a thousand people. It probably would look nice. And you keep bringing up the fact that there were a half million ducks there. But there aren't now and there haven't been for many years. Right now it's a very beautiful farm with deer and horses and pigs on it. Very bucolic and very beautiful. Just exactly why I moved out here to Aquebogue because this is the gateway to the North Fork and the Town of Riverhead. I did have a connection. We were very proud of Joe having gone from Newfield High School out here to Riverhead and we do like to work at keeping it very rural and very nice out here. And you know, just like the other gentleman had said before and that has a lot to do with the environment. If you have all these people, (and of course as Mr. Felske said) it would be a boating environment. Now naturally, any of us that live on the water, like our boats. Of course here again, I happen to be a sailing person as opposed to a motor boat person. So I immediately thought of 500 boats on my little Broad Cove. You know, where the swans winter and come in the Winter. We have hundreds of them come in there and turtles in the Spring and the Fall again. I just wonder how that will affect all of that as well. Broad Cove happens to be rather shallow actually and it is a feed place for a lot of wildlife in there in the Winter and all year around. But

PUBLIC HEARING ContinuedMarge Page, Continued

in the winter, a lot of things are in there. A lot of little creepy crawlies in the wetlands and a lot of bird life. A great deal of bird life and a lot of it nests on Mr. Felske's property over there. I don't know if he's aware of that but it's beautiful. There are other support things. The runoff into the.... I am he's.... You have to park cars. Is it going to be a lot of macadam and I am sure on this 105 acres you have to have runoff. That's going to go into the water. Again as I said, the wastes. What happens to their waste? I certainly.... You know we think of it, is it going to be a plant? Where is that going to be? Is there going to be any place for their garbage disposal? That's a lot of people. The other thing is; how are they going to get in there? I understand by the deli across the tracks there and it just doesn't seem logical at this point unless there's going to be a great deal of change so that 500 people can get back and forth through that area there. Let me see. Is there anything else? The architecture. I would like to know how the architecture will be. How high this is going to be and is it going to be....."

Supervisor Janoski, "Somebody finally asked a question you can answer now."

Marge Page, "Oh. I would like to know and I'm sure the other people would like to. Is it going to fit in with the way we like it here, rural and nice. When you talk about (I forgot to mention) noise environmentally. We talk about water and air pollution and all that sort of thing. But there is also something called noise pollution and I personally feel it's esthetic as to what this is going to look like. Now, the other question I had was; when he said (He made a statement.) that over 5 years they would average 188 thousand. I didn't understand that unless some are going to start off very low. I didn't understand that at all. In other words, that very much determines how condominiums are going to start out. What kind of neighborhood you are going to develop in there. What kind of ethnography you are going to have. Ok? Let me see. I probably should save something for somebody else. There's not really somebody standing behind me. Ok. Let me give someone else a chance."

Supervisor Janoski, "Thank you Marge. As we have pointed out, she did a fine job. Teachers from Newfield High School do a fine job. Tony, I don't know if you want to respond now to anything. But the purpose (of course) is that these concerns be addressed in the Environmental Impact Statement. She did raise a question for the architect and perhaps this is your opportunity for you to describe the style of architecture that is envisioned or whatever you would like to talk about."

PUBLIC HEARING Continued

Doug Herrlin, Architect, "It would be much easier if there were drawings here. Basically they will be...."

Supervisor Janoski, "Doug, you've got to talk into the microphone. She can hear you better if you do that."

Doug Herrlin, "Basically they'll be two-story buildings. And actually what will be there, will be about... As size to what was originally proposed the actual lot coverage will be considerably less. What was proposed originally was all town-houses. Meaning that each unit had two stories. Most of these now will be flats. There will be one apartment above another. So if they were exactly the same square footage as the original ones, I would have half the lot coverage as opposed to the original proposal. They will have gabled roofs. They won't be flat roofs. And the outside finish will be what is indigenous to the area."

Supervisor Janoski, "What is the percentage of lot coverage? Do you know?"

Doug Herrlin, "I don't know specifically right now. No. But it's less than what the original was."

Supervisor Janoski, "Ok. Thank you. Is there anyone else who wishes to address the Board at this time? Way in the back."

Emil Riedel, "Mr. Janoski and members of the Town Board. I have no objection to either project excepting for the fact that I hear about piping water to these areas. Town water. Might I just point out that I think the Board at this time should address themselves to areas (existing areas, areas where people have lived for a long time) that have had water problems. And they are not being addressed. And I think before you hook water up to any new development, I think you ought to address the needs of the people that have lived in this town for a long time."

Supervisor Janoski, "Emil. It's been the experience of the Town Board that for the extension of Baiting Hollow, that it made possible the reaching of long time residents of the community with city water. Without which development or extension by the project, it would not have otherwise been possible. Broad Cove being located where it is, will necessitate the extension of city water. But there will be cost that will be born by the project and also there's a consideration of sewage. Which will mean some contribution by the project to the enhancement of our existing sewage. And plus in that south shore area, we are presently working on extension of public water down Peconic Bay Boulevard. So the Town Board has been constantly planning and working towards extension of city water to various parts of the town."

PUBLIC HEARING Continued

Emil Riedel, "I realize that. But since I live in Wading River where you live, all the extension have been going east and nothing has been coming west. Quite frankly, I've addressed the Board about this before. And even now I still. A year ago I mentioned this to you. Can't find out when to change my filter. No one will give me an answer."

Richard Ehlers, "The County has just concluded their negotiations with Union Carbide. Until about two weeks ago, you probably couldn't have gotten your filter changed. If you want, I'll get your phone number."

Emil Riedel, "No. It's not that I want it changed. I want to know when to change it."

Richard Ehlers, "What they have to do is they have to come and do a test of the water going in and the water coming out under the new County agreement. That's all dealt with through the County Health Department. And they'll come and take two samples into the filter and out of the filter. And if you're below the levels going into the filter, they will give you a new filter and that's the end of your involvement with Union Carbide. If you're over the limits, they give you a new filter and they'll come back and test you a year from now. But that agreement has just been worked out."

Emil Riedel, "Alright. That only pertains to people who deal with Union Carbide. I am one of the few or one of the many who have pollution by F.M.C."

Richard Ehlers, "F.M.C. is theoretically supposed to make the same agreement this week or next. So I understand. F.M.C. was waiting for Union Carbide from what we understand, to be the lead agreement on that."

Emil Riedel, "Alright. Well, all I wanted to say was I'd like to see the town address themselves to the water problems of the whole town. Even Riley Avenue School. Now there is a situation where.... And before we provide for new residents, I think we ought to provide for our old residents."

Supervisor Janoski, "We have already undertaken the preliminary study to Riley Avenue School. That work is already underway."

Councilman Prusinowski, "The reason why I asked the developer a very simple question, would he be willing to negotiate with the township the share of the cost of extending the water district if he petitions the Town Board. Extending a pipe two and a half miles is expensive. To be honest with you, if Baiting Hollow Country Club did not exist, people in Reeves Park would not have public water today. That's the facts. The facts are; they could not afford to spend a million dollars to run that pipe themselves up there. Ok. So it's great to say let's do it, but

PUBLIC HEARING ContinuedCouncilman Prusinowski, Continued

we have to find the money. If we run the pipe down the road and it cost two or three million dollars, and you get a tax bill of a thousand dollars a year, can you afford it? So we have to look at a way to afford it. And if some development comes in the town and we ask them to share the overwhelming burden to extend the pipe over farmland that exists along the route... Some of the routes to Wading River have a vast farmland stretching and there's no assessed evaluation there so it makes it difficult to run that pipe. Somebody has to pay for all that. So that's the reason why we're always looking for ways to finance these things that's economically for the tax payers."

Councilman Artale, "As he's saying, the pipe is being brought to that development. It is being distributed along the way."

Emil Riedel, "That I realize."

Councilman Artale, "And those are the people in the town."

Emil Riedel, "That I realize but all I'm saying is that I just feel that any funds the town does spend at this time, they should try and direct the majority of it to the people who have been paying the taxes over the years. I understand the feeling that you have someone to share in the cost. But I would like to see a little more done to settle some of the situations that we have in Wading River."

Councilman Prusinowski, "Well it's been helpful because the water pipe is now in a position where we're investigating other extensions because of Baiting Hollow. There are several more people. In fact a lot of them have petitioned the Town Board up there. And we're in the process of doing that. So it's getting there. It takes time and money."

Emil Riedel, "I know. I know."

Councilman Prusinowski, "You know it's..."

Emil Riedel, "I know. Thank you very much."

Supervisor Janoski, "Thank you very much. Getting back to the 500 condominiums, is there anyone who wishes to address the Town Board on that matter? Jeffrey."

Jeffrey McGann, Overlook Drive, "My name is Jeff McGann and I live on Overlook Drive in Aquebogue and we overlook this duck farm and the future condominium site. I feel as strongly as my neighbors do about the potential or loss of esthetic environmental benefits which we now enjoy where we live. The birds, all those things are of great beauty but as you know, I've spoken before this board before. And my theme, although it's not one that I particularly personally endorse, I do have to believe after having doing business in the local community

PUBLIC HEARING ContinuedJeffrey McGann, Continued

and in the corporate world over the last twenty years or so that if you scrape away all the rhetoric and get down to the bottom line. You really have to get down to the bottom line. The bottom line is financial. It always is and what we're dealing with here is a very very valuable piece of property. As a duck farm, which believe me, I've lived next to, that was not environmentally or envisionally or boater wise, any way a pleasant experience. As a duck farm for which it was zoned and which it was used, it was unpleasant place. I might even say that the property values where I now live, have increased dramatically since the closing of the duck farm and that is the financial consideration that is to my advantage as well as to my neighbors. One of the problems in Riverhead is that there's a lot of land around here that is zoned for Agricultural use which is not economically feasible anymore to operate as such. So the location of these pieces are such that for example; Broad Cove. We have water front property extremely valuable both on the North Fork and the South Fork. I think it would be naive for my neighbors to think that we can stop development of this property on the basis of let's live as a working farm with a few steers on it. Those steers are there to eat the grass. They're not there as way to support the property and in turn to allow the people that own and operate that to pay taxes to the town. Ducks don't pay much taxes and I'd hate to see... If we keep fighting down these proposals for residential use of unused farmland, we're going to have to go back in some cases to the original uses. Which in our case, is a duck farm, which would be a horendous thing. Mr. Felske who is.... I give him tennis lessons so I do have a personal relationship with the man. He has been more than open and willing at any time to discuss with me. And he has done so and the neighbors. What they're planning to do there. He's taken me over the property in his vehicle. He has shown me the site plans and I think that what they're planning to do is excellent. I think it will be serve to increase the quality of life in Riverhead. It will bring the type of people to the community that we would like to have here. Those that can afford 188 thousand dollar condominium and not the people that are going to throw garbage in the streets. And I welcome those people to our community. In view of what has happened recently, the people in Albany in their wisdom, have decided that our farmers need some kind of tax abatement. And I understand that, now our tax, we're going to subsidize that. Those of us who are not farmers in terms of increased taxes. This kind of a development will put tremendous tax revenues in this community. That's something that we need. So I think that I for one, and I hope that my neighbors will back me up on this, I am in favor of this. I am supportive and I ask you the town fathers. You've already approved it. It seems like these guys can never get into third gear. First gear, second gear. They've got the approvals. Now they've got a new D.E.C. thing. They come before us and say what more do you want us to do guys? And as far as the support, I think that it would be in the best interest of the town if you would give these people every consideration and help and sock it to

PUBLIC HEARING ContinuedJeffrey McGann, Continued

them tax wise. That's all I have to say this evening. Thank you."

Councilman Prusinowski, "Just for the record Jeff, about ten years ago, this property was offered to Suffolk County for park land when they (after they) purchased the Warner property. My family did offer to sell it which they had the money in the budget that time for park land and they turned it down. So there was an attempt years ago (maybe fifteen years ago) to, (and the County Executive was H. Lee Dennison, so it must have been more than fifteen years ago) while the duck farm was still operating. I think it's an important point to bring out because there was an attempt to try to get this into park land as part of the park system that is there now. And it was turned down."

Councilman Artale, "I would also like to say, I was just talking to Joe and Vic about the possibility of getting water to the people of Overlook Drive, which would include you. And Vic said that it seems feasible at this point."

Councilman Prusinowski, "No, no, no, no, no."

Councilman Artale, "You may have it. You may be able..."

Councilman Prusinowski, "The pipe will be running by. You have to get petitions and follow the procedure that is set up by the town to getting water up there."

Jeffrey McGann, "That would be great. We have a lot of problems down there that civilization coming to us might help. And I think that we should think about that too."

Supervisor Janoski, "There is one point and just one question and I don't know that it's really required in an environmental impact statement. But is there a track experience with property values surrounding such condominium development. And if there is, I think that would be valuable information not necessarily part of the environmental impact statement. But for example; up the bluffs at Baiting Hollow. It seems to me that that is having a very positive effect on surrounding homes. Is that generally true? Is there a track record for that? And if so, I think that information should be provided."

Jeffrey McGann, "I think that probably our values in our area have at least doubled if not, possible more since the farm closed. It seems like that odor was magnified. The wind always seemed to blow when the real estate agent or your mother-in-law came over. They said; how could you possible live here?"

Councilman Prusinowski, "Well Jeff, I'll tell you....."

PUBLIC HEARING Continued

Jeffrey McGann, "We have flies and rats and they're all gone now."

Councilman Prusinowski, "Just another fact because there is another duck farm operating in the area. This will show you the difference. We use to pump 550 thousand gallons of water per day out of the ground. 550 thousand gallons per day. And that's when we were not at full capacity. Mr. Corwin is, I think, raising over one million head a year. I think it's up to two million. He just purchased the Beacon Feed Company. So you can imagine the town water that he's pumping out. So it is a very serious environmental concern and you have to make a choice. And I live across the road from that area and I know what we pumped out of the ground water. A lot of ground water and it's something that has to be addressed and I'm sure will be addressed in all those proposals. Because I know there is another operation similar to that in the area."

Jeffrey McGann, "Thank you again."

Supervisor Janoski, "Is there anyone else who wishes to address the Town Board at this time? Well Steve, I have got to recognize that guy because he hasn't said a word all night. Mr. Dougie Sowinski."

Doug Sowinski, Pine Avenue, Aquebogue, "Mr. Supervisor, members of the Board. My name is Doug Sowinski and I live on Pine Avenue, Aquebogue. I, along with Jeffrey, am speaking generally in favor of the project because of the tax ramifications. I've lost taxes to the town in a farm exempt program so on and so forth. I think we need a lot more tax generated locally. We're going to lose an awfully lot of money. We have to make it up somewhere and I think some of the business projects that have come up are a good way to do it. There are however, a few questions I have looking at this site plan. This site plan shows sewage treatment plants on it that evidently have been superceded by a plan to hook up to the sewer so on and so forth. The other question I have is, we're talking about five hundred units. Five hundred units with maybe a thousand cars. The roads leading in and out of this are very unclear on the site plan. As matter of fact, the right half side of that plan is so fuzzy you can hardly make it out at all. Maybe Mr. Norman or his architect could explain about how they plan to get that kind of traffic in and out of there on this very small road that we have at this point in time. Are they going to be expanded or lengthened or widened or so forth? I've looked at the plan. Generally speaking, if that thing is followed to any letter of the law, it's a beautiful site plan. It's a well organized site plan and what will be developed on that land under that site plan will be as nice to look at. If not nicer that what we're looking at this point in time."

Supervisor Janoski, "If anyone knows anything about site plans, you do."

PUBLIC HEARING Continued

Doug Sowinski, "I have a certain amount of experience submitting site plans."

Supervisor Janoski, "But that's certainly something that's down the road. But I would certainly allow the applicants to tell us..."

Doug Sowinski, "I think there are legitimate concerns about it. I have a building that I rent on that particular road, Overlook Drive. There's a very very small....."

TAPE ENDED AND PORTION OF REMARKS WERE UNRECORDED.

Doug Sowinski, "...as far as the road goes. The rest of it, generally speaking I'm really in favor of it. I think we need it and we need this kind of building and development in the area. So I would... I certainly am in favor of this project generally speaking. Thank you."

Supervisor Janoski, "Would anyone care to respond at this time (very superficially I guess) to what the...."

Councilman Artale, "I have a question for Mr. Felske too. Mr. Felske, are you basically planning this as a secondary home as the other condominium units were?"

Norman Felske, "Yes. Well anyone who likes boating in a sense outdoor life, it will have that theme with batten siding. But to answer the gentleman's question, it was approved in 1975 to have an entrance and an exit on the (I guess you'd call it) side near that deli there going across the tracks where you have the.... Is that the start of Peconic Bay Boulevard or is that Hubbard Avenue?"

Irene Pendzick, "Meetinghouse Creek Boulevard."

Norman Felske, "Meetinghouse Creek Boulevard, right. There would be an entrance and exit there and there would be one over by Shade Tree Lane, 75 feet from Shade Tree Lane. If you can visualize that on Hubbard Avenue opposite that drinking water church or whatever it's called. That yellow sign that kills me. Anyway, that's the exit and that's all you can get from Long Island Railroad. The present entrance and exit will be disbanded."

Councilman Artale, "I believe the question was whether you will widen it or whatever."

Norman Felske, "Well the internally, they will be probably 22 feet in width which was approved in those days. It's not that many roads. There won't be that many roads internally. It won't affect anyone outside on Hubbard Avenue. Probably be gates on both ends because we'll have all that privacy. It will be a well run private community. I think a lot of people in town have asked when are we going to get started. Especially those people who have

PUBLIC HEARING ContinuedNorman Felske, Continued

boats. Where can you tie up a boat today?"

Supervisor Janoski, "How many slips (by the way) are projected there?"

Norman Felske, "Two thousand. No. We really don't know. We were approved out on the point for two hundred and fifty but internally, we have the D.E.C. approval to dig out about 6 feet of canals and they'll vary between 60 and 80 feet in width and they'll be 5 feet low at low tide. And the one restriction is (and that's one of the reasons why we're here) there new rules are, you have to have your building 75 feet from the water lines. And that's what this plan shows, every building is 75 feet from the water line. We tried to keep the buildings so that they would face the water. Because if you go out to get financing, you're bank wants waterfront as much as possible. Waterfront views beyond the water. And this new plan has reduced the density by 50% compared to what was approved in 1975. The 1975 plan covered 12 acres. This covers 5 acres. I think there was a misprint in the paper where they said Broad Cove was 500 units on 5 acres. So there is 105 acres which (according to your zoning, I think it says) for condominiums requires a special permit. But you can also build 5 units to an acre and that's what this is."

Councilman Lombardi, "Mr. Felske, what kind of protection will be going on Shade Tree Lane across from the railroad crossing where you will have an entry way coming out?"

Norman Felske, "We'll have to have that...."

Councilman Lombardi, "What kind of protection will you have coming in and out?"

Norman Felske, "You'll have to have the same thing you have over on Meetinghouse Road there."

Councilman Lombardi, "Thank you."

Norman Felske, "Any other questions?"

Supervisor Janoski, "Yes. Sir. You can't do it that way. Norm why don't you just have a seat and we'll recognize the gentleman and he will tell us who he is."

Wayne Fellows, Overlook Drive, "Question was about canals and dredging. Will he dredge Broad Creek?"

Supervisor Janoski, "Could you just put that on the record. Norm, just stand up for it."

PUBLIC HEARING Continued

Anthony Conforti, "There is presently no proposal to dredge the creek. I might add, as an aside however, that the County of Suffolk has been granted a permit by the Army Corps of Engineers to dredge in the creek. And that's I believe expires in (1986) 1988. The developers of this project have absolutely no intention of dredging. The only dredging will be internal, within the canals and waterways within the confines of the property."

Supervisor Janoski, "Thank you Tony. Ladies and Gentlemen. As much as I like to be informal, you can't do it that way. Identify yourself all over again."

Wayne Fellows, "At low tide you can't get out. Having your boating community of X amount of boats and nobody can get out at low tide."

Councilman Artale, "I believe he said that they would dredge 5 feet below the low water mark. Didn't I hear that?"

Wayne Fellows, "Internally. Well how do you get out? Are you just going to go in the canal. Have a lot of canals."

Supervisor Janoski, "Well I guess they can drive up the canals."

Anthony Conforti, "Do you want me to address that?"

Supervisor Janoski, "Well we already.... Is there any response that you gentlemen have."

Norman Felske, "Actually we want to get out. Terry's Creek has been dredged. It shows 8 feet in depth. So we hope to hook up to that. But that would be later on. Right now we're just working internally and the next step would be to go out to meet with that. We don't necessarily have to go in to Broad Cove at all. We'll be working way out at the point where we would open up where the D.E.C. wants us to open up. Whatever they request, that's what we're going to do. The Corps of Engineers... There's a permit as Mr. Conforti said to 1988 to dredge Terry's Creek. That's on file over in the County or D.E.C. headquarters."

Supervisor Janoski, "Thank you Norman. Is there anyone who has not yet been heard who wishes to address the Board? Did I see your hand Steve. I'm sorry. Doug."

Steve Haizlip, "First this fellow behind me then Jeff came up, the planner spoke so I've just been waiting."

Doug Sowinski, "Talking about this dredging kind of thing. If in fact the Corps of Army Engineers do have a permit to dredge in that area, any other dredging will become insignificant or hypothetical anyway. The problem with this where the people down there are concerned with, is the infil-

PUBLIC HEARING ContinuedDoug Sowinski, Continued

tration of percolation of salt water into the system, the ground water system. Realizing that the people with the condominium project will hook to, town water, is all well and good. But on the other side of this peninsula where I happen to live, may or may not be hooked to town water. We're going to get to the point where we have salt water contaminants in our fresh water system, we're going to wind up with big problems. I think the bottom line is going to be.... Eventually sooner or later because the water has steadily deteriorated in that area little by little over the years. Most people down there I think except for a very few, drink bottle water at this point in time. So the bottom line is going to be that we're going to wind up having to hook to town water. Now if bringing this condominium project to that particular area brings the pipe line closer to us, so much the better. It will ease the expense on people in that area to hook up to it and because of that, again, I am for the project and welcome it and I'd also welcome the pipe line because we need water down there seriously. Thank you."

Supervisor Janoski, "Thank you Doug."

Robert Pike, 155 Sound Avenue, "I just had a few general thoughts as to the scope here that I wanted to share with you. Again, one of the things that happens in the environmental impact process (It's often unfortunate and I have no reason to believe that these gentlemen would do it but it often happens.) is that the Draft Environmental Impact Statement tends to white wash the proposal. I realize that this one has got a fairly large head of steam. And I think generally speaking, that most of people would like to see something creative and constructive done with the property. In that line, I also people don't want anything idiotic done. That there are number of concerns about it at it's current time. So I would ask that the following things be considered. First of all; they've indicated that the D.E.C. has approved or is about to approve or is in the process of approving this. I'm a little skeptical about that but if that can be asserted, it should be demonstrated as part of they do. Secondly; the traffic study that was suggested by one of the people here. It certainly ought to be undertaken and not based on what I've seen in the past figures generated in January in the middle of a snow storm. It ought to be based on the traffic on Hubbard and the surrounding roads in the summer when the traffic both from the property and around the property will be at it's greatest. Third; I think everybody is concerned about the integrity of the water is real and heart felt and ought to be addressed very very strongly and deeply. There is no question that what they're proposing to do will introduce pollutants. There's no question about it. They should (as best they can) address measures to miti-

PUBLIC HEARING ContinuedRobert Pike, Continued

gate that both from on land runoff and if they're going to have boats in there, you have gasoline coming out of the boats. Things like that. They really ought to look at that very carefully. In any one of these things, they should be looking.... One other small point. I don't know what they have done with the property since the ducks were there. And whether anybody went around with tiny little pooper scoopers cleaning the place out, but I think you ought to take a look at the soil content. Perhaps there is a problem of contamination, perhaps there's not but it ought to be addressed and looked at. Finally, in any environmentally impact statement, one has to look at alternatives. And I think it's inappropriate to pretend there is a duck farm there now. There is not. That any analysis of the new action option should be done based on what is there right now because that is what will be there if nothing is done. And it's inappropriate to compare the proposal with the passed use, the use that has been abandoned. It is appropriate (required) in this case to analyze the impact to what is there right now. Obviously as part of alternatives, one compares the proposal with no action and also other actions which might mitigate lower density or different configurations. And I'd ask that these developers do not do what others have done and that they prepare a full disclosure of the environmental impact."

Supervisor Janoski, "Is there anyone else who wishes to be heard at this time? You got it Steve."

Steve Haizlip, "Joe and the other Board members. These gentlemen, Tony and Mr. Felske I believe their name is, when they came in they said that we've got approval already from 1975. Now, unless I'm wrong, in what I have been hearing at the Planning Board meetings (Zoning Board of Appeals) when I attend them, there was one year on the application when it is approved by the people. Now, I presume they're just sort of stating that we had approval but it is ran out and that is why we're here now."

Supervisor Janoski, "Why don't you explain the technicality of all that."

Richard Ehlers, "When they got a special permit to construct the condominium units back in 1975, they got just that. They got a special permit for those units subject to two things. A site plan review and a preparation of an Environmental Impact Statement. That approval has been extended by Town Boards (subsequent Town Boards) up to present. So there is currently an approval to construct condominium units subject to Environmental Impact Statement and site plan approval. Now it could be that the Environmental Impact Statement could show that the site plan should not be developed up to the maximum approved amount of units. It could also show an excess of amount of the approved units. That's what the Board has to consider at this time. They have to match the environmental concerns ad-

PUBLIC HEARING continued

Richard Ehlers, Continued

ressed by the Environmental Impact Statement to the proposed site plan to the proposed use."

Steve Haizlip, "Thank you Mr. Ehlers. So in other words, I have learned something here. A special permit when granted, can stay in effect or be extended. So the statute of limitations doesn't apply to that?"

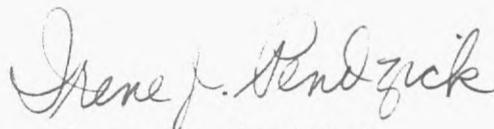
Richard Ehlers, "The code section (if I recall correctly) says they last for two years subject to renewal by subsequent Town Boards."

Steve Haizlip, "That's why I said it can be extended."

Supervisor Janoski, "Thank you Steve. Is there anyone else present who wishes to be heard at this time? Then without objection, I will declare the hearing closed and this meeting is adjourned."

There being no further business on motion or vote, the hearing adjourned at 9:06 p.m.

IJP:nm


Irene J. Pendzick
Town Clerk