

# WAINSCOTT CITIZENS ADVISORY COMMITTEE



Meeting of April 2, 2022

## Members of the committee:

Carolyn Logan Gluck, Chair  
Jose Arandia  
Lori Anne Czepiel,  
Dennis D'Andrea  
Hersey Egginton  
Anthony Liberatore  
Pamela Mahoney  
Barry Raebeck  
Bruce Solomon  
Sally Sunshine  
Philip Young

Excused: Barry Frankel

## Elected Officials:

Sylvia Overby, Town Councilwoman, Liaison  
Cate Rogers, Town Councilwoman

## Members of the Public:

Rosemary Arnold  
Carole Slater & Marty Boorstein  
Julie Burmeister, Bridgehampton Civic Association  
Douglas Carey  
Mary Luster Carpenter  
John Cullen  
Patricia Currie, Noyac CAC member, Director, Say No to KHTO  
Jim Daigle  
Sara Davison  
Barbara D'Andrea, Wainscott Sewing Society  
Cynthia Del Mastro

David Doty, Member, East Hampton CPF Citizens Committee. Commissioner, Suffolk County Planning Commission  
Alex Edlich  
Virginia Edwards  
Lynn Cronin and Howard Fine  
David Fink  
John Finley  
Abigail Fleming  
Kent Feuerring, President, East Hampton Aviation Association  
Alex Gertsen, Director, Airports and Ground Infrastructure, National Business Aviation Association  
Annie and John Hall  
Chris Hayward  
Marie-José Hunter  
Judy and Steve Kaufman  
Si Kinsella  
Rona Klopman, Chair, Amagansett CAC  
Sam Kramer  
Jo Carole and Ronald Lauder  
Esperanza Leon  
Bud and Phyllis Leventhal  
Marian Lindberg  
Alain Louvel  
Susan Macy, WCAC Co-Chair Emeritus  
Jaine Mehring  
Bonnie Myers  
Richard Myers, WCAC Chairman Emeritus, Town of East Hampton Architectural Review Board Chairman Emeritus  
Richard and Tanya Nevins  
Daniel Spelman  
Jon & Julie Stoner  
Jennifer Tanzmann  
John Tintle  
Jon and Candace Wainwright, Friends of Georgica Pond Foundation  
Christopher Walsh, The East Hampton Star  
Mike Wright, The Press News Group

Chair Carolyn Logan Gluck called the meeting to order at 9:06 am.

The January 2022 and February 2022 minutes were approved.

Jeremy Samuelson, the new Director of Planning for the town of East Hampton was the invited speaker. A resident of Springs, he brings years of involvement in environmental affairs on the East End to the position.

He discussed the need to guide residents looking to make changes through the planning process by providing clarity, problem solving and helping them understand the processes, timing, and necessary documents. He talked about consolidating the 5 applications into 1, the need for strong communication with the many stakeholders and to embrace proactive planning for the future. He indicated that the planning workload must also be reactive as well as proactive. However, there has been insufficient emphasis on the growth of proactive urban planning along with a broader vision in

underlying codes. In the future, digital files will be available on the planning website and that will be a significant project.

East Hampton code needs a fresh look. Mr. Samuelson cited the cellular code as an example, stating that it was last amended in the early 2000's during the flip phone days. Planning is working on this now. There is a huge gap within the existing code.

He also referred to enormous challenges ahead of us from affordable housing to coastal exposure. Sea level rise, storm water drainage, freeze/thaw effects and rising groundwater all impact road placement and vulnerable infrastructure.

There was a discussion about a proposed historic district and hamlet planning with more walkability, trees, parking, a central village feel, lower speed limit and underground utilities. The rest area on the Montauk Highway is also getting a fresh look where there is a collapsed storm drain and the need for new guard rail. The WCAC supports installing a wood guard rail at that location.

Member Raebeck indicated that Planning is understaffed, and that development and congestion is clearly winning along with increasing pesticide use and clear cutting. He feels that there needs to be a time out or moratorium and that there is plenty of work without adding new.

Mr. Samuelson discussed the updating of the energy code for East Hampton with broader assessment of new construction with a multi-tiered environmental score system tied to the size of a building. The larger the home, the higher the score would need to be.

Member Czepiel expressed concern about the purchase and over clearing of area properties for the construction of spec homes. She feels construction should be local.

Mr. Samuelson feels there should be a fresh look at the code regarding building size and relation to lot size. Clearing is a concern, affecting value that cannot be duplicated after the fact. The code is too lenient and hard to enforce. With eight people, is there enough staff?

Chair Logan Gluck gave recognition to the Wainscott Tree Society and Councilwoman Overby. Jon Stoner thanked both Mr. Samuelson and Councilwoman Overby for meeting via Zoom to discuss the goals of the Wainscott Heritage Project and find common ground. Mr. Samuelson indicated that historic preservation was not his strong suit and that would need to be the aspiration of the community, detailing what it would and would not look like. Historic preservation does not have to be extreme or onerous but rather broad spectrum. It can all be done with shared goals, realizing that a historic district is not a silver bullet.

#### Si Kinsella

Mr. Kinsella addressed the WCAC about PFAS, the airport and subsequent soil sampling. He indicated that when sea level rises, the aquifer rises with it and feels that we have abandoned the aquifer even though we need a source of clean water. Our aquifer radiates from the airport area and feels that the town is not observant. He feels that South Fork Wind is ignoring the contamination chart, not testing sufficiently, and offering no explanation of discrepancies in the test results. He states that SFW is not testing deep enough, only testing inches below the surface instead of feet. He is concerned that PFAS is absorbed into concrete which he feels will prolong the presence of PFAS contamination. He asked for the implementation of the Citizen Participation Plan for the East Hampton Airport dating back to 2020. He is concerned that, if not addressed, the contamination will ultimately negatively affect property values.

Members also expressed their concerns about the PFAS contamination and testing. Mr. Kinsella indicated that the Suffolk County Water Authority does not test private wells for

PFAS. Councilwoman Overby indicated that this will be taken into review, that the town has done everything right and the lawsuits have been dismissed.

Councilwoman Overby stated that we are responsible for all we do on the land. The plume radiates from the fire station and plane crash locations, and it will be 3-5 years to start the cleanup.

There was discussion regarding the airport. The airport will be known as JPX going forward, will reopen on May 19, 2022, with special procedures and prior permission required (PPR). Member Arandia asked if airport use applications will be made public. He is concerned that companies such as Blade will find a way to take advantage of the new regulations. Jaine Mahring asked how many comments were submitted during the airport scoping meetings and what were the basic themes. Councilwoman Overby has not seen a compilation of the comments. Member Liberatore asked if all comments could be open for review without editorial comments, especially after reinvisioning sessions.

Beach Lane parking options were sent to Chair Logan Gluck. Proposals should be submitted to the Beach Lane Parking Committee.

Member Liberatore relayed his concerns about the condition of the pavement on Beach Lane, indicating that it is in very bad and unsafe condition, asking if anything can be done about it. Councilwoman Overby indicated that Steve Lynch has been notified. It was also noted that flooding on Beach Lane was considerable and should be addressed immediately. Member Czepiel indicated that potholes have caused damage to her car, costing her \$1500.00 and 10 days for repair. It was suggested that people send photos to Anthony Liberatore.

There was a discussion of scenic easements, violations of such and hedge height control. Chair Logan Gluck mentioned that we should know where scenic easements are located. Councilwoman Overby indicated that the Bluff Rd., Amagansett historic district talked about lowering hedges.

The topic of CPF funding was discussed with questions about the breakdown of funding by each hamlet. It was noted that the amount collected may not necessarily be allocated to the contributing hamlet. The Town Board makes the ultimate decision about purchases assuming a willing seller. Jon Stoner indicated that Wainscott appears to be underfunded in analysis of the 2020 plan and would like to see more money come back to the hamlet. Councilwoman Overby suggested that Scott Wilson, Director of Land Management would be the person to approach for a map of the percentage of preserved properties.

Member Czepiel expressed concern that the new nature preserve at the corner of the Montauk Highway and Wainscott Stone Rd. is looking somewhat disheveled and some people mistake the paved entrance for a turn.

Member Solomon informed the meeting that the Wainscott Tree Society will sponsor a tree planting on Arbor Day at the Wainscott Green.

Sam Kramer informed the meeting of a Planning work session. The conversion of Home Sweet Home Moving and Storage to self-storage will be on the agenda. He feels that there should be a definition of self-storage in the Town Code. Also to be addressed will be an airport noise easement for a property located on 2 Rod Highway in anticipation of the sale of the property.

David Eagan will be the invited speaker for the WCAC meeting on May 7, 2022.

The meeting was adjourned at 12:20 PM.

