

**PLANNING BOARD MEMBERS**

DONALD J. WILCENSKI  
Chair

WILLIAM J. CREMERS  
PIERCE RAFFERTY  
JAMES H. RICH III  
MARTIN H. SIDOR



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**PLANNING BOARD OFFICE**  
TOWN OF SOUTHOLD

**PUBLIC MEETING**  
**MINUTES**

**MAY 2, 2016**  
**6:00 p.m.**

Present were: Donald Wilcenski, Chairman  
James H. Rich III, Vice Chairman  
Martin Sidor, Member  
William Cremers, Member  
Pierce Rafferty, Member  
Heather Lanza, Planning Director  
Mark Terry, Principal Planner  
Brian Cummings, Planner  
Alyxandra Sabatino, Planner  
Carol Kalin, Secretary

**SETTING OF THE NEXT PLANNING BOARD MEETING**

**Chairman Wilcenski:** Good evening ladies and gentlemen and welcome to the regularly scheduled Planning Board meeting for May 2, 2016. The first order of business is for the Board to set Monday, **June 6, 2016 at 6:00 p.m.** at the Southold Town Hall, Main Road, Southold, as the time and place for the next regular Planning Board Meeting.

**James H. Rich III:** Motion made.

**Martin Sidor:** Second.

**Chairman Wilcenski:** Motion made by Jim, seconded by Martin. Any discussion? All in favor?

Ayes.

Motion carries.

## SUBDIVISIONS

### Sketch Plat Extensions:

**Chairman Wilcenski: Koehler Family Limited Partnership** - This proposal is a Clustered Standard Subdivision of a 14.94 acre parcel into eight lots where Lot 1 equals 0.83 acres inclusive of 0.04 acres of unbuildable lands; Lot 2 equals 0.85 acres inclusive of 0.05 acres of unbuildable lands; Lot 3 equals 1.13 acres inclusive of 0.26 acres of unbuildable lands; Lot 4 equals 0.70 acres; Lot 5 equals 0.66 acres; Lot 6 equals 0.70 acres; Lot 7 equals 0.73 acres; and Lot 8 equals 8.72 acres of Open Space and 0.05 acres of unbuildable lands, located in the R-80 Zoning District. This property includes a proposed road totaling 0.54 acres. The property is located at 4180 New Suffolk Avenue, on the corner of Marratooka Road and New Suffolk Avenue, in Mattituck. SCTM#1000-115-10-1

**Pierce Rafferty:** Mr. Chairman I offer the following:

WHEREAS, this proposal is to subdivide a Standard Subdivision into seven lots where Lot 1 equals 36,317 sq. ft.; Lot 2 equals 41,746 sq. ft.; Lot 3 equals 64,148 sq. ft.; Lot 4 equals 31,000 sq. ft.; Lot 5 equals 32,056 sq. ft.; Lot 6 equals 32,881 sq. ft.; Lot 7 equals 32,945 sq. ft.; and where the Open Space equals 379,814 sq. ft. located in the R-80 Zoning District; and

WHEREAS, on July 1, 2013, the Southold Town Planning Board granted Conditional Sketch Plan Approval upon the map entitled "Cluster Plan Prepared for Koehler Family Limited Partnership", dated February 15, 2012 & last revised November 16, 2012, prepared by Nathan Taft Corwin, III, Land Surveyor with conditions; and

WHEREAS, on May 4, 2015, the Southold Town Planning Board granted an Extension of Conditional Sketch Plan Approval for 180 days from the date of expiration through June 7, 2015 upon the map entitled "Cluster Plan Prepared for Koehler Family Limited Partnership", dated February 15, 2012 & last revised November 16, 2012, prepared by Nathan Taft Corwin, III, Land Surveyor; and

WHEREAS, on June 7, 2015, the Extension of Conditional Sketch Plan Approval expired; and

WHEREAS, on March 29, 2016, the agent submitted a request to extend the Sketch Plan Approval; and

WHEREAS, the Planning Board pursuant to the Southold Town Code has 62 days to render a Preliminary Plat Determination after the Preliminary Plat Public Hearing is closed; and

WHEREAS, the Southold Town Planning Board and the applicant have mutually agreed to extend the timeframe to render a Preliminary Plat Determination from August 4, 2015 to September 1, 2016; be it therefore

RESOLVED, that the Southold Town Planning Board hereby **grants an Extension of Conditional Sketch Plan Approval for 360 days from the date of expiration through June 1, 2016** upon the map entitled "Cluster Plan Prepared for Koehler Family Limited Partnership", dated February 15, 2012 & last revised November 16, 2012, prepared by Nathan Taft Corwin, III, Land Surveyor.

**James H. Rich III:** Second.

**Chairman Wilcenski:** Motion made by Pierce, seconded by Jim. Any discussion? All in favor?

Ayes.

Motion carries.

**Pierce Rafferty:** And be it further

RESOLVED, that the timeframe to render a Preliminary Plat Determination has been mutually extended from August 4, 2015 to September 1, 2016.

**William Cremers:** Second.

**Chairman Wilcenski:** Motion made by Pierce, seconded by Bill. Any discussion? All in favor?

Ayes.

Motion carries.

### **Conditional Final Plat Determinations:**

**Chairman Wilcenski:** I am recusing myself from this project, as I do business with the principals, Vice-Chairman James Rich will take over.

**Vice-Chairman Rich: James Creek Landing** - This proposal is to subdivide a split-zoned parcel into five lots where Lot 1 = 2 acres inclusive of a 1 acre Open Space Easement Area; Lot 2 = 2 acres inclusive of a 1.2 acres Open Space Easement Area; Lot 3 = 5.5 acres inclusive of a 1.3 acres Open Space Easement Area; and Lot 4 = 3.7 acres inclusive of a 1.7 acres Open Space Easement Area in the R-80 Zoning District. Lot 5 = 1.8 acres inclusive of 0.3 acres of Open Space Easement Area and is located in the B Zoning District. The property is located at 11950 NYS Route 25, on the west side

of NYS Route 25, approximately 280' south of New Suffolk Avenue in Mattituck.  
SCTM#1000-122-3-1.4

**Martin Sidor:**

WHEREAS, this proposal is to subdivide a split-zoned parcel into five lots where Lot 1 = 89,257 sq. ft. inclusive of a 44,604 sq. ft. Open Space Easement Area; Lot 2 = 90,713 sq. ft. inclusive of a 50,351 sq. ft. Open Space Easement Area; Lot 3 = 237,667 sq. ft. inclusive of a 57,878 sq. ft. Open Space Easement Area; and Lot 4 = 159,987 sq. ft. inclusive of a 75,152 sq. ft. Open Space Easement Area in the R-80 Zoning District. Lot 5 = 77,747 sq. ft. inclusive of 14,596 sq. ft. of Open Space Easement Area and is located in the B Zoning District; and

WHEREAS, on November 17, 2004, the New York Department of Environmental Conservation issued a Negative Declaration for the action pursuant to Article 8 of the Environmental Conservation Law 6 NYCRR Part 617; and

WHEREAS, on July 11, 2011, the Southold Town Planning Board **granted Conditional Preliminary Plat Approval** upon the Preliminary Subdivision Plat entitled "Standard Subdivision of James Creek Landing", prepared by Nathaniel Taft Corwin, III, dated July 12, 2005 and last revised on March 12, 2011 with conditions; and

WHEREAS, on March 2, 2012, the applicant requested an Extension of Preliminary Plat Approval; and

WHEREAS, on March 12, 2012, the Planning Board, at their Work Session, granted an Extension of Preliminary Plat Approval; and

WHEREAS, on March 19, 2012, the applicant submitted the Final Plat Application with the required conditions; and

WHEREAS, on March 22, 2012, a referral was sent to the New York State Department of Transportation; and

WHEREAS, on March 29, 2012, a referral was sent to the Office of the Town Engineer for review; and

WHEREAS, on April 6, 2012, the New York State Department of Transportation responded to the referral request; and

WHEREAS, on April 23, 2012, the Planning Board reviewed the application at a Work Session and requested revisions to the legal documents; and

WHEREAS, on May 1, 2012, the agent submitted a Phase 1A and 1B Archaeological Survey and a Letter of Water Availability; and

WHEREAS, on September 7, 2012, the applicant submitted revised maps and revised legal documents; and

WHEREAS, on October 1, 2012, the Planning Board, at their Work Session, reviewed the application and required revisions to be made to the map; and

WHEREAS, on October 4, 2012, a referral was sent to the Office of the Town Engineer; and

WHEREAS, on August 2, 2013, the agent submitted an updated Health Department Approved Plan and an Erosion and Drainage Control Plan; and

WHEREAS, on August 22, 2013, a referral was sent to the Office of the Town Engineer; and

WHEREAS, on September 24, 2013, the Office of the Town Engineer responded to the referral; and

WHEREAS, on October 7, 2013, Staff sent all legal documents to the Office of the Town Attorney for review; and

WHEREAS, on October 7, 2013, the Planning Board reviewed the application at their Work Session and required changes to the map to reflect existing conditions of the property; and

WHEREAS, on February 7, 2014, the applicant submitted a letter from the Department of Environmental Conservation stating that an Notice of Intent (NOI) had been received; and

WHEREAS, on March 28, 2014, a Bond Estimate was sent to the Office of the Town Engineer for review and approval; and

WHEREAS, on April 2, 2014, a referral was sent to the Mattituck Fire Department to confirm the proposed location of the fire hydrant; and

WHEREAS, on April 9, 2014, the Planning Board reviewed the above-referenced application and agreed to set the Final Plat Public Hearing; and

WHEREAS, on April 11, 2014, the Mattituck Fire Department responded to the referral request; and

WHEREAS, on May 5, 2014, the Final Plat Public Hearing was held and closed; and

WHEREAS, on May 19, 2014, the Planning Board reviewed the application at their Work Session and required revisions to the legal documents and an up-date on the

status of the New York State Department of Transportation Highway Work Permit (Permit Number 10-00-0614); and

WHEREAS, the applicant installed the required roadway apron to complete the requirements of the New York State Department of Transportation Highway Work Permit; and

WHEREAS, on July 23, 2014, the Planning Board granted the applicant's request to plant a berm located on the west side of the proposed 25' wide right-of-way; and

WHEREAS, on November 3, 2014, the applicant submitted revised legal documents; and

WHEREAS, on November 20, 2014, the Office of the Town Engineer submitted a revised Bond Estimate; and

WHEREAS, on December 5, 2014, Staff sent a letter to the applicant requesting descriptions for all legal documents; and

WHEREAS, on December 10, 2014, the applicant submitted the required Park and Playground Fee and Administration Fee; and

WHEREAS, on December 10, 2014, a referral was sent to the Superintendent of Highways; and

WHEREAS, on December 12, 2014, the applicant submitted legal descriptions for all legal documents; and

WHEREAS, on December 12, 2014, the Superintendent of Highways agreed to the Bond Estimate; and

WHEREAS, on December 15, 2014, the Planning Board, at their public meeting, approved the draft Bond Estimate; and

WHEREAS, on December 19, 2014, Staff requested revisions to the legal document descriptions; and

WHEREAS, on January 12, 2015, the Planning Board, at their public meeting, rescinded the approved draft Bond Estimate. The Board requested that the fire well be removed from the estimate as a fire hydrant is required; and

WHEREAS, on January 12, 2015, the Planning Board, at their public meeting, accepted the revised draft Bond Estimate; and

WHEREAS, on November 10, 2015, the applicant submitted an updated DEC Permit (Permit Number 1-4738-03087/00002); and

WHEREAS, on February 24, 2016, the applicant submitted revised legal document descriptions; and

WHEREAS, on April 18, 2016, the Planning Board found that all items pursuant to §240-20 Submission of Final Plat have been met; be it therefore

RESOLVED, that the Southold Town Planning Board hereby grants **Conditional Final Approval** upon the map entitled "Final Plat of James Creek Landing", prepared by Nathan Taft Corwin III, Land Surveyor, dated July 12, 2005 and last revised March 17, 2015, subject to the following conditions to be completed prior to Final Plat Approval:

- a. Town Board approval of the Performance Bond.
- b. Finalize the Open Space Conservation Easement, Road & Maintenance Agreement and the Covenants & Restrictions.
- c. Once the legal documents have been finalized, file the final drafts, as approved by the Planning Board, of the Open Space Conservation Easement, Covenants & Restrictions and Road & Maintenance Agreement with the Office of the Suffolk County Clerk.
- d. The following items must be removed/revised from the Final Plat entitled "Final Plat of James Creek Landing", dated July 12, 2015 and last revised March 17, 2015:
  - i. Remove all shading and hatching.
  - ii. Remove all contours.
  - iii. Remove all proposed dock notations and illustrations on proposed Lot 1.
  - iv. Revise the "Common Dock Access Easement" to say "Pedestrian Access Easement".
  - v. The map shows a solid line in the right-of-way northwest of Lot 2. The solid line must be removed.
  - vi. The right-of-way shown on the west of N/O/F Alfred and Christina Steiner has been relinquished by the property owner and no longer exists. This right-of-way must be removed from the final map.
  - vii. Show all proposed monuments as required by Town Code §240-41 C.

- e. The Final Plat must meet all Subdivision Map Filing Requirements as outlined by the Suffolk County Clerk's Office. Please see the following link to their website for all requirements:  
<http://www.suffolkcountyny.gov/Departments/CountyClerk/Maps/Subdivisi onMap.aspx>
- f. Once the above map revisions have been submitted and approved by the Planning Board, submit to the Town Planning Department twelve (12) paper copies of the Final Plat and four (4) Mylar copies of the Final Plat, all endorsed by the Suffolk County Department of Health Services with their approval stamp.

**William Cremers:** Second.

**Vice-Chairman Rich:** Motion made by Martin, seconded by Bill. Any discussion? Opposed? All in favor?

Ayes.

Motion carries.

**Vice-Chairman Rich:** I will turn the microphone back to Chairman Wilcenski.

### **Set Final Plat Hearings:**

**Chairman Wilcenski: Roy Reeve & Raymond Nine** - This proposed Lot Line Change will transfer 0.21 acres from SCTM#1000-114-11-22.2 to SCTM#1000-114-11-9.6. SCTM#1000-114-11-9.6 will increase from 0.83 acres to 1.04 acres; SCTM#1000-114-11-22.2 will decrease from 1.10 acres to 0.89 in the HB and R-40 Zoning Districts. The property is located at 13400 Route 25 & 855 New Suffolk Avenue, approximately 478' east of Love Lane, in Mattituck.

**William Cremers:**

WHEREAS, this proposed Lot Line Change will transfer 0.21 acres from SCTM#1000-114-11-22.2 to SCTM#1000-114-11-9.6. SCTM#1000-114-11-9.6 will increase from 0.83 acres to 1.04 acres; SCTM#1000-114-11-22.2 will decrease from 1.10 acres to 0.89 in the HB and R-40 Zoning Districts; and

WHEREAS, the Southold Town Planning Board, pursuant to State Environmental Quality Review Act (SEQRA) 6 NYCRR, Part 617, has determined that the proposed action is an Unlisted Action as it does not meet any of the thresholds of a Type I Action, nor does it meet any of the criteria on the Type II list of actions; be it therefore

RESOLVED, that the Southold Town Planning Board has determined that this proposed action is an **Unlisted Action** under SEQRA as described above.

**Martin Sidor:** Second.

**Chairman Wilcenski:** Motion made by Bill, seconded by Martin. Any discussion? All in favor?

Ayes.

Motion carries.

**William Cremers:** And be it further

RESOLVED, that the Southold Town Planning Board sets **Monday, June 6, 2016 at 6:01 p.m. for a Public Hearing** regarding the "Boundary Line Alteration Situate: Mattituck", prepared by John C. Ehlers, Land Surveyor, dated October 1, 2014.

**Martin Sidor:** Second.

**Chairman Wilcenski:** Motion made by Bill, seconded by Martin. Any discussion? All in favor?

Ayes.

Motion carries.

**Chairman Wilcenski; Joint Industry Board & McBride** - This proposed re-subdivision will reconfigure the lot lines of two parcels, SCTM#1000-83-2-17.1 (28.7 ac) and SCTM#1000-83-2-16 (30.8 ac), with no change to the current lot sizes. Currently both parcels front on and run perpendicular to Oregon Road. The proposed re-subdivision would result in the majority of the road frontage shifting to Lot 16. Lot 17.1 would be located behind (to the northwest) of Lot 16. This proposal is located in the AC and RR Zoning Districts. The property is located at 10475 Oregon Road, Cutchogue.

**Pierce Rafferty:** Mr. Chairman I offer the following:

WHEREAS, this proposed Lot Line Change will reconfigure the lot lines of two parcels, SCTM#1000-83-2-17.1(28.7 ac) and SCTM#1000-83-2-16 (30.8 ac), with no change to the current lot sizes. Currently both parcels front on and run perpendicular to Oregon Road. The proposed re-subdivision would result in the majority of the road frontage shifting to Lot 16. Lot 17.1 would be located behind (to the northwest) of Lot 16. This proposal is located in the AC and RR Zoning Districts; and

WHEREAS, the Southold Town Planning Board, pursuant to State Environmental Quality Review Act (SEQRA) 6 NYCRR, Part 617, has determined that the proposed

action is an Unlisted Action as it does not meet any of the thresholds of a Type I Action, nor does it meet any of the criteria on the Type II list of actions; be it therefore

RESOLVED, that the Southold Town Planning Board has determined that this proposed action is an **Unlisted Action** under SEQRA as described above.

**William Cremers:** Second.

**Chairman Wilcenski:** Motion made by Pierce, seconded by Bill. Any discussion? All in favor?

Ayes.

Motion carries.

**Pierce Rafferty:** And be it further

RESOLVED, that the Southold Town Planning Board sets **Monday, June 6, 2016 at 6:02 p.m. for a Public Hearing** regarding the "Proposed Land Division Map: Oregon Road", prepared by Jeffrey T. Butler, P.E., P.C., dated January 23, 2015.

**William Cremers:** Second.

**Chairman Wilcenski:** Motion made by Pierce, seconded by Bill. Any discussion? All in favor?

Ayes.

Motion carries.

## **OTHER**

### **Extension of Time to Render Preliminary Plat Determinations:**

**Chairman Wilcenski:** **Harold R. Reeve & Sons, Inc.** - This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lot 1 equals 1 acre inclusive of 0.06 acres of unbuildable land, Lot 2 equals 1 acre inclusive of 0.05 acres of unbuildable land, Lot 3 equals 1 acre inclusive of 0.04 acres of unbuildable land located in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and B Zoning Districts. A 0.3 acre proposed private road, Creek View Lane, is located on the northeast side of the subdivision off of Wickham Avenue. This proposal includes a Change of Zone Application where the zoning on Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District. The property is located at 1605 Wickham Avenue, on the n/s/o County Road 48, approximately 190' w/o Wickham Avenue, in Mattituck. SCTM#1000-140-1-6

**James H. Rich III:** Mr. Chairman I offer the following:

WHEREAS, this proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots where Lot 1 equals 1 acre inclusive of 0.1 acres of unbuildable land, Lot 2 equals 1 acre inclusive of 0.1 acres of unbuildable land, Lot 3 equals 1 acre inclusive of 0.04 acres of unbuildable land located in the R-40 Zoning District and Lot 4 equals 1.8 acres located in both the R-40 and B Zoning Districts. A 0.3 acre proposed private road, Creek View Lane, is located on the northeast side of the subdivision off of Wickham Avenue. This proposal includes a Change of Zone Application where the zoning on Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District; and

WHEREAS, the Planning Board, pursuant to the Southold Town Code, has 62 days to render a Preliminary Plat Determination after the Preliminary Plat Public Hearing is closed; and

WHEREAS, the Southold Town Planning Board and the applicant have mutually agreed to extend the timeframe to render a Preliminary Plat Determination from April 17, 2016 to August 17, 2016; be it therefore

RESOLVED, that the timeframe to render a Preliminary Plat Determination has been mutually extended from April 17, 2016 to August 17, 2016.

**William Cremers:** Second.

**Chairman Wilcenski:** Motion made by Jim, seconded by Bill. Any discussion? All in favor?

Ayes.

Motion carries.

## **SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)**

### **SEQRA Determinations:**

**Chairman Wilcenski:** I am recusing myself from this project, as I do business with the principals, Vice-Chairman James Rich will take over.

**Vice-Chairman Rich: The Estates at Royaltown** - This proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road. The property is located at 55 Cox Neck Road, approximately 490 feet north of Sound Avenue, Mattituck.  
SCTM#1000-113-7-19.23

**Martin Sidor:**

WHEREAS, this proposal is for a Standard Subdivision of a 36.9 acre parcel into 12 lots where Lots 1-11 equal 0.7 acres, and Lot 12 equals 12 acres, located in the A-C Zoning District. This subdivision includes 15.2 acres of open space and 1.7 acres for a proposed road; and

WHEREAS, the Planning Board performed a coordinated review of this Unlisted Action pursuant to 6 NYCRR Part 617, Section 617.7 of the State Environmental Quality Review Act (SEQRA); be it therefore

RESOLVED, that the Southold Town Planning Board hereby declares Lead Agency status for the SEQRA review of this Unlisted Action.

**William Cremers:** Second.

**Vice-Chairman Rich:** Motion made by Martin, seconded by Bill. Any discussion? Opposed? All in favor?

Ayes.

Motion carries.

**Martin Sidor:** And be it further resolved

RESOLVED, that the Southold Town Planning Board, pursuant to SEQRA, hereby makes a determination of non-significance for the proposed action and **grants a Negative Declaration.**

**William Cremers:** Second.

**Vice-Chairman Rich:** Motion made by Martin, seconded by Bill. Any discussion? Opposed? All in favor?

Ayes.

Motion carries.

**Vice-Chairman Rich:** I will turn the microphone back to Chairman Wilcenski.

**SITE PLANS****Approval Extensions:**

**Chairman Wilcenski: Peconic Landing Tennis Courts** - This amended Site Plan is for the re-location of a 108' x 120' (12,960 sq. ft.) paved area for two (2) tennis courts in addition to eight (8) parking stalls with one (1) ADA. The property is located at 1205 NYS Rt. 25, ±2,390' e/o Sound Road & NYS Rt. 25, Greenport. SCTM#1000-35-1-25

**William Cremers:**

WHEREAS, this Amended Site Plan is for the re-location of a 108' x 120' (12,960 sq. ft.) paved area for two (2) tennis courts in addition to eight (8) parking stalls with one (1) ADA in the HD Zoning District, Greenport; and

WHEREAS, on September 8, 2014, the Planning Board granted approval to the Site Plan entitled "Peconic Landing at Southold Tennis Courts", prepared by Young & Young, dated April 3, 2014 & last revised September 4, 2014; and

WHEREAS, on March 29, 2016, the Planning Board notified the applicant that Site Plan Approval had expired; and

WHEREAS, on April 8, 2016, Charles Cuddy, agent, submitted a letter requesting an Extension of Site Plan Approval and a request for a final site inspection, that all construction had been completed as approved; and

WHEREAS, at a Work Session held on May 2, 2016, the Planning Board reviewed the application and determined that the expired Site Plan is in compliance with current rules and regulations; be it therefore

RESOLVED, that the Southold Town Planning Board **grants an Extension of Site Plan Approval for one (1) year from May 2, 2016 to May 2, 2017** on the Site Plan entitled "Peconic Landing at Southold Tennis Courts", prepared by Young & Young, dated April 3, 2014 & last revised September 4, 2014.

**Martin Sidor:** Second.

**Chairman Wilcenski:** Motion made by Bill, seconded by Martin. Any discussion? All in favor?

Ayes.

Motion carries.

**Chairman Wilcenski: Harbes Greenhouse & Farm Shed** - This Site Plan is for the construction of a 30' x 96' (2,880 sq. ft.) greenhouse, a 12' x 16' farm shed and a 10' x 16' poultry pen on 13.5 acres in the A-C Zoning District. The property is located at 555 Sound Avenue, ±830' w/o Aldrich Lane, Mattituck. SCTM#1000-120-1-3

**Pierce Rafferty:** Mr. Chairman I offer the following:

WHEREAS, this Site Plan is for the proposed construction of a 30' x 96' (2,880 sq. ft.) greenhouse, a 12' x 16' farm shed and a 10' x 16' poultry pen on 13.5 acres in the A-C Zoning District, Mattituck; and

WHEREAS, on July 1, 2013, the Planning Board granted approval to the hand-drawn survey entitled "Site Plan for: Edward Harbes, SCTM#1000-120-1-3", stamped received by the Planning Board on April 22, 2013; and

WHEREAS, on April 29, 2015 and March 22, 2016, the Planning Board notified the applicant that Site Plan Approval had expired; and

WHEREAS, on April 19, 2016, the applicant submitted a letter requesting an Extension of Site Plan Approval and provided reasoning that the Approved Site Plan was not entirely completed and that the 12' x 16' farm shed had not been constructed due to budgetary constraints; and

WHEREAS, at a Work Session held on May 2, 2016, the Planning Board reviewed the application and determined that the expired Site Plan is in compliance with current rules and regulations; be it therefore

RESOLVED, that the Southold Town Planning Board **grants an Extension of Site Plan Approval for one (1) year from May 2, 2016 to May 2, 2017** on the hand-drawn survey entitled "Site Plan for: Edward Harbes, SCTM#1000-120-1-3", stamped received by the Planning Board on April 22, 2013.

**William Cremers:** Second.

**Chairman Wilcenski:** Motion made by Pierce, seconded by Bill. Any discussion? All in favor?

Ayes.

Motion carries.

**Chairman Wilcenski: Surrey Lane, LLC** - This Site Plan is for the construction of a 90' x 42' (3,780 sq. ft.) agricultural equipment storage building on a SC Development Rights property of 43.7 acres in the A-C Zoning District. The property is located at 46975 NYS Route 25 and fronts Lower Rd. & NYS Rt. 25, Southold. SCTM#1000-69-5-18.6

**James H. Rich III:** Mr. Chairman I offer the following:

WHEREAS, this Site Plan is for the proposed construction of a 90' x 42' (3,780 sq. ft.) agricultural equipment storage building on a Suffolk County Development Rights property of 43.7 acres in the A-C Zoning District, Southold; and

WHEREAS, on July 7, 2014, the Planning Board granted approval to the Site Plan entitled "Shanks Property", prepared by Jeffrey T. Butler on September 18, 2012, last revised January 10, 2013; and

WHEREAS, on May 13, 2015 and March 16, 2016, the Planning Board notified the applicant that Site Plan Approval had expired; and

WHEREAS, on April 18, 2016, William Kelly, agent, submitted a letter requesting an Extension of Site Plan Approval and provided reasoning that the Approved Site Plan has not been completed because of an issue with the Suffolk County Department of Health Services (SCDHS) with reference to connection of a waterline; and

WHEREAS, at a Work Session held on May 2, 2016, the Planning Board reviewed the application and determined that the expired Site Plan is in compliance with current rules and regulations; be it therefore

**RESOLVED**, that the Southold Town Planning Board **grants an Extension of Site Plan Approval for one (1) year from May 2, 2016 to May 2, 2017 on the Site Plan entitled "Shanks Property", prepared by Jeffrey T. Butler on September 18, 2012, last revised January 10, 2013.**

**William Cremers:** Second.

**Chairman Wilcenski:** Motion made by Jim, seconded by Bill. Any discussion? All in favor?

Ayes.

Motion carries.

**Chairman Wilcenski: Goggins, William** - This Site Plan is to convert an existing 2,187 sq. ft. single family dwelling to include two one-bedroom apartment units at 600 sq. ft. each and a 785 sq. ft. office pursuant to ZBA File #6677. Eight parking stalls are proposed at 13200 NYS Rt. 25, Mattituck, in the HB Zoning District. The property is located at 13200 Route 25, ±225' west of Wickham Avenue, Mattituck. SCTM#1000-114-11-9.1

**Martin Sidor:**

WHEREAS, this proposed Site Plan is to convert an existing 2,187 sq. ft. single family dwelling to include two one-bedroom apartment units at 600 sq. ft. each and a 785 sq. ft. office pursuant to ZBA File #6677. Nine parking stalls are proposed at 13200 NYS Rt. 25, Mattituck, in the HB Zoning District; and

WHEREAS, on July 7, 2014, the Planning Board granted approval to the Site Plan entitled "Alterations to 13200 Main Road, Mattituck", prepared by James J. Deerkoski, P.E., dated January 30, 2012; and

WHEREAS, on March 18, 2016, the Planning Board notified the applicant that Site Plan Approval had expired; and

WHEREAS, on April 7, 2016, Anthony H. Palumbo, current owner, submitted a letter requesting an Extension of Site Plan Approval and provided reasoning that the Approved Site Plan was not completed due to a Variance being sought for a fire sprinkler system and the scope of the project; and

WHEREAS, at a Work Session held on May 2, 2016, the Planning Board reviewed the application and determined that the expired Site Plan is in compliance with current rules and regulations; be it therefore

**RESOLVED**, that the Southold Town Planning Board **grants an Extension of Site Plan Approval with two (2) conditions for one (1) year from May 2, 2016 to May 2, 2017** on the Site Plan entitled "Alterations to 13200 Main Road, Mattituck", prepared by James J. Deerkoski, P.E., dated January 30, 2012.

**Conditions:**

- 1. Provide the renewal from the NYSDOT for Highway Work Permit #20141031873 and submit a print of the renewed Site Plan that includes the NYSDOT stamp to this Department;**
- 2. Provide the renewal of Reference #C10-12-0003, received by the Suffolk County Department of Health Services (SCDHS), and submit a print of the renewed Site Plan that includes the SCDHS stamp to this department.**

**William Cremers:** Second.

**Chairman Wilcenski:** Motion made by Martin, seconded by Bill. Any discussion? All in favor?

Ayes.

Motion carries.

**Set Hearings/ SEQRA Type Classifications:**

**Chairman Wilcenski:** **Craft Master Hops** - This Agricultural Site Plan is for the proposed construction of a 120' x 60' (7200 sq. ft.) frame barn for agricultural storage on Suffolk County Development Rights land; 19.9 acres in the A-C Zoning District. The

property is located at 10765 CR 48, ±1,400' s/w/o Wickham Avenue and CR 48, Mattituck. SCTM#1000-108-1-1.1

**William Cremers:**

WHEREAS, this proposed Agricultural Site Plan is for the proposed construction of a 120' x 60' (7,200 sq. ft.) frame barn for agricultural storage on Suffolk County Development Rights land; 19.9 acres in the A-C Zoning District; and

WHEREAS, the Southold Town Planning Board, pursuant to State Environmental Quality Review Act (SEQRA) 6 NYCRR, Part 617, has determined that the proposed action is a Type II Action pursuant to §617.5(c)(3) and, therefore, not subject to review because the proposed construction is for an existing agricultural site; be it therefore

RESOLVED, that the Southold Town Planning Board has determined that this proposed action is a Type II Action under SEQRA as described above.

**Martin Sidor:** Second.

**Chairman Wilcenski:** Motion made by Bill, seconded by Martin. Any discussion? All in favor?

Ayes.

Motion carries.

**William Cremers:** And be it further

RESOLVED, that the Southold Town Planning Board sets **Monday, June 6, 2016 at 6:03 p.m. for a Public Hearing** regarding the Site Plan shown on the survey for SCTM#1000-108-1-1.1, prepared by Lisa McQuilkin, L.S., dated October 17, 2015 and last revised March 30, 2016.

**Martin Sidor:** Second.

**Chairman Wilcenski:** Motion made by Bill, seconded by Martin. Any discussion? All in favor?

Ayes.

Motion carries.

## **PUBLIC HEARINGS**

**Chairman Wilcenski:** 6:01 p.m. - **Boccio, Michael & Jennifer** - This proposal is to remove a 50' right-of-way notation from Lot 4 of the previously approved subdivision

map entitled "Minor Subdivision of Robert T. Bayley", dated May 20, 1976. The property is located on the s/s/o Soundview Avenue, 854' w/o Kenney's Road, Southold. SCTM#1000-59-7-29.5

**Chairman Wilcenski:** At this time I would like to ask anyone from the audience if they would like to address the Board, please step to one of the podiums, state your name, speak as you will, direct your comments to the Board and before you leave sign your name on the sheet. The floor is open to any podium. Anyone? Seeing and hearing none.

**James H. Rich III:** I make a motion to close the hearing.

**William Cremers:** Second.

**Chairman Wilcenski:** Motion made by Jim, seconded by Bill. Any discussion? All in favor?

Ayes.

Motion carries.

**Chairman Wilcenski: 6:02 p.m. - East End Tick & Mosquito Pest Control** - This Site Plan is for the proposed conversion of an existing building to a single family dwelling with an attached business office with four (4) parking stalls on 0.25 acres in the Limited Business (LB) Zoning District. The property is located at 36570 Route 25, ±420' s/w/o of Skunk Lane & Main Road, Cutchogue. SCTM#1000-97-3-2

**Chairman Wilcenski:** At this time if anyone would like to address the Board on East End Tick & Mosquito Pest Control please step to one of the podiums, state your name and address the Board. Anyone? Seeing and hearing none.

**James H. Rich III:** I make a motion to close the hearing.

**William Cremers:** Second.

**Chairman Wilcenski:** Motion made by Jim, seconded by Bill. Any discussion? All in favor?

Ayes.

Motion carries.

**Chairman Wilcenski: 6:03 p.m. - Sports East Fitness Club** - This Site Plan is for a proposed multi-sport membership club consisting of an outdoor soccer field and five (5) tennis courts, a 150' x 550' (82,500 sq. ft.) building to include a pool, basketball court, soccer field and space for physical fitness activities with 224 parking spaces on 20.8

acres in the R-80 Zoning District. The property is located at 9300 NYS Route 25, ±141's/w/o Sigsbee Road & NYS Route 25, Mattituck. SCTM#1000-122-7-9

**Chairman Wilcenski:** Before I ask anyone to step to the podium I just want to make a notation to let everybody know that this application is also before the Zoning Board of Appeals and they are waiting on our SEQRA determination. We will go through that SEQRA determination by answering and addressing all the questions that are addressed tonight and also that we have received by mail. With that I will open up the floor to anyone that would like to speak. To keep things moving along we can use both microphones, please state your name and write your name after you finish.

**Denise Geis:** My name is Denise Geis and I live on Sigsbee Road in Mattituck. This proposed complex will definitely exponentially create more traffic in the already busy spot. I believe in the Site Plan it states that the traffic from the proposed complex most easterly driveway will be a right turn only, which means the traffic wanting to go west will then have to go down Sigsbee Road, which is an already busy street because of the street light there, and then down Peconic Bay Boulevard to go West. Or have to cut across traffic, which is very dangerous, to use the light to go down Factory Avenue to go west. Or the various local parking lots to make a U-turn to go west. If using the westerly driveway cars will have to cut across traffic to go west, use the Old Main Road to Bray Avenue to go west, all these options in my opinion will surely only cause more traffic problems and accidents. I have also read the proposed complexes traffic study which took place on March 9<sup>th</sup>, 10<sup>th</sup> and 12<sup>th</sup> of this year which even in the traffic study it said it was a less busy time of year, the traffic study which was conducted manually, which in my opinion is not a very accurate traffic study. The study consisted of a total of six hours over three days in a quiet time of year, I would ask the Planning Board to request an additional traffic study at a busier time of year like July and I would ask them to, what I call, use the strips that go across the road for a more accurate traffic study, I believe that would be a more accurate traffic study, before the consider moving forward with this application. I also understand that the now woodworking business which is on the Main Road and Old Main Road just a little west of the proposed complex, which I believe is own business is proposed to become a high volume beer distributor which is something else that I think should be taken into account before allowing the consideration of special exception for the proposed complex on the residential property. Since Suffolk County Community College right in Riverhead is going to be building a huge sports complex with a pool which will be open to the public and should be finished by the next spring, when I called that's what they said by next spring of 2017, and will have much more reasonable membership fees, I don't really see the need for special exception and the proposed complex here in Mattituck. As well as the Mattituck Laurel Civic Association meeting on April 25<sup>th</sup> Legislator Krupski stated that the County would be willing to buy the proposed complex property to preserve the land, which I think would be the best option for the land and for Mattituck as a whole, which Mr. Pawlowski said that he would consider if this was not, if his current plans were not granted. Another concern I have about the proposed complex is the before and after daycare for children, as Mr. Slovak stated at the April 25<sup>th</sup> Mattituck Laurel Civic Association meeting members will be able to just drop off their children, when I asked him what

ages he said from kindergarten up, at the proposed complex and they will be taken care of. Members children will not need to be accompanied by parents or guardian. In my opinion this was not supposed to be a daycare center or a childcare facility this was a proposed sports complex. I hope you as the Planning Board will take this into consideration and define the difference between a daycare childcare facility and a proposed sports complex before allowing the application to go any further. Mr. Pawlowski has also stated that the proposed complex will be good for the Town's tax roll, however when asked Mr. Pawlowski stated that the proposed complex would definitely consider going non-profit. Which in my understanding means the proposed complex would then come off the Town's tax roll so there would be no real long term benefit for allowing this proposed complex and all the Town would be left with is all the detriments that come with a complex like this, the traffic and noise. I've also heard time and time again that this proposed complex should be allowed because it will reduce our children's drug use and our local drug problems, in my opinion this is a very unrealistic promise and is not a legitimate reason to allow this proposed complex to be built. In my opinion Mr. Pawlowski and Mr. Slovak are hiding behind the special exception only to benefit themselves and their other partner and not to benefit the Town as they would have you believe. In closing I would ask the Board to strongly weigh these questions and concerns before making a decision that cannot be reversed if the proposed complex is allowed to be built. Thank you.

**Chairman Wilcenski:** Thank you, please sign your name. You can step to this side or wait if you want.

**Julie Amper:** My name is Julie Amper, I'm very much opposed to granting a special exception to grant construction and operation of Sports East, which seems to me to be a subterfuge to allow commercial use in a residential zone following an earlier failed attempt to accomplish this through a zone change. The project offers a single much valued carrot, a small swimming pool exclusively for members use. We already have adequate playing fields in town that might benefit from a little bit better coordination in their scheduling. We have tennis facilities and courts designated for pickle ball, we have the rec center, and the libraries offer a myriad of exercise options, including yoga, dance, Pilates, we have a sporting goods store just down the road, obviating the need for an onsite retail pro shop and we have numerous health clubs that offer memberships. How is this project any different from those commercial for profit establishments? How does this one carrot, a private membership swimming pool justify the stick, a dangerous precedent setting act that undermines the zoning map and threatens the integrity to past planning efforts, from the blue ribbon commission to the hamlet stakeholders initiatives, all of which clearly and repeatedly affirm Mattituck residents vision for their hamlet. In this case it was a vision of a quiet two acre zone residential area, not one with the thump of tennis balls and the cacophony of playing fields in use from dawn to dusk, acres of asphalt parking spaces and the increased traffic generated by a commercial property. This past Saturday I attended a meeting held by the Planning Department to solicit input from residents on the Land Use Chapter of the draft Comprehensive Plan, once again we were asked what our vision for the hamlet is. I confess I wonder why bother, will our vision, goals and objective be

honored, will they be any more sacrosanct than the ones we've repeatedly expressed seem to be. Can we trust our leaders to uphold the policies and land use designations of this comprehensive plan when at anytime and anywhere in Southold a special exception can be granted that makes a mockery of the true vision behind the zoning code. For me this is ultimately an issue of trust, of faith in our leaders to both uphold the letter and the spirit of our zoning laws. I urge the Planning Board to recommend that the Zoning Board of Appeals honor this trust by denying the request for a special exception.

**Chairman Wilcenski:** Thank you. Anybody else? Yes, step to the next microphone.

**Joanne Lechner:** Joanne Lechner, I've brought with me today the introduction to the Southold Town Comprehensive Plan and one sentence says, "Our goal present in just about every plan and study is to preserve land from development, and the Town has continued to make town land and open space preservation a priority." On the next page it states that the people of the Town want to retain the rural characteristic of the Town. I'm here today because I have grave concerns regarding the development of the 20+ acres of land owned by Mr. Pawlowski and the proposal by him and his partners to develop the property into the Sports East Fitness endeavor. Mr. Pawlowski is in the process of requesting that a special exception be given under the special exception standards. I have read his application and attended the April 25<sup>th</sup> monthly meeting at the Mattituck Laurel Civic Association, which only adds to my concerns and gives me more questions to ask. The nature of the business, what is the nature of the business? We know now that this facility will be a not for profit entity, is what he stated at the meeting. The proposed development will be taken off of the real estate tax rolls, he stated that he is not asking the Town for any money to develop the property. He and his partners will be using all Town services, making a very good return on their investment and paying no federal, state or local tax. I've also heard that they've changed their mind about that, but a not for profit, according to the federal government can be requested at any time. In other words they can finish, continue building and then determine that they're going to go to the Federal Government to ask for not for profit status. That can be done after everything is complete; there is no time table on that. Then they can come to the Board and request that the property be taken off the Town tax rolls. The project has been called a membership club, a private sports club and an athletic club, what is it? What I've read of his proposal there are 244 parking spaces and if they're going to build 244, I'm assuming they are going to be used. A question was asked regarding bringing in outside teams to compete on the multiple courts; the response was that no teams will be brought in. There will be five outdoor tennis courts, one artificial turf field as well as a vast indoor facility, it was also stated that the teachers are very happy because they will have summer jobs. The full environmental assessment forms provides, "Will the proposed action plan produce noise that will exceed existing ambient noise levels during construction, operation, or both?" The response was, "Yes, outdoor multi use field and tennis courts will produce noise exceeding ambient noise levels during operation." Part of the response is also, "It is likely that these noise levels will be generated between 7am and 6pm." At this time there appears to be no outdoor lighting for the courts however it was stated that the

outside courts will be open as long as there is daylight, this means during the summer when neighbors are trying to enjoy their yards or just home from work wanting quiet time, the courts and the field will be open from sun up until sun down. The developer stated that they are modeling their facility after Southampton Youth Services Recreation Center; Southampton offers a day camp, summer camp that is run by an outside organization. Based upon the numbers of parking spots, modeling their program after Southampton Youth Services, a not for profit, providing jobs for teachers during the summer, the vast outside fields as well as the size of the entire project, no inter murals for schools, this could lead to the conclusion that the endeavor will have a full summer camp up and running on that property as does Southampton Youth Services. There will be constant noise from sun up until sun down. Mr. Pawlowski has stated that this is a private membership club, what does that really mean? It appears that any business that could offer annual membership can open on property that has a zoning of residential with exceptions. Any type of business can offer annual membership and say they are membership driven and will be beneficial to the community. Is this really what the Town forefathers were thinking when they placed the exemption for annual membership clubs? If the Town approves this project on this land it is opening Pandora's Box, in my opinion. As any large business with any type of membership can, it will ultimately apply and/ or litigate against the Town for the right to build on residential property that is also zoned with exceptions. The property is huge and will produce an enormous amount of sewage and water runoff from blacktop building rooftops and the outdoor courts. Our bay and sound are already compromised by nitrogen pollution, excess nitrogen pollution from sewage has caused massive fish kills, turtle die offs and toxic algae blooms, causing beaches and waterbodies around Long Island. Nitrogen pollution threatens our environment, health, economy and the quality of life. Long Island's clean water creates jobs and generates hundreds of millions of dollars every year for the region's economy. Nitrogen pollution in water is directly tied to development patterns, land use trends, fertilizer use, failing sewers, residential cesspools and septic systems; in short the majority of nitrogen is from sewage. Scientists agree that harmful toxic tides are being fueled by nitrogen from wastewater including septic tanks and cesspools. New York State Department of Environmental Conservation sites algae blooms in excessive nitrogen as a primary reason many of Long Island waterbodies are impaired. Toxic algae blooms, often referred to as red tide or brown tide, can spread hazardous toxins, kill fish and seriously impair water quality. Newsday last week ran four articles in regards to waterways need more environmental protection from sewage; these include Suffolk County as well as the Town of Brookhaven. There have been meetings with our elected officials from the State, County and Town, they understand if nitrogen pollution is not reduced in our Towns we will lose two industries, fishing and tourism. This proposed project is very close to the Peconic Bay and the Laurel Lake Preserve, according to the paper file this project does adjoin wetlands, waterbodies that are regulated by Federal, State and local agencies and it's also over an aquifer. This project anticipates using fifteen gallons of water per day and they will produce, according to the papers filed, 3,660 gallons of raw sewage a day. How can we justify putting this enormous project in place when it will greatly increase nitrogen pollution from sewage and water runoff with no way to eliminate nitrogen pollution? Will there be a treatment plant established to take the nitrogen out of the sewage before it is returned to the

ground? Will there be some type of water system where the water can be recaptured, purified and recycled? This proposed project requires substantial water, there is a water problem in the east end, saltwater is seeping into fresh. Last year the Town of Riverhead requested that all residents curtailed water usage as their pumps were at maximum capacity. With the pull of so much water how does the Town accommodate the project and protect our drinking water? Traffic congestion, the area of Main Street is so congested it is almost impossible to get into and out of the side streets and parking lots. Capital One, the old building of Capital One must be taken into consideration; there are 315 parking spots in that building alone. This business property is subdividable and multiple use. There is also going to be additional traffic from the location that the Hudson Building Bank was supposed to be, and there is potential for a two story office building. There is also the mall where the movie theatre is there and they have approximately 375 parking spots. You have other businesses in that area, you have side streets, it's a total congestion. The Department of Transportation years ago would not approve any entrances or exits for CVS from their parking lot onto Main Road because of the congestion. This project will substantially add to traffic congestion that already exists in the area. Why are the entrances and exits allowed on the side street when CVS was not? This part of Main Road, in my opinion, resembles Riverhead with its traffic congestion. I do not believe that the Town of Southold would want to add to the congestion in this area which would affect all residents. There will be an increase in emission from busses, cars, delivery and garbage trucks entering and exiting the parking lot, as well as from the additional traffic on 25. There will also be increased emissions from the vehicles sitting in the parking lot with the engines running; this must also be taken into consideration. Approximately seven acres of trees will be removed; removal of these trees will have an adverse impact on the community by air and noise pollution. These trees cool the land, air and water with shade and moisture that reduces the heat island effect of our communities. A single tree can produce the effect of cooling ten rooms, room size air conditioners approximately 20 hours a day. One large tree can supply a day's supply of oxygen for four people; a healthy tree can store 13 pounds of carbon each year, which reduces the greenhouse effect, with an acre of trees that equals to approximately 2.6 tons of carbon dioxide. Trees help reduce surface water runoff, decrease soil erosion, increase ground water recharge. Each gallon of gasoline burned produces 20 pounds of carbon. There are 244 parking spaces that they are requesting, how many more pounds of carbon can be produced in this one small area that has more traffic congestion than it can handle? The project will be open at 5am every day of the week, Mondays through Saturdays it will close at 10, Sundays it will close at 7, outdoor fields will be available, at this time because there is no lighting on it, until dark. There will be busses, trucks, garbage trucks and increased traffic, the trees that are left standing will block some of the noise but they will not block all the echo and pedestrian noises. Until dark is the field and 10pm for the building, what will happen to the quality of life of the individuals who live in the community? From the application for zoning under the exception rule the application provides, "Does the application contain and species of animal that is listed by New York State as rare or as a species of special concern?" The applicant responded, "Yes." Observing this property from Sigsbee I've observed a turtle, I've seen a very strange snake on this land, what happens to these animals or species of plants, either listed or not listed by New York State as rare or

concerned? The plan for this project is use; this project will produce much traffic congestion, sewer, water runoff, noise, all environmental polluter, the quality of life will not be the same for the families that live and travel this area of Mattituck. I thought the people of this Town wanted to have that small town feeling which includes respect for our neighbors as well as keeping the two industries that add to the Towns coffers, mainly tourism and fishing, these industries afford the Town much of its revenue, which very little Town services interim reduces every resident's real estate taxes. Our town is trying to cut pollution, that is causing destruction of our estuary and ecological systems which affect all residents of the Town of Southold. How is the Town going to address this vast project with forward thinking? This project, a not for profit, will have the availability of all Town services, paid by all Town residents as their property taxes will go up and the principals will benefit financially at the expense of the Town residents, many of whom are on fixed incomes. The Southampton Youth Recreation Center is not near a residential area or congestion area, Maximus Gym is also located in a business district. This project, if allowed, should only be placed in the business zone on property that is being reused. All environmental issues must be addressed and every resident agrees that a substantial and every resident would have to agree to a tax increase if they take it off the rolls. Many of the services that this endeavor provides are already provided by our schools and parks, which are paid for by our real estate taxes. This land once developed, if developed, would be an ideal hang out for teenager as it will be enclosed by trees, will there be a 24-hour guard service to stop the congestion, congregation of teens with or without cars? I thank you for your time, and I believe that's not the right piece of property for that project and I believe that we are duplicating services that we are already paying for.

**Chairman Wilcenski:** Thank you. Please write your name for the record. Just as a comment everybody, any comment, this is being recorded so every point and every comment that is being made will be addressed through the SEQRA process. Yes, just to keep this moving along, we will stay here all night if we have to, if someone says something that you were going to say, you don't have to get up and say it but we aren't going to stop you, we are just trying to keep this moving along.

**Paul Pawlowski:** Hello, Paul Pawlowski resident of Southold Town, I live in Mattituck and am one of the owners of Sports East. I think the key ingredient there is that I am a resident of this Town, I live within a few miles of the proposed Sports East proposal. I'd like to just review some of the basics of the Site Plan and the Floor Plan especially after hearing some of those comments. What's included in the Site Plan, the basics of the Site Plan we propose is a synthetic sports field to the north for the property, five exterior tennis courts and the majority of our proposal is indoor sports use. I'll get to the Floor Plan in a second after the Site Plan details. Going into this entire proposal my partners and I went into this in detail first and foremost as residents of this Town, not as owners, not as developers, we thought of the surrounding properties, we thought of the area which we proposed to do this and we came to certain conclusions that was in keeping with the Town and definitely, or what we perceived to be thinking of our neighbors. We are offering a large buffer, a non-disturbance buffer surrounding this entire build out, we are looking to achieve this proposed sports complex with the minimal use of land

possible, however allowing for indoor sports use that we do not currently have in this town. Everyone has become accustomed to the curb appeal of the scenic view as you drive by this property, with that said that is why we kept the large buffer of trees to the north of the synthetic soccer field. The surrounding, this building is setback 470 feet from the Main Road, 200+ feet from the easterly neighbors, 200+ feet from the westerly neighbors and over 300 feet from the southerly neighbors. So that rendering that you are looking at now is a very, very good understanding of what this will look like, large mature trees will be kept, the only thing we plan on doing in there is removing any dead branches or beer bottles or burnt bottles or anything like that if you were to walk through that property and see, just kind of clean it up but ultimately leave all those trees and give them the ability to do better over time. The parking, one thing I understand with development and planning, we set the parking where it is just to get it away from the road so it's not part of the scenic view when you drive by. Our goal is if this is approved when you drive you're going to see our neighbors, our members playing on those fields or those tennis courts and be proud when you go east, west from this property. The building itself is, you know we almost called it the Sports Barn instead of Sports East because its very similar to the horse barns to the west and many 100 barns throughout Southold Town. We did this type of building for longevity, low maintenance and sustainability, the reason for the whitish color is it deflects under the sunlight to keep it as cool as possible, if this is approved. Again we are leaving a very large non disturbance buffer around this property, much larger than any other potential development for this property, tenfold. The safety aspect we are going to work with the Planning Board and the DOT to have the proper curbing, sidewalks, at night code compliant lighting for the parking. We are also going to, we proposed to the DOT a turning lane along the entire 500+ feet of this property that will help mitigate any traffic concerns. We proposed one main entrance, which is into the property and to leave the property to the west of the property and keeping with DOT regulations. We also proposed, to help mitigate any traffic leaving the site, is an exit only to the east, and being a resident here if I am heading west I am certainly am not going to go further east to do so, so I don't think anyone is going to leave there, do a U-turn and then head west. Septic system, we are more than willing to do one of the approved appendix c septic systems that the health department has been working on, pilot programs, I stated on the record, I wrote a letter in my Site application. We have no problem being the first of its kind on the north fork within one of those systems we will work with the powers that be, we are committed to doing it, to get over the hurdles to do it because it's not an easy standard process, but we would love to have the first one. As far as septic flow goes, there's roughly, when the engineers do their calculations it roughly 3,200 gallons that this septic needs to account for, by no means is that what we're using on a daily basis. But if we're going to compare apples to apples what we're proposing and what is allowable by right we are not even a third of the flow that this property allows for, this property allows for roughly 12,000 gallons, were calculating roughly 3,000 gallons. Drainage, not one drop will leave this property, maybe on tires of cars and stuff like that but no sort of runoff will leave this property, it will all be contained onsite in proper leaching fields, so we will hit the code, we will work with Planning to make sure the drainage is acceptable. Impact and clearing; including the building, the tennis courts, the synthetic field, which is permeable, the parking lots, we are just about 30% of this

property. So our environmental impact as far as clearing goes and trees being cleared and things of that nature we are at 30+%, all not just the building itself, and again every drop of water will be contained on site. The Floor Plan, what were proposing just to kind of briefly go over what we're proposing because this is being proposed as a private membership club offering our members something that we do not have in any way, shape or form on the north fork at all. Nobody really wants to travel to Riverhead to do the things that we're proposing. We're proposing a 6 lane, 25 meter swimming pool, which by no means is small; it will be the largest of its kind out here by far. It allows the avid swimmer the ability to do laps, it allows children to have fun in a pool, learn how to swim. We're proposing 4 indoor tennis courts, 1 indoor multi- basketball volleyball court for our members, a rock wall for our members, an indoor synthetic field for our members, 2 batting cages for our members, obviously private locker rooms, a membership based only food service, you can't come in and get a water and leave you have to be a member, similar to how the north fork country club or laurel links offers their members food and obviously a small accessory pro shop for our members. That's our proposed Site Plan, the basics of it that's our proposed Floor Plan and it is being proposed as a private membership club to fall within the special exception. I just want to answer some of the questions that I heard. By no means did we, and I am going to go through these questions but I've been extremely transparent I've been through the public hearing at the ZBA, the civic association asked me to come they had some questions, the chamber of commerce, I'm sure we've all seen it in the papers and I've never, my partners and I have never changed our tunes at all, so I bring that up because there were some things said that just simply weren't said. Not for profit, I was asked at the civic association I was asked if we would consider it. This is privately funded by our families, this is, we are dedicated, we are actually proud to say this is privately funded because we're not looking for any tax abatement, tax dollar, normally with this sort of thing that is what happens you get public funding or state funding or town funding but not in this case, we are proud to bring this to our Town for potential members. The question was would you consider it, and I immediately said if its beneficial for the Town maybe but by no means do we need not for profit or are we seeking not for profit, but not for profit basically means we come off the tax roll. This property as it stand produce roughly \$14,000 in taxes a year, this project is going to be close to 10 million, big, big difference, 10 million interest only is \$60,000 a month so we are outdoing the not for profit, any sort of would bring us as owners we're not even considering. Childcare this is for our members to drop their children, if approved, they'll have family memberships. Just like I drop my daughter off for a swim class at Laurel or learn how to play golf, we can't wait until our members do that, so by no means is this going to be childcare as far as, hey you know what I don't have a membership I'm just going to drop my kid off, can you babysit, not at all. Tourism, this is for us, this is for the residents of Southold Town, this is a private health club for our Town not for the people that live out here on the weekends are more than welcome if they become a member we'd love to have them, but this isn't for tourism. Noise, one of the big reasons and why I said we looked at this as neighbors and not as developers is it's an indoor facility, you are not going to hear anything from the inside of this building at all. We positioned the tennis courts and fields near the Main Road and our noise levels will never exceed what the Main Road is already giving off, not in any way, shape or form. Pandora's Box, I

don't remember the last time this was proposed, or anything of its kind, I find this hard to believe this will open up any sort of Pandora's Box. Sewage, I already went over it, we will be much less than what this property could afford another developer. I want to bring up, and I'll be very clear, I was asked if I would consider selling this to the County, for me as an owner I put forth a bunch of proposals and every which one of them we need in this Town, the workforce housing, the potential and the second proposal was we didn't need County money I was going to donate 18-21 acres. I'm not taking that money, what I mean is if another developer came in they have the ability to take that, I am here and I am dedicated to Sports East. Would I consider it if this wasn't approved, if it was my last resort, yea but it certainly wouldn't be my last resort because when certain people asked Al Krupski if he would give money towards this, on the last two proposals there wasn't a dollar available but on this proposal yea the County has money, it was kind of interesting. We don't have, we could really have both, we could have a large preservation roughly 70% and we could have something this Town doesn't have whatsoever. We could have both, we could have preservation and nothing is ever perfect, if one person only wants preservation well that's going to be tough. We are offering a large percentage of preservation and we are offering privately funding something that this Town doesn't have. I think from a SEQRA standpoint, I look forward to this review, I think you are going to see and working at the work sessions and working with the engineers that this really, yea no new development is prefect, but I think you'll see we have mitigated every single factor that goes into SEQRA review and I'm excited for that. We have voluntarily paid for our own traffic study, our non-disturbance buffers will exceed any other development in this Town, we're going to do well on our SEQRA review I'm confident, I've looked at, it's a big thing it's a big building but as far as density build out its not at all compared to the size of the property. We're before the Planning Board and you guys have been great going through the details, working with me on the Sketch Plan and I'm excited to go through every detail with the Planning Board as long as it takes and long as the SEQRA study takes. The biggest thing stopping us is the special exception; I think this project defines a special exception, I say that because we need this and here's the opportunity. I have one more question, who here wants this?

**Chaiman Wilcenski:** Thank you, anybody else would like to address the Board? Yes go ahead.

**Joy Ellinghaus:** Thank you Paul, thank you for always being here and speaking, I know that we don't agree but I appreciate that. Joy Ellinghaus, I too own a second home on Sigsbee Road I have for many, many years. The first thing I would just like to say is that I don't agree with Mr. Pawlowski that you can have both preservation and an 82,000 square foot sports complex on the same property but I am here tonight unfortunately to speak against the building of the sports complex in this location. This location is of particular interest to me because I have had a summer home for many years on Sigsbee Road. During each years ride out I was always rooting for this wooded lot to still be there when we came for the summer and I can't have been the only one who thought this as the years went on. As I got older I watched how things changed in Mattituck, somehow it was all for the good of the north fork but none of the other towns

took the beating that Mattituck took. Being a second home owner I am not allowed a vote in any of the elections so I would just keep my fingers crossed that somehow this little parcel of woods could live to see another year without a strip mall on it. Many years passed and I and my neighbors were aware that only a few houses could be built on this property, naïve as we were. The Peconic Land Trust seemed like an ideal answer for the lot though that didn't happen either. So when the property went up for sale and Mr. Pawlowski brought his proposals before the Town for development, none of which conformed to the zoning, I was here to speak out against them and here we are again today and I'm unfortunately speaking out against this third proposal. When I heard what this proposal was and saw the support that it was getting online my first thought was maybe you can fool all of the people all of the time. The people seemed really excited about having more recreation, and not having to drive 40 minutes and having a pool. I thought maybe we've come to see these things as a need, do we need it? Some people might think we need an indoor mall or a bigger cinema or conversely some might think we need even more recreation. Why not have equinox open up across the street in the Capital One building, I'm sure they can get it up and going pretty fast, and the dominoes fall one by one. This is a want, can you give the people what they want without breaking the back of the Main Road, without endangering more of our delicate environment or throwing so much more traffic onto a road that people already feel fearful driving on? So here we are once again not proposing to build the 8-10 residential houses in compliance with zoning instead you'd like to build a health club that those houses would be allowed to have, but it's not the kind of health club with a few stationary bikes and the like rather, and I quote Mr. Pawlowski who for some time continued to use the term health club, "Sports East is proposing outdoor athletic fields for multiple sports, tennis courts, a basketball court, batting cages, a gym, yoga and spin classes, locker rooms, a 32 seat café and pre and after care programs for school children." Mr. Pawlowski also hopes to include an ADA compliant 6 lane indoor pool with a depth of no more than 5 feet. This is his ambition for a residential lot for which he needs no zoning change to do, how is this possible? It turns out the properties existing residential zoning allows for an annual membership club with a special exception from the ZBA. And if someone told you that developers can take egregious advantage of zoning laws for the benefit of their project this is the kind of example they're talking about, and we hope no developer local or otherwise is able to rest that kind of manipulation from our Zoning Board, as it seems at the very least cynical and disingenuous and at the very most exploitive and a dangerous precedent. This project, his largest yet, is simply being offered at the wrong location but just as with all of his projects Mr. Pawlowski refuses to see any negative whatsoever and its these never ending assurances that drive my doubt as to his motives and ambitiousness, because he can't possible deliver on all of his promises, no one could yet day after day he acquiesces to every request, reassures every casual doubt and dismisses every important concern. If he cared to be that accommodating I think he would see what the most sober minds amongst us can see, that this is the wrong location for this project and he'd be doing a disservice to the area by building it here and that's part of the problem. I won't speak directly to you Mr. Pawlowski because I know that's not allowed in this forum but as a constant refusal to imagine negative ramifications while also promising all the bells and whistles, we just witnessed it here right now. The traffic study that you did I think you just said you paid for your own traffic

study when you had promised that the department would be part of that, would do that study for you and it was not the study that you had done it was done in March. I'll go on about just a few other troubling aspects about the complex that have not been answered. It should be obvious when we voice our concerns about the additional traffic that this complex would bring to the Main Road and to our neighborhoods we are talking about it during peak traffic months when the odds of accidents increase greatly, why then Mr. Pawlowski chose to have this traffic study done in March to determine feasibility is unknown. Based on the study being somewhat useless for these purposes we'd like to request, I'd like to request a more realistic study be done on a Saturday in July and a weekday in August. It makes sense that in order to avoid the inconvenience of making a left hand turn during these months many drivers will avoid a left hand western bound turn and make the right hand only turn seeking to turn to the next right on Sigsbee Road and the next right after that onto Peconic Bay Boulevard. While it is true that from 2012 to 2016 there have been 94 accidents just between Bray Avenue and Marlene Lane, we believe accidents in this area are likely to increase as a direct consequence of this complex being built. Mr. Pawlowski said he'd work with the State Department of Transportation to mitigate traffic congestions, I assume they weren't part of the traffic study that you did in March and if not we'd like to know who you did hire for your study, if they were paid services what are the qualifications. We imagine children will be riding bikes to the complex or walking, would there be a traffic light, a pedestrian crossing, sidewalks, what will be there to facilitate children coming and going into the complex either walking or riding bikes? And another quote once again it shouldn't be any surprise when you seem a little disturbed when someone makes a reference to childcare because your partner gave a quote that said, "Professionals would be onsite so kids could be dropped off before school with bus service to school." The questions rise what kind of professional does this complex mean to provide, qualified daycare workers? What part of the complex will be functioning as daycare? What kind of bus service to the schools did Mr. Slovak mean? This was a very recent quote. Can children only be dropped off in Mattituck schools or in Cutchogue and Southold schools as well? Will this bus service be part of the Town pickup service or will private busses be used? Who will be liable for the safety of the children on the buss if private busses are used? This again offering a picture of anything is possible without concrete answers and an unwillingness to imagine any negative consequences. As with the other proposals that Mr. Pawlowski made the environmental aspects are today just as critical as they were with the other two proposals, they haven't changed, they haven't gone anywhere, if not more so because today he is no doubt putting many things into play, toilets, showers, a restaurant, childcare and a pool. We need bonafide experts to help Mr. Pawlowski navigate what is clearly an ever changing market to truly determine what would work best here and we need real answers. Kevin McAllister from defend H2O did not seem impressed with the system chosen, one of the greatest concerns regarding Mr. Pawlowski's earlier proposals were the environmental impacts. His last proposal at 12,000 square feet is dwarfed by this complex, at 80,000 square feet so obviously our concerns have grown exponentially but again for some reason Mr. Pawlowski brushes these concerns aside. I understand the wastewater is a complicated issue but it is his issue to resolve, if I'm not mistaken he has chosen the bio-clear system and I'd like to hear some definitive assurance from Kevin McAllister from defend H2O who asked why

bio-clear was being considered when other systems had been betted by Mr. Pawlowski and he said, "I would argue in this day and age and with the impairment of our waters, we should strive for the highest for the highest achievable levels of denitrification." This does not sound like reassurance for the single biggest issue on the north fork. The north fork greets visitors at Mattituck and Mattituck cannot continue to greet them with the scourge of commercial, non-rural ventures one after the next. The very best thing that can happen is for them to be greeted by that wooden lot with small but meaningful signage. At a meeting last year Mr. Pawlowski did speak about selling the land to the Town, which was not feasible, at last week's meeting Mr. Krupski said that the County has the funding and the inclination to buy this acreage. The best option is to allow the County to buy the property as Mr. Krupski allowed for at the meeting the other night and for Mr. Pawlowski to pursue this well intentioned project on a better suited commercial lot, perhaps in a structure that already exists on the north fork and can be revamped for his purposes. 17 acres may not seem very important but it has become representative in what Mr. Pawlowski has tried to make of it, everything but 8-10 residential houses. Finally I think everyone can agree on imagining the north fork in the future, hopefully from Aquebogue east, the prevention of overbuilding and retail sprawls similar to Route 58 in Riverhead is the goal of the 2020 plan and beyond, Ms. Lanza those are your words and they are words to live by, they are words that inspire and they are words to aspire to. The north fork is beyond a turning point we are at critical mass, stories of fish kills, brown tides, closing estuaries are harbinger of worse things to come with overdevelopment. It won't take much, even one bad investment of fitting a square peg into a round hole can bring years of damage and regret. We drive by these things every day, preservation goes hand in hand with your goal. We don't drive by wooded lots and get pangs of grief and regret in our bellies. The north fork needs a degree of protection that most developers probably wouldn't agree with and you and your Board members and all of us need to call on our better angels but when you think of this beloved area and think of how special it is, the beauty, the tranquility and think of how close it is to millions of people who themselves may want to enjoy it even briefly. You can get an idea of how protective we all might have to be. This isn't about just one developer, it's about the many who are coming and about all of us dedicating ourselves to keeping what we love. It is a challenge every day to keep the rural character of the north fork at the forefront, the only way is through preservation and adaptive reuse and more formidable translation of zoning without exception in this case. Thank you.

**Chairman Wilcenski:** Thank you for your comments. Anybody else? Yes.

**Jill Schroeder:** Hi my name is Jill Schroeder I am the owner and operator of JABS in Cutchogue I'm a fitness facility. I've also been named the Suffolk Times Business Woman of the Year 2012, as well as the East End Women's Network Woman of the Year 2014. In addition to owning a fitness facility on the north fork I've raised over \$150,000 for local and national charities and I'm also raising funds to implement fitness equipment in our local schools. I feel that I have become an integral part of this community and I am extremely passionate about fitness. When I heard about this project I very much appreciated what they are proposing to do, however learning more about it and understanding the business side of owning and operating a business in this

community, the magnitude of this facility I think is just bigger than what this community can bear, whether or not you're privately owned. Aside from that I am a local business owner and I have a daughter that I provide for, so having a facility of this size come into our community will greatly challenge what I've done over the past five years. It very well may destroy my business as well as many other local fitness facilities that I will speak for, because I don't see any of them here, and many of them also have young children. So I want to bring to your attention the local business people who will be greatly affected by this complex just because of the sheer magnitude and the money behind it, something I don't have but I surely have passion behind what I do, I love what I do and I would like to see my business continue to be a part of this north fork but allowing this project most likely will not allow that to continue. Please take into consideration us local, small, tiny business owners who are really out here and really doing this to survive and have our families survive. I am truly passionate about it, what I've done, what I've been recognized for and my charity work. Thank you.

**Chairman Wilcenski:** Thank you, yes.

**Frank Sagarino:** Frank Sagarino, we've had a house out here since the early 40's, I live in Laurel I live off of Peconic Bay Boulevard. I have two children that I've raised out here and third one now, a three year old, two that went through the Mattituck High School system one that is a state champion wrestler this year. I moved out here from Los Angeles 15 years ago with my boys because I thought this would be a great place to raise them, I loved the openness of the area. We talk about traffic, one thing that was not brought up tonight, and I've been a private fitness trainer for over 35 years, I worked in Los Angeles in many different gyms, I work at Maximus right now and I was at Ultimate Fitness before that, I specialize in senior citizens, people saying this pool is little makes it sound like a little pond somewhere in somebodys back yard. The idea that I have so many senior citizens doing the drive to riverhead to use weight lifting equipment and the exercises available and we still don't have a pool, I've had two back surgeries I know a lot of people who are older and have joint issues, so many people will benefit from having a pool that they can use that's not an hour and a half up the island. I don't have anything written don't and I'm rambling just a little bit and I apologize. On the traffic situation one thing that was not brought up is gyms do not work like a 9-5 business, people come and go all day the traffic is not based at 9 o'clock everybody trying to get into the gym and 5:30 everybody trying to leave. It will affect me also; I live on Peconic Bay Boulevard I live just west of Brush's Creek. Now obviously I've been coming out here my whole life every summer and I've been here year round for 15 years, when I come out of my house there's a bump coming up Brush's Creek, very difficult to get off south Oakwood, very difficult, you have to look both ways three times. Can I tell you over the last forty years or twenty years how it's gotten harder and harder to get out and the people coming out of this facility making a right on Sigsbee and making a right on Peconic Bay Boulevard will affect me leaving my house in the morning. The real question is when I had my teenagers here and I said well this would be a great place to go, we are leaving Los Angeles because I am not going to have them around the drug situation, the inundation of people the inundation of heroin, now everybody can put their head in the sand and if we had teenagers here today that all

winter when it's too cold to go outside and there is no place to play and there's no fields to be on, if we had 100 teenagers here every one of them would want a place to go. They sit in their basements, it leads to doing drugs, it leads to finding the money once they get addicted and everybody is wondering where all these car break ins and the robberies and everything come from because these kids in the winter, I agree there's a lot of facilities out here in the summer but there's a lot of cold months they can't be outside. This would solve a huge problem so anybody, one of the biggest benefits is giving our kids something to do. I'm not happy with the growth and the population out here, I remember when I could only go to restaurants on the weekend, I know what the growth and the situation is but there's a lot more kids, a lot more kids getting into trouble and a lot more kids with absolutely nothing to do. So when it comes to the point of me having to wait longer to get out of my street but benefitting the elderly, benefiting kids in the winter having a place to go, everything is a tradeoff. The fact that they have this huge buffer of trees and I don't have to drive by a lot like where Walmart is in Riverhead and see all the trees gone and I'm looking at cement, I think they've taken a lot of things into consideration for the Town and I think it's a great facility and every place you pick for one of these gyms. Jack Van de Wetering in Riverhead, who has tried for fifteen years to do a YMCA and every location he's gone to has never happened, and he had the money raised. Every time there's the naysayers to a place like this and you have to weigh out the health of the community, the health of heart disease, the benefit of keeping kids out of their basement in the winter when they're hanging out with absolutely nothing to do. I was shocked with my sons both of my older sons, one is 22 now and moved out and the other is 17 still living with us and going to Mattituck, I was shocked, we have a very open relationship, to find out what is going on during the winter, who is doing what, how much heroin is out here and how much we have nothing to do. My son moved to LA and he says the kids here do less drugs, less pot, less everything because were outside, were surfing were doing stuff outside. In the winter there is absolutely nothing to do, so when you look at a facility like this which is not another winery, it's not another restaurant, it's not another apartment building, it's not another movie theater which we don't need. When you look at a facility like this you have to say for the benefit of the community, does the good outweigh the bad and in my opinion after thirty years of doing this and I feel very much for the lady who has her boutique gym, when I lived in Los Angeles there was Sports Club LA obviously, the boutique gyms still all made it because the clientele was so dedicated to them they didn't want to belong to a huge gym. And a lot of the boutique gyms in Los Angeles they had private fitness trainers and they did private classes still did very well, it didn't wipe them out it was a different clientele. So all I wanted to say and I know I have to direct this to you but I love to direct it elsewhere, to the crowd, is no matter how many problems you have with traffic you have to say, does the good outweigh the bad? And nobody loves a lake here, I boat out here, I live this community, I hate fighting to get across 25, I know additional traffic will come down my street, but for the benefit of the children growing up here of giving them something to do, this huge indoor building, the elderly having a pool to use, which there's nothing within an hour and a half here, I think the good absolutely outweighs the bad. Thank you very much.

**Chairman Wilcenski:** Thank you, yes go ahead.

**Jackie Fedynak:** My name is Jackie Fedynak I have a house here in Mattituck. This is kind of a duplication of service; I have an article here saying east ends first public fitness facility with Olympic size indoor pool to open at Suffolk's Riverhead campus. It says east end's first public fitness facility complete with an Olympic size swimming pool, aerobic and weight training rooms and a rock climbing wall is coming to Suffolk Community College in Riverhead. The 18 million dollar facility will also be available for use by County residents and local governments making it the first public athletic and fitness facility of its kind in the five east end towns. The 48,000 square foot building will feature floor to ceiling rock climbing wall, a strength and weight training equipment room, an aerobic room for spinner, yoga, dance and exercise classes and an 8 lane competition and diving pool. The building will be 13,500 square feet, a gymnasium will also be able to accommodate a regular basketball court, two volleyball courts and six badminton courts, and there will also be a three lane running/ walking track around the perimeter of the gym, it's the first indoor swimming pool for the north and south fork that is this size and open to the public. The other thing I have to say is I know Mr. Pawlowski had said his membership it is a private club and the membership is at \$50 a month, here seniors over 60 the membership is \$220 for 12 months, a family membership which is head of household, spouse and dependents under 18 or under 23 if enrolled in college is \$720 for 12 months, adult Suffolk County residents is \$275 for 12 months, that's a lot cheaper than \$50 a month per person. I just wanted to let you know this is a duplication of services. Thank you.

**Chairman Wilcenski:** Thank you, yes sir.

**Erik McKenna:** Hi my name is Erik McKenna I live in Cutchogue, I am a teacher at Mattituck High School for the past 15 years, I'm also a practicing attorney, a lifelong resident of Cutchogue, a graduate of Mattituck High School 1994, a collegiate soccer player, current soccer coach of my son, parent of three elementary school, 2 at Cutchogue East and one about to be at Cutchogue east and finally also the president of the North Fork United Soccer Club which is an organization that plays out of Aldrich Lane and has children from Shelter Island all the way to Riverhead. Based upon my background as a teacher, parent, graduate of Mattituck High School as well as local soccer club president I wanted to explain to the Town Board why I passionately support Sports East. I just have two points, one theoretical and one more practical. From the theoretical standpoint Sports East is a unique opportunity to shape countless lives and instill the lifelong lessons that come with sports, and I'm sure you guys know on the Planning Board this is not a new idea, town leaders as well as a bunch of local adults have taken strides to fill this void in the past. Specifically I remember Dr. Lizewski, he had his plans for the Teen Scene, it was based out of the current wellness center it was held during weekends, in particular during the winter months, it was envisioned as a space for exercise and activity designed as an alternative to the distractions and dangers of adolescence that some of the past speakers have commented on, that no longer exists. Other towns that also were mentioned by previous speakers, such as Southampton with the SYS and I believe East Hampton with the YMCA they've recognized the value of public space for year round sports activity and have made the investment. Now however Southold Town is presented with the unique private market

solution and the benefits, in my opinion as well as others, are limitless. From a personal standpoint I often ask myself where my life would be if I hadn't learned all the values that are associated with sports. Don't get me wrong, I wasn't at risk of going in the wrong direction of the law, living a life on the dangerous streets of Cutchogue that's not what I was talking about. My issue was I was extremely introvert, extremely shy and sports gave me an outlet, it showed me that hard work can lead to success, taught me the value of competition and these are lessons that I try to apply to my life currently as well as instill into my son and my two daughters. It's well documented that if you ask adults for specific memories of their elementary or secondary school academic experiences you are not going to hear much, however when you ask about sports related memories their stories are going to be rich, detailed and specific. Now why is that? Is that because there are bad teachers, I'm not going to knock myself, no its sports are just so much, confidence, self-esteem, motivation, the refusal to give up, the ability to handle adversity, integrity as well as being a member of a team. Don't get me wrong, by no means am I trying to downplay the value of academic, I've always considered myself a student athlete and in fact as a teacher at Mattituck High School I repeatedly observe that some of the best students are also likely to be dedicated athletes and if you don't believe me just read in the next few weeks when the Suffolk Times comes out when they talk about the current valedictorian and salutatorian at Mattituck High School. It's going to be from two of my students, Katie Hoeg and Jack Dufton they are both stand out athletes as well as scholars. Now these examples are not isolated and I don't believe they are attributable to coincidence rather they are a result of the positive influence that sports can play in a young person's life and sports East and the plans that it has for our town will only help in provide opportunities to keep on instilling these positive values in our children. My second point is a practical one and I'm speaking as the president of North Fork United Soccer Club, again we have ten plus teams, we have kids ranging from the age of 4 all the way up to the age of 15, there's not enough field space for year round sports on the north fork. I can speak from experience from organizing the soccer club, as president of the North Fork United Soccer Club I see firsthand how soccer players scramble to find indoor space in the winter, why is the space limited? Well there are also other sports that need the space, there's basketball, there's lacrosse, there's wrestling, there's volleyball and ultimately they have a limited amount of space and multiple sporting teams that want access. Sports East would be a perfect solution and would greatly benefit the members of our club or my club the North Fork Untied Soccer Club and I don't want to speak on other organizations behalf but I would also wager that North Fork Lacrosse would welcome Sports East, Mattituck Soccer Club another soccer club in town I believe they would welcome it as well as the CYO basketball league. Some other people that have been talking about the impact of Sports East and how it can affect our local culture and I have been here since 1980, when my parents moved here and I grew up in the 1980's and 1990's and I was fortunate to have parents that were selfless and that were willing to take me all across the island to soccer events and to seek out oppurtunites even in Europe to play soccer. Obviously for a variety of reason and most of the reasons are economic, that's not going to be a realistic option for families. Sports East can be that in town affordable solution for numerous families as well as local sports clubs and it will benefit families all across the north fork. And I would disagree with one of the previous

speakers and I wholeheartedly that it is a need and not a want and it is something that we can really benefit from. Thank you.

**Chairman Wilcenski:** Thank you, yes.

**Nan Shade:** I am nervous, my name is Nan Shade, I am a native of Southold I have lived here for over 70 years and I think this is the best thing that could happen to our town. We are very lucky to have someone donate this and I think there's no question that we should have it. I myself and four friends get in the car at quarter to 7 in the morning where we meet in Southold and drive to Riverhead to Safety Swim for an hour from 8 to 9, that's the only time we can do it because the other times they are teaching the babies and young children to swim. It's very good for everybody health, I have fibromyalgia, my one friends has a double hip replacement, another has a double hip replacement and another one has polio and we are all going there for our health. Everybody could do the aerobics, it is wonderful and I think there would be a lot less cripples around if they were able to use the gym. Thank you.

**Chairman Wilcenski:** Great, thank you. Would you please sign your name? Excuse me Ms. Shade could you please sign your name. Okay, thank you. Yes.

**Janine Warrens:** Hi my name is Janine Warrens I am a psycho therapist and have a private practice right here so I am going to take this from a social work perspective. I appreciate the comments that the people against it said in regards to the environment and I think that Paul addressed their concerns and I believe that he will continue to with his partners. I will address the big issue that got swept under and I noticed people moving their head and shaking their head to the drug issue. I am a drug counselor I have worked with many children in all the districts out here, I've seen families devastated, I've attended funerals people want to sweep it under the woods, people want to pretend it doesn't exist. Ok so we have lots of things out here to do in the summer, I was a summer resident, I camped at Peconic Dunes, we lived here 15 years before we came full time residents. I am invested in this community, I am Vice President of the booster club, I was on the PTA at Cutchogue East, I was Vice President of North Fork Lacrosse so I am invested in the community in many different ways. Once by providing my service, second I take an investment in the children because the other part of it is how the children are directly related to the elderly. As that beautiful woman, it broke my heart, we on the north and south fork have the largest amount of elderly population that live without their families. Their families aren't here, they are not taking them to doctors they have to come in from out of state or hire people, they have to drive an hour in traffic to get help, it's not right. I want to also talk about the taxes, I've seen in the school district people move in from other areas, they move out here for the peace and the quietness yes but they move out here too because our school districts are going up, we are getting more acclimates, we are getting kids into ivy league schools. Some of these people move in from a district where there are 4 or 5 Sports Easts, where there are activities all year round. I heard about the traffic study that everyone brought up, but I think the traffic study probably should be done at a different time of year because I think there would probably be more traffic for this in the winter months when the

summer people aren't here when there is nothing to do out here. In the summer months everybody is on the bay, or on the sound, or on the golf course so I don't think the traffic, we are going to have the traffic from the summer people, which I was one, I understand that. From a social workers perspective, we are giving every age group in our community an opportunity, a place to grow, I loved what Erik said, a place to experiment and get involved in the community. I think it's a wonderful opportunity for every single one of us in this room and I would love the Board to think about the perspective, and what it does for all the people. Thank you.

**Chairman Wilcenski:** Thank you. Yes sir.

**Erik McKenna:** Hi my name is Erik McKenna, Erik McKenna's son. I am 10 years old and I go to Cutchogue East Elementary School. I am involved in a bunch of different things such as mock trial, sports, including soccer, basketball, lacrosse and tennis occasionally in the summer. I also did the school play and student leadership which is associated with helping the Cutchogue East Elementary School and the community of Southold Town. I am here speaking tonight because Sports East will give everyone a great opportunity to stay fit, healthy and to have fun. My friends and I are asking you to consider to have Sports East come to our community because we need to have a place to do year round sporting activities, you wouldn't want us sitting around doing nothing all day, you would want us at Sports East staying fit and healthy. Thank you, have a nice evening.

**Chairman Wilcenski:** Thank you. Anyone else would like to address the Board?  
Charles?

**Charles Cuddy:** Good evening my name is Charles Cuddy I am here on behalf of the applicant. I have a particular interest in this property because I have known it for more than thirty years. For some of the people here who may not be aware the Planning Board in this Town a number of years ago rejected the 8 dwellings that people are talking about, in other words they were disapproved. So this property has been up for dwellings, it's been up for affordable care, now it's up for something that I think is very appropriate, I think it's the right use and I think it's in the right place. I was disturbed to hear the people really commenting on the special permits aspects because this is a Site Plan, I think Mr. Pawlowski correctly said to you he's got a Site Plan that meets all of the requirements, it has a great buffer area, it has adequate parking, it has a setback that's phenomenally big, it's the right thing again in the right place. I think I'm disturbed to hear people talk about traffic, I think the gentlemen that pointed out that traffic is an intermittent situation here it's not a continuous situation. I go to Riverhead every day, 25 in Mattituck is not 58 in Riverhead, it isn't now and it probably never going to be. For those here besides me being in Riverhead, I am also a resident of Mattituck, I think this is a use that the community needs and I think it's a use the community should have, and I think if you look at the Site Plan requirements, all of them are met by this application and I would ask the Board to approve it. Thank you.

**Chairman Wilcenski:** Thank you. Yes, go ahead. I am sorry we are going to let her speak first. How many people are still waiting to speak? We may take a break if there's not too many more we will keep going. Ok well keep going.

**Diane Nicholson:** Hi my name is Diane Nicholson I am a resident of Southold Town, I am a former YMCA professional and the minute that I stepped on Long Island I was helping Jack and John Van de Wetering try to start a YMCA because I know what this community is missing because I have experienced it. I just, I applaud the opportunity to pull a recreational center together, I'm concerned about the health club aspect of it and I guess I'm hoping that we give some thoughtful consideration to making this a recreational center that's open to all so that it doesn't appear and be perceived as a health club so that our friends and neighbors who are in low income situations or seniors that are on fixed incomes still have the opportunity to enjoy and appreciate and take advantage of these great opportunities to stay healthy throughout their lifetime. I also would hopefully give some thoughtful consideration to starting, having a pool that's a little bit warmer so it's more accessible for senior citizens and for babies to learn swimming lessons and then have that regular pool for lap swimmers to keep our adults healthy. Those are my only concerns but I am really excited about the opportunity to bring a recreational center to our community. Thank you.

**Chairman Wilcenski:** Thank you. Please state your name.

**Joanne Lechner:** Joanne Lechner, I still have concerns in regards to what is this club, it's supposed to be a private club, its only supposed to be members only, traffic you're going to have childcare in the morning, childcare in the evening, you're going to have a summer camp running therefore you will have traffic in the AM and the PM and maybe in between during the summer, not only during the winter, that will add to more congestion. The gentlemen before said you know there is ten teams and they're going to be intermural, according to what I was informed that there are not going to be intermurals because it's only going to be members only. I know Southampton Youth Services does have intermurals but they are not a private club. I can go there myself and pay \$5 to go in if I wanted to use one of the programs its \$15 a day. So I really don't know what this entity is, because you're not supposed to have teams coming in, so I'm just extremely confused and I don't think it's all set out and I don't think it's all what we really know it is. In other words the gentlemen speaking seemed to know a lot more than I did, that we're going to have all these soccer teams coming in and out and playing, that's not a private club, that's a public club. Thank you.

**Chairman Wilcenski:** Thank you for your comments. Would anybody else like to address the Board?

**Paul Pawlowski:** I'll be quick, I just want to answer a few questions. The traffic study was done by Dunn & Dunn, with any traffic study that's done by a reputable firm they don't just go by the few days that they did their study there are other traffic studies that were done in this area, when the CVS came in, the 7-11 came in they take years of data and come up with their traffic study. They take every month of the calendar year and

come up with that traffic study so this just wasn't just based on a few days in March. The reason why it happened in March is because we are before the Planning Board and I want to be able to get them the assets they need to do their determination however it is comprised by multiple years, every month of the year based off the exact or a very close use that we're proposing and done by a firm that's been around for a very, very long time out of Westhampton. As far as using public dollars as services, yes as far as police go or firefighters go, that's the public service but every aspect of this including all the curbing, all the roadwork and every bit of maintenance required to keep this building looking nice and sustainable is paid privately. We are not going to have any public service take care of our parking lots, repaint the tennis courts, anything of that nature, it's all privately funded not only from the initial standpoint but hopefully for the next 20, 30, 50 years. As far as exploiting the code I am going by the code, I tried to put forth other proposals on proposal one and two just because we, people were asked to come forward with potential workforce housing and this property met the criteria to the letter of the law as far as close to public transportation, shops etcetera, that's why I came up with that. Since that wasn't supported I came up with a plan to donate 17 acres but this is an allowable use with a special exception so I am going by what the code reads I'm not exploiting one bit. I'm not proposing the 10 to 11 to 12 homes that could be put here by right because we don't need that. As far as offering all the bells and whistles we are dedicated and we're three families, there are three partners, we are dedicated to this Town and the children within this Town. Actions speak louder than words, not everything I do is for money, I'm not doing this for money, and I could've made a lot more money doing by right. I own, am a proud owner one of the owners of Cedars Golf Club, there is no money in Cedars Golf Club its pure enjoyment and if anyone drove past there in the past few years they'll see the drastic improvements however not changing what it's all about. It's a par 3 golf course and the only thing we did was clean it up and everyone that goes there enjoys it and we do that because that's something my partner and I like to do, my partner is part of a hedge fund, he gets more excited when he sees \$10 come across because a kid just played a round of golf there than three billion dollars going through his account on some bullcrap that has to do with work, I come to this as a resident not a developer. As far as competition and local small business I totally appreciate that, when I was 14 I started my first business and I understand competition but from what I know the local fitness classes in this town have a great following and when it comes to sports and instruction as I was a division one tennis player I didn't go to a specific club because it was a nice looking club or anything like that I followed my instructor. He could've brought me to the tennis courts in Mattituck or the Westhampton Tennis and Sport, wherever he went I would've went, it had nothing to do with the facility and I am a big believer this will breed proper competition and just so the Board knows 90% of every local instructor called me for a job. Thanks for your time.

**Chairman Wilcenski:** Thank you. Yes.

**Denise Geis:** My name is Denise Geis and what's driving me a little crazy here is I've lived here my whole life, I'm 44 I've lived here my whole life, four generations have lived on Sigsbee Road and what drives me a little crazy is everybody saying this aspect of

sports is going to save the whole community from drugs. I made many choices when I was a kid, I didn't chose to drink or take drugs but in the same aspect of them saying kids have nothing to do all winter. I was there, I understand but you know what you make choices and the amazing thing that I haven't hear which drives me insane is when I was 11 I had a job. I see kids 12, 14, 16 nobody has a job, no wonder they have nothing to do all winter but sit in somebodies basement, we never sat in somebodies basement all winter. My parents didn't just go okay we'll just pay for everything, that's ridiculous. One huge problem here is everybody saying this is going to fix the drug problem, I'm not saying this is a bad thing, this is an interesting opportunity that could probably be used here but not in a residential piece of property. People forget this is only for members, no other teams will be allowed here, this is only for members because it is on a residential piece of property, because it's a special exception and it's just, I think it's getting a little out of hand that people are expecting so much from one facility. If this was put in a commercial piece of property you would have many more opportunities and I would just hope the Board would consider those aspects before making a decision. Thank you.

**Chairman Wilcenski:** Thank you. Yes sir.

**Joseph Slovak:** Yes, Joe Slovak Sports East. I am a father of two, a 15 year old and a 13 year old, I'm an educator for 20 years, a coach for 25 and I come at this with all those things in mind. We're not going to be a sports factory where people are coming and going all day and they're just playing and leaving, playing and leaving, there are plenty of those as Paul said up the island and its fine, it's what they do and they do it well. This is not what we are doing. We've modeling ourselves after a number of facilities, I've looked at one in Portland Oregon so it's not just Southampton Youth Services. We've looked at a bunch of different models we are not reinventing the wheel, this has been done. So what are we? We're an inclusive sports facility that has a demographic of birth to 100, we expect this to be a community club, that is we expect senior citizens, we expect toddlers and we expect everyone in between. We'd love to institute for our members a mentoring program, where we have senior citizens on site and everyone wants to feel that they're needed and there wealth of knowledge, their lifelong knowledge can be helped in talking to people who are just leaving college or going through different stages of their lives. Our college students can help out our high school students who are going looking for colleges and things like that and what to expect. Our high school students can mentor our younger students in elementary school, they can help and instruction during the summer and things like that. As far as before and after care we do it at our district, now there's a number of different ways, there's a taekwondo shop in Aquebogue I believe and he busses his kids from Cutchogue East to lessons there, there are a number of ways we can go about it. We can ask the district to have another bus stop and that would be Sports East or we can get whatever we need to get to bring the kids there and pick the kids up ourselves, and this would be for members only, and this is for people who have childcare issues and what better place to be at. In the morning if you're able to move around and prepare for your day at school and after you come home get some homework help and then be able to move around and get some recreation or sport before you go home and have mom or

dad or whoever pick you up. Suffolk Community College is definitely building a facility, there's 2500 students in Suffolk Community College they will be using the facility for free. I have not calculated but there are many, many people in the surrounding areas, my daughter runs track and she goes to Brentwood to run track meets, it is not going to be easily accessible. It is a great opportunity for people up there, it is not local, we want something for our community. They are not offering the same things we are offering, I didn't see anything about tennis courts, I didn't see anything about an outdoor turf field, its apples and oranges, it's a wonderful thing to have but we owe it to our community to have something local. I'd like to look at, because I looked at the Comprehensive Plan over the weekend, the plan for the Town of Southold, specifically the Parks and Recreation section and this was dated 10/29/2011 and these are some of the comments from those who worked on it during the work sessions. This is from 2011, indoor sports facility lacking, pool will increase property values, need a concrete strategy to develop indoor pool recreation complex, install paddle tennis courts, indoor sports complex, more performing arts, towns should look at the example of Saline Michigan where a small declining town worked with a philanthropist to establish a rec center that was the catalyst for the towns economic rebirth and improve quality of life. I haven't heard anything but for a few talk about what this does for our community, some of the greatest minds back from Plato and Socrates mention the importance of leisure activities and things like that, this is an integral part of who we are. I'd like to read a quick quote from an individual that has travelled the world and worked with Olympic skiers and he says the word recreation is a very beautiful word; it is defined in the dictionary as the process of giving new life to something, of refreshing something, of restoring something. This something of course is the whole person and I think a lot of us are missing the point, this is not a perfect situation. I've been at this for 12 years and I've had perspective investors and I've looked at a lot of different property and it's never come together except for Paul and Steve Marsh and I trust Paul he does things that I can't do and I do things that he can't do. I'll tell you he's got to have a thick skin under withering remarks like that I actually felt bad for him but I am glad to have him as a partner. I want to mention a few things about the benefits in sports recreation this is from the Massachusetts Recreation and Parks Association, it builds family unity, it reduces stress, it promotes a connected community, it provides a safe place to play, it offers a place for social interaction, increases property value, healthy people are happy people, it diminishes your change of contracting disease, lower health care cost, reduces crime, increases community pride, gives young people something to do, helps the at risk population, I haven't mentioned I heard about the at risk population that Mrs. Warrens she mentioned it, we have at risk populations in our school, we deal with it all the time and no one size fits all. If people get a job at 11 years old, wonderful I had a paper route but that doesn't work for everybody we have to give them an opportunity so they are not sitting by idling. Another thing I'd like to mention, the human capital model from the website designed to move and this speaks to exactly what we're talking about and this talks about young people that get involved in physical fitness and physical activity based upon their parents because it is intergenerational and the things they talked about with their research, 1/10<sup>th</sup> likely to be obese, up to 40% higher test scores, less smoking, drug use and pregnancy, 50% more likely to go to college, 7-8% higher annual earnings, lower health care costs, more productive at work, this is throughout their life,

reduced risk of heart disease, stroke, cancer and diabetes, 1/3<sup>rd</sup> the rate of disability, this again is intergenerational cycle active parents are associated with active kids. Lastly we need this, and there are things to be worked out and we love summer people but they don't live here full year, they don't experience what it is in the winter when it gets dark at 4:30 and there's nothing else going on, you can't play outdoors, if you want to play tennis you have to go to the other side. If you want to rent turf space you have to go to Southampton, we need something here that is local and Sports East will provide you with that. I just want to say one more thing, they did a survey also and the survey had during the draft of the Comprehensive Plan as it pertains to Parks and Recreation and an indoor swimming pool and an indoor sports complex were in the top five and this was included in the final draft, it says conduct feasibility study that would include researching the availability of funding, public and private, operation public and private and suggested location of a year round gymnasium and swimming pool facility. the proposed multi-purpose complex may include an extensive gymnasium with exercise equipment, weights, indoor heating swimming, pool to permit lap swimming, indoor basketball court, bowling lanes, lockers etcetera. It went on to say feasibility study would include the possibility of included collaborations of for profit and not for profit partnerships that could make the creation an operation of the proposed multi-purpose complex financially viable, that was from the final draft of Parks and Recreation. I came to this meeting and thought about how I was going to present and it didn't take long to see the tenor of this meeting and I thought there were some personal attacks that are really, really unfortunate and I guess when you are passionate about something you take it personal but then you have to act accordingly. I would never impugn anyone here I would never talk to anyone here I would address it to the community. The last thing I would like to say is this and it's from the great Vince Lombardi and it pertains to this and I've said it before, perfection is unattainable but if you chase perfection you can catch excellence and that is what we're looking to do here at Sports East. Thank you very much.

**Chairman Wilcenski:** Thank you. Yes.

**Joy Ellinghaus:** I just want to make another quick comment, Joy Ellinghaus, I don't think anyone of any intelligence would doubt the benefits of sports in general and certainly for children and connect them with academics or academic accomplishments. It certainly has become obvious in the last few years or the last decade or so that sports has been at the forefront of high schools and particularly in Mattituck, in my day growing up it was arts and music but they've cut all of that, so I can see how the community is getting behind and certainly supporting this complex. And I think it is a very much obviously needed and wanted and it seems like a very nice idea, I just think it can exist elsewhere; it doesn't have to exist on this property just because you purchased this property. And I just would like to ask the Board if part of the process of the environmental study should that not, I think it's before the Zoning Board now is that right?

**Chairman Wilcenski:** Yes, they are in a holding pattern while we do SEQRA.

**Joy Ellinghaus:** So that hasn't been finished yet?

**Chairman Wilcenski:** No.

**Joy Ellinghaus:** And from what I understand if this has too many environmental issues, the special exception will not be granted and I've heard that Mr. Pawlowski will not seek to do anything else with this property and I would just request that perhaps he look very seriously into selling the property and look to do this very obviously desired project elsewhere and not in this location through this special exception. And that's all I wanted to say, I think we all understand the benefits of sports and how they help kids.

**Chairman Wilcenski:** Thank you. Anybody else? Would anybody else like to address the Board?

**Mindy Ryan:** My name is Mindy Ryan and I hate public speaking but I have to show my support for Sports East. I was a Southold Town Lifeguard in 1984 and 1985 and in order to take my test I had to drive 60 miles to Montauk Downs and at the time I couldn't figure out why there was no pool here it was very strange to me. I became pregnant in 1996 and luckily I had 7 Z's in Flanders to swim because I needed to get some exercise. As my daughter grew up we searched for places to swim, we drove to the Hampton Inn up the expressway and joined that club in the winter so that we could swim in the wintertime. My daughter followed in my footsteps and became a lifeguard; I had to drive her to Brookhaven National Lab for her certification and testing. An indoor pool year round has been a dream of mine for 20 years, I've followed the debacle when there was a proposal for Greenport, a proposal for Aquebogue, a proposal for Laurel and I came to a meeting similar to this and I stood up and I said please put the pool in my backyard. So thank you very much.

**Chairman Wilcenski:** Thank you. Anybody else? Yes sir.

**Mark Szynaka:** I'm Mark Szynaka I am a full time Southold resident, I have a 13 and a 16 year old both who have jobs, both who are looking forward to the sports activities particularly the indoor swimming. I think that the opportunity to share the sports with my children would be a wonderful opportunity, particularly in the winter time that I think is the most important aspect of this project. It's privately funded, they are not looking to float a bond, they are looking to finance this privately which I think is a good thing. Having a central pool reduces the number of families who would otherwise put in a pool of their own if they know that they have a pool so from an environmental standpoint that would be preferable. I ask the Board to approve this project for the good of the community.

**Chairman Wilcenski:** Thank you. Last time around, anybody? Yes.

**Jennifer McNamara:** Hi my name is Jennifer McNamara I am a Mattituck resident, I also hate public speaking. Recently I have undergone some serious medical conditions that most elderly people undergo, I have rheumatoid arthritis along with fibromyalgia

and other arthritic conditions. Driving has become quite an issue for me, long distance driving is not an option. Being told to drive an hour and a half to a pool and then drive back is very wearing on someone with a physical disability. The opportunity to have something like this is unbelievably positive for this community. I have a 21 year old and a 12 year old child; the 12 year old is very athletic and very into sports and would very much love to have this ability to go to a gym throughout the year. I understand that there was some comments made in regards to children at 11 and 12 getting jobs, I'd like to know where those jobs can be had. There are a lot of children out here and there are a lot of children with a lot of great potential, being able to give them this one place that they can go to see whether they are going to become something great athletically, why not give them the opportunity. It seems that there are buffers in place, the sewer system is in place, there's a lot that can be had. I just ask that you really consider people my age and older that have these conditions that could use this pool. Every doctor I see says you need a pool; I can't make it to that pool up the island or Suffolk Community College as they said 2,500 students with free membership, those kids are going to take advantage of that gym whether it's the pool or the gym itself. So I'd just like to say please that there's a special exemption, we really need this here. Thank you.

**Chairman Wilcenski:** Thank you, would anybody else like to address the Board on Sports East Fitness Club. I just want to thank everybody for their comments and this hearing has been recorded and all comments and inquiries will be addressed through the SEQRA process and thank you very much for coming. I'm looking for a motion to close the hearing.

**James H. Rich III:** I make a motion to close the hearing.

**William Cremers:** Second.

**Chairman Wilcenski:** Motion made by Jim, seconded by Bill. Any discussion? All in favor?

Ayes.

Motion carries.

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## **APPROVAL OF PLANNING BOARD MINUTES**

**Chairman Wilcenski:** The last order of business is for the Board to approve the minutes of: **April 4, 2016.**

**William Cremers:** So moved.

**James H. Rich III:** Second.

**Chairman Wilcenski:** Motion made by Bill, seconded by Jim. Any discussion? All in favor?

Ayes.

Motion carries.

**Chairman Wilcenski:** I need a motion for adjournment.

**Martin Sidor:** So moved.

**James H. Rich III:** Second.

**Chairman Wilcenski:** Motion made by Martin, seconded by Jim. Any discussion? All in favor?

Ayes.

Motion carries. Good evening.

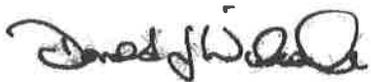
There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,



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Jessica Michaelis  
Transcribing Secretary



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Donald Wilcenski, Chairman