

# WAINSCOTT CITIZENS ADVISORY COMMITTEE



Meeting of February 4, 2023

## Members of the committee:

Lori Anne Czepiel  
Dennis D'Andrea  
Hersey Egginton  
Barry Frankel  
Anthony Liberatore  
Pamela Mahoney  
Barry Raebeck  
Bruce Solomon  
Sally Sunshine  
Phillip Young

## Excused absence:

Carolyn Logan Gluck, Chair  
Jose Arandia

## Elected Official:

Sylvia Overby, Town Councilwomen, Liaison

## Members of the Public:

Rosemarie Arnold  
Carla Caccamise Ash, EHCAC member  
Julie Burmeister, Member, BH Civic Association  
Tori Butt and Pat Loret de Mola  
Doug Carey  
Mary Luster Carpenter  
Vincent Covello and Carol Mandel  
Tracy Coyle  
John Cullen  
Patricia Currie, Noyac CAC Member, Co-founder Say No to KHTO

Sara Davison, Executive Director, Friends of Georgica Pond  
Cynthia Del Mastro  
David Doty, East Hampton CPF Citizens Committee. Commissioner, Suffolk County Planning Commission  
Lynn Cronin and Howard Fine  
John Finley  
Abigail Fleming  
Deb Foster  
Doreen Fox and Eric Steinhauser  
John Hall  
Chris and Melanie Hayward  
Marie-Jose Hunter  
Ken Landis  
Barbara Layton  
Irwin Levy  
Marian Lindberg  
Jaine Mehring, Founder, Build.In.Kind  
Bonnie Myers and Richard Myers, WCAC Chairman Emeritus, Town of East Hampton Architectural Review Board Chairman Emeritus  
Michael O'Neil  
Bob Pine  
Judith Prause  
Carole Slater, WCAC Chair Emeritus and Marty Boorstein  
Daniel Spelman  
Jon and Julie Stoner  
Jen Tanzmann  
Jonathan Wainwright, Director, Friends of Georgica Pond  
Lori Weinstein  
Donna and Michael Wolfe  
Mike Wright, The Press News Group

The meeting was opened at 9:05 AM by Hersey Egginton.

Debra Foster addressed the meeting regarding the proposed Wainscott Commercial Center. She spoke about being the Planning Board Chair in the '80's when the comprehensive plan was redone in nine months. She indicated that the zoning code needed to be revised and the New York Times described it as strict. She said that large lot areas such as the "Pit" are difficult and it was not rezoned because it was already somewhat improved. It would be the largest development in town with an equally large impact on drinking water, ground water and traffic. Some uses could be denied because of environmental impact to health, safety and quality of life. Some residential land use is already there.

She gave examples of potential CI (Commercial/Industrial) uses such as an air terminal, car wash, bus terminal, movie theater, train station, recreation center and fuel storage. Some uses, including dry cleaning, vineyard, exterminator, laboratory, scrap yard, sand mine and Heli pad would require a special use permit. She indicated that the code can be amended and referred us to the upcoming February 7, 2023, Zoning Board of Appeals meeting. The Wainscott Commercial Center is on the agenda for the determination of the need to grant a special permit for the project.

There was further discussion with WCAC members. Member Braebeck is concerned that the town just wants to compromise now unlike in the '80's without much upzoning. Debra indicated that the owner does have a right to some development. It was asked if the community feels that the DEIS is incomplete and can it be deemed incomplete. Debra indicated that the draft can be

changed. With issues such as traffic and runoff near Georgica Pond, a supplemental DEIS could be done according to Sara Davison. Town records were not accurate, and a corrected traffic study was just posted to the town website. It was noted that the information posted on the town website was cumbersome to search through.

Debra indicated that the owner just wanted to subdivide and spoke about special permits. The owner doesn't want sewage treatment because of the way he wants to develop the property. Councilperson Sylvia Overby said a treatment system isn't perfect nor a complete nitrogen removal. She also mentioned that the courts are not being sympathetic to East Hampton right now. Member Braebeck felt that a parking lot should not be allowed and that the town should buy the land and do something useful with it. Member Liberatore asked if there was anything preventing the town from not allowing buildout without a treatment plant? Debra indicated that there are plenty of uses that wouldn't require a treatment plant. Member Young asked if the town board would consider rezoning of CI throughout the town and suggested 18-20 acre coverage in a 3 mile area.

Councilperson Sylvia Overby reported that the airport scoping session was held, and written comments were accepted. She also reminded the group of the Wainscott Commercial Center hearing on February 8<sup>th</sup>. South Fork Wind is demobilizing and the lift boat will arrive and be visible for a month. There will be some final road paving working north to south with Beach Lane last. The tree society is active and receiving donations with two plantings scheduled in the spring and fall.

Jaine Mehring spoke to the meeting regarding the WCC hearing and provided very helpful slides about making substantive comments regarding the WCC. March 6, 2023 is the deadline for public comment. Member Egginton urged the meeting to be heard and not to be afraid to comment. The hearing is set for February 8, 2023, with a session from 3 to 5:30 pm and a second session from 6:30 pm on at the LTV studios. Member Slater suggested going to the first session and to remember to sign in.

The January 2023 minutes were approved.

Member Liberatore indicated that fields near the airport were fenced off and trees taken down. Councilperson Overby indicated that they were felled because of infestation and FAA height concerns. Member Liberatore asked about the Maidstone gun club. Will the town renew their lease while in litigation? Councilperson wasn't sure but there would be time for public comment. Member Braebeck wanted to know what was being done about the violations, asking how the club could continue and why would the town hesitate to turn down a new lease. Councilperson Overby indicated that the town hasn't taken the gun club up yet and the WCAC can weigh in. She also reported that the Covid numbers are decreasing and that the local testing center has closed due to inactivity.

Councilperson Overby was asked if the parking lot at Beach Lane will go back to its original size when repaved and should the parking committee revisit the subject. She felt that it should.

There was discussion about extending beach wi-fi to Beach Lane as there is scant service on the unprotected beach. Member Czipiel suggested that wi-fi access be enhanced at the parking lot for safety reasons. There was a motion to poll the WCAC members and the results in favor were unanimous. Member Liberatore made a motion to write a letter to the town board. Carol Slater asked if there could be an emergency phone installed just off the beach. Sara Davison and member Solomon agreed that it was needed for emergencies. Member Liberatore mentioned that poor drainage at the Beach Lane parking area needs to be addressed.

ZBA and ARB was reported.

Member Braebeck asked if house size could be regulated. Councilperson Overby indicated that there are discussions about that, clearing restrictions and lot coverage.

There was a motion to adjourn the meeting at 11:07 AM.