

Minutes of a Scoping Hearing of the Town Board of the Town of Riverhead, held in the Town Hall, Riverhead, New York, on Wednesday, June 25, 1986 at 8:00 p.m.

Present: Joseph F. Janoski, Supervisor  
John Lombardi, Councilman  
Robert Pike, Councilman

Absent: Victor Prusinowski, Councilman  
Louis Boschetti, Councilman  
Richard Ehlers, Town Attorney

Supervisor Janoski called the meeting to order at 8:00 p.m.

Supervisor Janoski, "Let the record show that the hour of 8:00 p.m. has arrived. This is a scoping hearing which is an opportunity for citizens of the town to give their input into the draft environmental impact statement which must be prepared as a part of the SEQRA State Environmental Quality Review Act requirements. The applicants must prepare a draft environmental impact statement. And this hearing is being held for residents to specifically identify those concerns or areas that should be addressed in the preparation of that draft environmental impact statement. Is there anyone present representing the applicant? Would you... Chuck, why don't you stand up to the microphone, identify yourself and your company and give a brief overview of the project."

Chuck Bowman, Pres. Land Use Co., W.R., "Basically we're here to also sit and listen and find out what issues are most in front of not only the public, but the Board's mind. We generally prepare environmental impact statements in according with the SEQRA regulations, the SEQRA handbook which outlines what issues should be addressed in that. We intend to follow that outline in this impact statement. But if there are any concerns that are utmost in the Board's and/or the public's mind, I would certainly appreciate knowing about them because some portions require a more in depth study than others. For example, air sources. If this is a residential subdivision, we're not going to be creating any air pollution. So it would be something that would be of minor nature rather than some other issues that may be of a more major nature and that's what I would like to know from both yourselves and the public."

Supervisor Janoski, "Could you just state for the record what is being proposed here, what the application is?"

Chuck Bowman, "The application is for a major subdivision. If you would let me refer to the maps,... The area proposed by the subdivision lies at the northerly end of Edwards Avenue south of Sound Avenue in the township of Riverhead. Also, it's a very large map. I don't think this is the one I wanted but we'll use this."

Supervisor Janoski, "The project involves 192 acres as I recall."

07/25/88  
SCOPING HEARING Continued

Chuck Bowman, "It's about 189 acres. The lots range in size from a half acre, 22 thousand square up to 9 acres in size. There are proposed natural drainage pond for recharge basins. Most of this area is farmland. We did a brief inspection and there are no wooded areas or wetland areas to be considered. The road would be constructed to town specifications. Some of the larger lots were designed to be developed as mini farms. They range in size from say 5 acres to 11 acres. We also have to, in the draft environmental impact statement look at current zoning and any alternative types of development that could be formulated."

Supervisor Janoski, "What is the current zoning of that property?"

Chuck Bowman, "Right now it is zoned (I believe) Agricultural "A"."

Supervisor Janoski, "I know that. I just want it on the record. Ok. Thank you Chuck. Is there anyone present who wish- es to address the Board regarding the matter of what they would like to see specifically addressed in the draft environmental im- pact statement? Steve."

Steve Haizlip, Calverton, "I'm looking at this map sitting back there and it don't look like there's any space left on it. Everything is crowded up tight with buildings and roads and curbs and so forth. So I don't know which project is this anyway."

Councilman Pike, "Village Greens at Baiting Hollow."

Steve Haizlip, "And how much acres and how many units does he want?"

Supervisor Janoski, "Again Irene, 198."

Irene Pendzick, "It's 172 building lots on 189.1414 acres. This is the proposal."

Steve Haizlip, "Is all this here tightening up of these buildings and these condominiums and going up in the air with a few stories going to impose a big service demand on the town? Extra water and more schools and more highway equipment and so forth?"

Councilman Pike, "That's certainly one of things they can address within the statement. So if that's a request, I think they'll make note of that and give you a good clean answer to it when they come out with their statement."

Supervisor Janoski, "Thank you Steve. Is there anyone else who wishes to address the Board on the matter of what they would like to see included in the draft form of the environmental impact statement? Any member of the Town Board like to rave?"

SCOPING HEARING Continued

Councilman Pike, "Alright. I wanted to go over a number of things. First, let me say that under the existing zoning, this may surprise you, but relatively happy the extent of clustering that has gone on in the development of this site plan. One of the advantages of clustering is the obvious one where, to the community at large where it's possible to preserve some open space and to the developer in that some of their infrastructure construction and costs are reduced. Those are concurrent advantages. In looking at this project and it's alternatives, I would suggest to you within the context of the current zoning there. The no action one which SEQRA requires you to look at, the project as currently proposed and I would ask you to consider a third alternative which would take the clustering that you're doing here one step further. And that would work roughly like this, I am concerned about the size of the lots you're asking us to construe as mini farms. There have been a number of studies done about viability of farming and the size of lots required for that. I'm not asking you to go to what they say is usually a minimum of 20 acres but I would ask you to consider at least (as you go through this) consider the possibility of creating lots that are the minimum size that comply with the 8-year individual commitment program, 10 acres. So that those farms could operate and be in compliance with the tax exemptions of fortitude farmers to make their operations more viable to the extent that you could maximize the number of 10 acre parcels that would seem to have a concurrent cost in that you would be reducing the size of other lots on the parcel. That is possible under the clustering law and I would encourage you to look at that alternative. Let me come back to that alternative because there's a couple of other things. But in terms of...."

Supervisor Janoski, "Do you want that addressed in the environmental impact statement?"

Councilman Pike, "Yes. Let me go through it."

Supervisor Janoski, "I wish you would."

Councilman Pike, "Well I am because that's an alternative and that's required."

Supervisor Janoski, "Well you're making an alternative proposal. This is for the draft environmental impact statement."

Councilman Pike, "Right. And they have to consider alternatives under this existing zoning and I'm giving them one. Secondly, I realize that part of this application is in progress and that you do have some concerns for our engineer about traffic. In the two alternatives that you're looking, would ask you to compare traffic and to the extent that you already have some comments from our engineer to address them. Third, in the section on growth inducing aspects of the application, you have here the first major subdivision that will be brought onto a parcel that is almost entirely open farmland that has been an active agricultural in the recent past. What you do with this parcel maybe instructive as to what happens to other parcels in the future.

SCOPING HEARING ContinuedCouncilman Pike, Continued

It also may create a problem for other parcels in the future if people don't like what you're doing. So I would say that in either event it's going to be a very important project. One of the things in the gross inducing aspect that would concern me is; if the development of this project creates problems for the adjacent farmers who wish to stay in business and whether or not you plant a seed here that creates disincentives for them to stay in business. The one particular thing I can think of right off the bat is the nuisance problem. Many people who come out here, unlike the people who have grown up around farm operations, don't know about it and don't expect the amount of noise, dust, spraying, use of heavy equipment that occurs around a farm operation. I would also like you to take a look at the possibility of mitigating that problem by possibly disclosing to your purchasers both in your advertising and in possible covenants and restrictions as to those lots, the possibility of disclosing to them that they're going into an agricultural related business environment and that there are some very real less than pastoral aspects of farming. I suspect that part of your analysis will include an analysis of the impact on our tax base. Though that is often not considered part of SEQRA, it is often thrown in and I'm sure the Supervisor would join me in requesting that you do as well as you can in the analysis of the economic impact of the project on the tax base. That will tend to vary based on the type of clientele and people who purchase these lots. If it is largely to a second home, resort clientele, it will tend not to have a major impact on our schools. If it is however, a primary residence for local residents, it will have an enormous impact on our schools. And to the extent there are costs, we would like those clearly delineated and compared between the two alternatives that I'm suggesting to you as to which of those two alternatives might have a less aggregous impact on our tax base. Finally, I have one of the potentials for a project like this that I would consider as part of this alternative analysis. Is to take the title that you've given to the project literally. You've described the project and will be selling it to people as lots in the Village Green at Baiting Hollow. It suggests something that I would ask you to consider and that is this. We do not have any major hamlet areas on Sound Avenue other than Wading River along the northern road system other than Wading River in the Town of Riverhead. I think we're going to start to see one develop in what is historically known as Centerville or Roanoke. We've authorized a commercial store go in there. Baiting Hollow itself comprises of one law firm, one library, one church, one graveyard, one cabinet maker and one bar and restaurant and one condo-golf club. You might consider creating on either end of this parcel a much higher density as to that area of the parcel development for two reasons. One, the cost advantageous to you. Number two, the availability of the rest of the property for larger lot viable farm operations. What I'm suggesting is a more heavily graduated cluster development where there would be one area where perhaps even multiple dwelling construction with architectural significant design features be incorporated around a common village green. And the other portion of the property be left for 10 acre viable farm operations."

SCOPING HEARING Continued

Councilman Lombardi, "Bob covered most of the stuff."

Supervisor Janoski, "Thank you. We had some people walk in after we started the hearing. Mr. or Mrs. Miloski, would you have any comment to make regarding concerns that you might have which might be addressed in the environmental impact statement? You have to come up here."

Ann Miloski, "Will this all about the environmental...."

Supervisor Janoski, "For the record, state your name and address."

Ann Miloski, South Path Rd., Calverton, "I'm Ann Miloski from South Path Road in Calverton."

Supervisor Janoski, "You can pull that microphone down a bit. This hearing is what is called a scoping hearing and it deals with the applicant's preparation of a draft environmental statement. And it's an opportunity for you to raise issues that you would like to see addressed in that draft environmental impact statement."

Ann Miloski, "Well the only thing I can think of in the environmental impact statement is the water supply. Where is the water supply coming from? Because in that area I understand that the water, they have a problem with water."

Supervisor Janoski, "It's more contamination?"

Councilman Pike, "It's my understanding that the applicants are counting on the extension of the water district along Sound Avenue before they proceed with the actual construction of the project."

Ann Miloski, "That's the only thing I can think of that has to do with environment. The other thing that I was concerned with was at the public hearing but I guess that doesn't have anything to do with the environment. It was about the back of the houses facing Edwards Avenue but that wouldn't have anything to do with this right?"

Supervisor Janoski, "It could from an esthetic point of view."

Ann Miloski, "Well that's the only other thing I thought that I couldn't go for because it's just like putting somebody's back into your face. And Edwards Avenue is a very heavily traveled road because it's one of the accesses from the expressway. And if you travel on William Floyd Parkway and you see the back of the houses facing that road, you'll understand why I'm against that. I'd rather see the side of the house facing Edwards Avenue. That's the only statement I have."

SCOPING HEARING Continued

Councilman Pike, "The D.E.I.S. might address, as I understand, the applicants have made some reference to their own concerns about architectural control and that they had intended full architectural control throughout this project as a mitigating measure against that. They might address that as part of the D.E.I.S."

Supervisor Janoski, "Is there anyone else present who wishes to add to the breath of this? Steve did I see your hand spring up then?"

Steve Haizlip, "Does anyone else want to go first."

Supervisor Janoski, "Well the only person is Dory who I think is just here because Irene is here and Mr. Miloski who hasn't. He usually lets Ann do the talking. You just cook the turkeys. Steve, I guess it's you."

Steve Haizlip, "I want to go along with what Mr. Pike said there about being up front and coming out forward and telling the prospective buyers about the noise. Now especially helicopters spraying of the potatoes and so forth. And I've heard complaints about this where one particular farmer in Calverton, and of course the condominiums will end up being close to this particular farmer, where he was going to get sued because he was spraying at five thirty and six o'clock in the morning and somebody was wanting to sleep. So this goes back. It's a little bit round about way but I'm going to insert. It goes back to like the raceway and our trailer park where nobody told each other nothing. And so, I go along with Mr. Pike there that all informative information be brought out and tell the people what to expect and not let them holler about it later like we have an airport. We have an aircraft manufacturer and we do fly and we have to fly to sell aircraft and so forth. So don't let them be up about three decks and then holler. Well nobody told me about this. Thank you."

Councilman Lombardi, "I'll second that Steve."

Steve Haizlip, "Thank you John."

Councilman Lombardi, "I got called yesterday about helicopters so I agree with you."

Supervisor Janoski, "Ok. Is there anyone else who wishes to add anything to this scoping hearing? Would you like to conclude anything Bob? Is there anything you'd like to add? I'm sorry. Chuck. You don't have to. I mean I'm not forcing you to. I just want to give you the opportunity."

Chuck Bowman, "I think that you have answered a lot of my questions. Mr. Pike especially and it's very important in preparing this that we know what you're thinking. I think that's the purpose of this meeting. And I know what tract to proceed in. So I thank you."

SCOPING HEARING Continued

Supervisor Janoski, "Ok. Once the draft environmental impact statement is prepared and finally reaches a form which is acceptable for the Town Board to act upon, there will then be a thirty day period upon in which people can make further comment on the draft form of the environmental impact statement before it becomes final. Do you want to take a break John?"

Councilman Lombardi, "What? We got another one after this? I stopped smoking Joe. It don't bother me."

Steve Haizlip, "This is the Village Green of Wading River right?"

Councilman Lombardi, "Edwards Avenue. Baiting Hollow."

Steve Haizlip, "Baiting Hollow. Oh. That's why Mrs. Miloski was talking about Edwards Avenue."

Irene Pendzick, "Steve, it's on the southeast corner of Edwards Avenue and Sound Avenue where they meet. The old Pelis farm."

Steve Haizlip, "Oh. Ok. I get you. Alright. Now, when you mention the word scoping, that means sort of fishing to see what people feel and what their feelings is and what information they want to put in. In other words, it's a preliminary."

Supervisor Janoski, "Yes. Essentially it's to determine the scope of the draft environmental impact statement. What things should be included in it."

Steve Haizlip, "Alright. Ok. So now in thirty days, they are going to come back with the final hearing?"

Supervisor Janoski, "No. No. The process is this Steve. From this hearing and of course from the provisions of SEQRA, they will prepare what is called a draft environmental impact statement. The Board will review that document. There may be some further questions or things that the Board would like to see added to it. It will, at some point, reach a form which the Town Board will accept as the draft form of the environmental impact statement. After that action, there is a thirty day period in which the public has an opportunity to comment on the draft environmental impact statement so that more can be said and added and addressed."

Steve Haizlip, "So these hearings will be posted as we go along then. In other words, the dates and times."

Supervisor Janoski, "Yes."

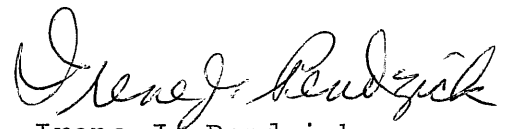
Steve Haizlip, "Ok. Thank you."

SCOPING HEARING Continued

Supervisor Janoski, "Well then, that being the case and without objection for any member of the Town Board, I declare the hearing closed."

There being no further business on motion on vote, the meeting adjourned at 8:25 p.m.

IJP:nm



Irene J. Pendzick  
Town Clerk