

Minutes of a Scoping Hearing held by the Town Board of the Town of Riverhead at Town Hall, Howell Avenue, Riverhead, New York on Wednesday, April 19, 2000, at 4:00 p.m.

**Present:**

Robert Kozakiewicz,	Supervisor
Edward Densieski,	Councilman
James Lull,	Councilman (arrived at 4:15 p.m.)

**Also Present:**

Dawn Thomas,	Town Attorney
Melissa White,	Deputy Town Clerk

**Absent:**

Christopher Kent,	Councilman
Philip Cardinale,	Councilman
Barbara Grattan,	Town Clerk

Scoping Hearing - to consider the environmental issues to be addressed in the preparation of the Draft Environmental Impact Statement required to support the special permit petition of J. Douglas and Agnes Stark to expand Glenwood Village, upon real property at County Route 58, Riverhead, such real property more particularly described as Suffolk County Real Property Tax Map No. 0600-119-1-23.

Supervisor Kozakiewicz: "The time of 4:07 has arrived, April 19, 2000. The time, date, Town Board room, notice for scoping hearing, the expansion of Glenwood Village. And with that, I'll turn it over to Mr. Richard Hanley, Planning Director."

Richard Hanley: "Thank you. The Town Board is in receipt of a special permit petition from J. Douglas Stark and Agnes Stark to allow the expansion of a pre-existing, non-conforming mobile home park. The expansion is for 103 residential units on lands immediately to the west which are currently owned, we believe, by the Estate of Harry Finkelstein."

The Planning Department has reviewed the environmental assessment form that was submitted (inaudible) to the petition, and has identified a number of potential significant environmental impacts which resulted in the Town Board pos dec'ing the project.

The impacts that we have identified include impacts to the Peconic River with respect to Wild Scenic River designation, potential impacts in groundwater within (inaudible) geologic zone 3, potential impacts to surface waters regarding existing fresh water wetlands on the site, potential impacts to archeological and cultural resources due to the existence of fresh water wetlands in particular, potential impacts to transportation networks with regard to generation of motor vehicles and, finally, potential impacts to public facilities, most notably the Riverhead Sewer District.

We have received from the applicant a draft scope of issues which essentially mirror the concerns of the Planning Department. So at this time would be open to the public, Bob, so we can hear any other significant commentary on environmental impacts associated with the project. Thank you."

Supervisor Kozakiewicz: "Thank you. Mr. Smith?"

Allen Smith: "Mr. Supervisor, my name is Allen Smith. I appear on behalf of the applicant, representing the applicants, Mr. Brian Stark and Susanna Butler (phonetic) from En Consultants (phonetic) who is our environmental engineer and will be drafting the impact statement. I have prepared a draft scope of issues and with your permission, we don't have too many people here today, and give them copies and, therefore, save reading it our loud. I'll return to the microphone and deal with the issues."

Supervisor Kozakiewicz: "Just for the record, I know that- I have it in front of me, I understand the Planning Department has looked at that draft scope of issues which you had sent and is dated April 19<sup>th</sup> and you sent by letter of April 18<sup>th</sup>, 2000."

Allen Smith: "Yes, sir. Thank you. I will briefly touch on those items which Mr. Hanley did not. Item 3 is the effect of the subdivision of the parcel into two parcels, one being the parcel that abuts County Road 58 and the other that is the 34 acres on which this project if permitted will be built out.

Another item is item 6. Traditionally when we examine uses of this nature we are dealing with the effect of the noise generation or issues attendant to the use on adjoining parcels. Here we have the flip side of that where we are going to be examining the effect of the pre-existing non-conforming use of the raceway to the west on the senior citizen project.

The last item would be number 10, I believe, which Mr. Hanley did not mention in the Planning Board comments and that we have appeared before the Planning Board, was some analysis of the effect of the senior citizen community in a global economic sense and we're prepared to do that.

Other than that, I have no further comments."

Supervisor Kozakiewicz: "Thank you. Is there anybody else who would like to address the Board with respect to the scoping issues?  
Sandra Mott."

Sandra Mott: "Yes, good afternoon. Sandra Mott, Riverhead. First of all, I'm representing myself and my parents and a few neighbors who couldn't attend. The draft scope of issues listing covers most of my concerns. I'm sort of disappointed that this meeting is being held this week considering it's Easter Week and Passover and perhaps a number of other people might have considered coming. So in that sense I'm disappointed. But I'm grateful that it is in the afternoon.

I just want to make reference to something that I just read in Dan's Paper in regards to the Shinnecock land issue. And just a statement from (inaudible) the director of the Suffolk County Archeological Association and she was referencing the Shinnecock land issue. She was referring to the fact that this site requires the stewardship of town officials to ensure that the area of history is not (inaudible) to indifference. I don't know how much history this particular parcel has, but I do want to underscore the fact that you are the stewards of the land for the entire population that has (inaudible) to appear and those have not to for whatever reason. And I hope that your consideration of all elements of concern will be full.

This is a very large proposed development. I do not know whether or not it can be truly defined as an expansion of the current Glenwood Homes simply because my understanding is that they are going to be similar to the Foxwoods and that they're going to be on foundations. Now, that might- that information might be incorrect and if it's incorrect, I apologize. But if it is not, then it is not truly an expansion. What it is is a new mobile home community which, again, my understanding is, again I apologize if I am incorrect, that the town does not allow for new mobile home communities in their code. There's no master plan for this particular area. It's- Route 58 corridor studies, I know have been done in regard to traffic and congestion and

so on. That hasn't been completed.

The very important element of the wetlands, who I've discussed this matter with a number of influential people involved with the North Fork Environmental Council, the Peconic Land Trust, the- Mr. LaMont who is a biology teacher at the Riverhead High School and who specializes in endangered species, and my focus on wetlands is that quite possibly as with the location in Tanger where the Peconic Land Trust had to buy the property to protect the tiger salamanders, I hope a full and thorough review of their presence is instituted (inaudible) do their research for them.

The fact that it's just north of the Peconic River and it's a Scenic and Wild River area protected by the State should be considered. The fact that there are a number of wildlife that are living there should be considered. I know that on the map that berms will be put up, nonetheless this is undeveloped property at this point with large trees, wooded area, as well as small shrubbery below as well as the wetlands. I haven't been on the property. It's private property so I can only go by what I read on the maps and see in the paper.

I believe a corridor study with such a large development especially since it's on the access that's going to be directly off of Route 58 through the current community should be considered. That's going to be 103 more homes. Usually these homes are coming with two cars, that's 206 more cars into Glenwood Village. We already have a number of issues with people speeding through the community.

And from what I can see on the map that Mr. Gadzinski and I were looking with Mr. Hanley, there are only two basic areas where they're going to gain entry into that and that is through Glenwood.

In addition to the traffic flow, the pollution from the race track could be quite an issue. Currently, as I said, there are large trees there, it's forested. I'm not a forestry major, but they look really thick and old to me and have been here for some time. The fact that we are going to lose that buffer if these trees are removed and our experience in our seven years of living at Glenwood, approximately a dozen to 15 trees uproot currently when they're bringing in new smaller units as well as the double units and that's currently within the park as it is now. I don't know they'll be doing in this proposed new addition.

Also, the concern is not only for the noise but the pollution

from the track itself with the fumes from the cars. But the noise now is not easy to live with. We knew it was there but we only were told that it was one day a week race track. It turned out to be otherwise and into the night. I'd like to know what happened to the excess oils and fuels and so on that were- I don't know if it's fenced off between that particular piece of property or not. They'll have to do some research perhaps on where the excess oils and fuels and so on went into- perhaps went into the current wetlands.

Also, the lead in the soil because previously gasoline had lead in it and if that lead went up in the air and came down on the ground it could be on the surface, it could be into the ground water and if they start stirring up the ground and and so on that's going to go into the air. And the concern I have is that lead is, you know, can cause brain damage for children, at least the paint that you have on the old homes, and maybe I'm wrong on that, but I think that should be looked into.

This is a special permit, this is already it refers to an expansion of the pre-existing non-conforming mobile home community. So already it's non-conforming, already it's special permit and already it is not really an expansion unless as I said I'm wrong as to the circumstances of the kinds of buildings being erected.

In regard to the abutters being advised, I don't know at what point or if we will be advised as to the fact that we were told that when this moves along the process and public hearings will be held and more comments can be made, whether or not we're going to be advised because we were told that only the landowner will be advised. Well, my parents are individual taxpayers- "

Supervisor Kozakiewicz: "Just, for a moment, I'm going to stop you short for a second. We're getting a little bit off of the scoping issues as far as the question of advise. However, it is a special permit. A special permit requires that a certified letter, once we notify- once we get through the process and we get to the point where the Town Board is going to hold a public hearing on the special permit which we must under the Town code, the owner of the property or its agent or legal representative will send certified mailing to all property owners. So that must be done."

Sandra Mott: "How (inaudible) in regard to property owners?"

Supervisor Kozakiewicz: "It's within 500 feet of the- if you take the property, you measure from the property line 500 feet around."

It's- and everyone within that 500 feet from outside the property lines must receive a certified letter. It is sent the way the certified- the way-- the assessor's records have the property owners on record."

Sandra Mott: "Now, Glenwood- "

Supervisor Kozakiewicz: "So, as I said, we're getting a little bit off the beaten track. The real issue here is whether there's other issues that need to be addressed in the draft environmental impact statement which have not been discussed by Mr. Hanley or are not set forth in the draft scope of issues which have been provided by Mr. Smith on behalf of Glenwood. If there are other environmental issues that you would like to see addressed in that document, this is the time to comment on it. At the special permit, when we get to the special permit hearing stage, certainly these questions as to whether it's an expansion or non-expansion will become relevant at that point. So the focus here is a little bit narrower."

Sandra Mott: "Okay."

Supervisor Kozakiewicz: "Okay."

Sandra Mott: "I hope I didn't go off too much because I think a number of the things are environmental and I don't know whether or not they would have been considered except in regard to the amount of lead that's sitting on the surface basically and the potential danger from that, if any."

In regard to the economic effects of the expansion of Glenwood as a senior citizen community, I'm wondering how it's being defined these days as a senior citizen community because we've been told recently that it's considered- it has a 20-80% composition now as to whether or not someone is 55 and over or not so, therefore, I was wondering what the legal definition- "

Supervisor Kozakiewicz: "From what I understand, there is two different standards. There's a federal requirement and there's a state requirement and which is which right now I couldn't tell you. I know that one of them is 80-20 and one of them is 100%."

Sandra Mott: "Right."

Robert Kozakiewicz: "I think the question, again, is- we're looking at, is from an environmental document, the DEIS, and there

will be an analysis to try and determine or to determine I should say, what the impacts are under SEQRA with respect to that issue."

Sandra Mott: "Okay."

Councilman Densieski: "Sandra, I think what you're trying to say is you would like to know if there is a lead problem from the race track that has spilled onto the property so that might want to be added to the list."

Sandra Mott: "Thank you. Okay. I think my issues are basically spelled out here. As I said, the traffic that- the entry through the park for emergency purposes alone, I understand that the property to the front which I would consider abutting Route 58, is still available and consideration should be made that if this thing is allowed to go through, that perhaps a roadway would have to be built from the expansion to Route 58 to assist in this process of traffic flow. And I want to give you just two pieces of information from it's called the Glenwood Bark (phonetic) and it's put together by a number of the people in the community and one does voice their concern about accidents in the community and making lefts onto 58 now and how it should be avoided.

And the other is pertaining to, and I don't know if it will be considered at this point or not, in regard to the police, and that's access, too- the police, fire, the emergency. All this, they have to go in and through and around. That consideration has to be made because that's going to be increased dependents and usage and those are economic considerations and it goes under a few little sections within your scope of issues. So may I just give these to you so- and you can have copies made."

Supervisor Kozakiewicz: "Sure, and what we'll do is make copies and provide them to the- to Mr. Smith, legal representative for the applicant."

Sandra Mott: "I think that's all I really wanted to say. It's mostly covered, I'm glad to see that. I just hope that everyone who is interested in the future will be able to attend and since it is going to be at Glenwood, maybe a future hearing could be held at the recreation hall which is rather substantial and people wouldn't have to come to town per se. I mean you go to different locations- "

Supervisor Kozakiewicz: "We go to different venues at different times. I guess it's a thought."

Sandra Mott: "Because it would certainly help the people who would be more willing to come even in the evening, they have activities in the evenings. So just as a thought. I thank you for your time."

Supervisor Kozakiewicz: "Thank you. Okay."

Councilman Densieski: "Thank you."

Supervisor Kozakiewicz: "Anybody else who would like to address us as far as issues to scope as part of this hearing? There being no other people, the time of 4:25 has arrived. I close the hearing. Thank you."

Scoping hearing closed: 4:25 p.m.