

APPENDIX B

TRANSCRIPT OF THE PUBLIC HEARING

Town Planning Board

September 18, 2019

HUNTINGTON TOWN PLANNING BOARD

RECEIVED

MEETING OF

DEC 27 2019

September 18, 2019

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
& ENVIRONMENT

The following resolution was offered by: M. Manin Amendola
and seconded by: J. Devine

WHEREAS, the Secretary has submitted the **Indian Hills Draft Environmental Impact Statement** Public Hearing Minutes

WHEREAS, the Board has reviewed said minutes, now therefore be it

RESOLVED, that the Public Hearing Minutes for **Indian Hills Draft Environmental Impact Statement** are hereby approved

VOTE: 5

ABSENT :0

NOES: 0

RECUSE: 1

P. Ehrlich, Chairman
M. Manin Amendola, Vice Chair
L. Cernava
J. Devine
P. Mandelik
D. Pennetta
D. Walsdorf

Not voting
Aye
Aye
Aye
Recuse
Aye
Aye

Director	
Deputy Director	
	DG
PB	✓
FILE	✓
Agenda	Approved
File	

The resolution is thereupon declared to be duly adopted.

FILED WITH TOWN CLERK

DEC 27 2019

Date

1
2 OFFICIAL PLANNING BOARD MINUTES
3
4

5 PUBLIC HEARINGS HELD BY THE PLANNING BOARD
6 OF THE TOWN OF HUNTINGTON, HELD ON THE
7 18TH DAY OF SEPTEMBER, 2019 AT 6:29 P.M.,
8 AT TOWN HALL, 100 MAIN STREET, HUNTINGTON,
9 NEW YORK, IN THE MATTER OF INDIAN HILLS
10 DRAFT ENVIRONMENTAL IMPACT STATEMENT,
11 APPLICANT IS THE PRESERVE AT INDIAN HILLS.
12 PURSUANT TO NOTICE OF HEARING, AND BEFORE
13 JANICE ANTOS, A NOTARY PUBLIC OF THE STATE
14 OF NEW YORK.

15 FILED WITH TOWN CLERK

16 DEC 27 2019

17 Date _____

18 PRESENT:

19 PAUL EHRLICH, Chairman
20 MARA MANIN AMENDOLA, Vice Chairman

21 LESLIE CERNAVA, Board Member
22 JANE DEVINE, Board Member
23 DAVID PENNETTA, Board Member
24 DAVID WALSDORF, Board Member

25 ANTHONY J. ALOISIO, Director, Planning & Environment
ERIC SINGER, Environmental Analyst

J. EDWARD GATHMAN, JR., ESQ., Attorney for the Board

LORRIE EMBERTON, Secretary to the Planning Board

1 MR. MANDELIK:

I'm going to recuse myself.

2 [WHEREUPON MR. MANDELIK LEAVES THE BOARD
3 ROOM FOR THE DURATION OF THE HEARING].

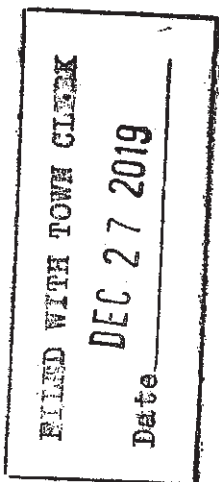
4 MR. PENNETTA:

I'm going to read a statement.

5 I'm employed as a corporate real
6 estate broker with the offices of Cushman
7 and Wakefield, a multiservice company with
8 400 offices, 70 countries, that employ
9 51,000 people. I recently learned that a
10 real estate appraiser in Cushman's Islandia
11 office prepared an appraisal report that was
12 submitted as part of the Draft Environmental
13 Impact Statement.

14 I had nothing to do with the
15 preparation of the appraisal report and
16 until it was pointed out to me, knew nothing
17 about it. I have consulted with the Town's
18 Ethics Council to determine whether I have a
19 conflict of interest. I was advised by the
20 Town's Ethic Council that I do not have a
21 conflict of interest for the following
22 reasons:

23 Appraisal reports are prepared by
24 Cushman and Wakefield on a fee for service
25 basis, therefore the firm has no interest in



1 the outcome of this application. As a real
2 estate broker, I'm compensated solely by the
3 commissions on sales that I bring about. I
4 received no compensation or other benefits
5 in this matter.

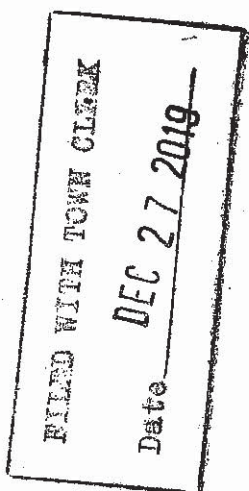
6 I do not work in the office that
7 prepared the appraisal report. I had no
8 involvement in or knowledge of the appraisal
9 that Cushman and Wakefield provided in this
10 matter. Accordingly, based on the advice of
11 the Town's Ethics Council, it is not
12 necessary or appropriate for me to recuse
13 myself. Thank you.

14 CHAIRMAN EHRLICH: Thank you, Mr. Pennetta.

15 Okay. Ladies and Gentlemen,
16 before we proceed with the Public Hearing.
17 I would like to read the guidelines for the
18 Hearing tonight.

19 All testimony will be considered
20 to be made truthfully and as if under oath
21 by all parties. All testimony will be
22 videotaped and recorded live and will be
23 made a matter of public record.

24 Accordingly, statements made by
25 all parties must be made into the microphone

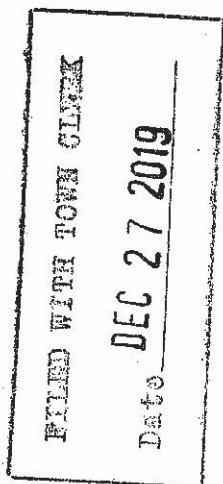


1 to be properly recorded.

2 The applicant and/or his
3 representative will make a brief
4 presentation about the project. When the
5 applicant is completed, members of the
6 public may speak. Normally we ask you to
7 raise your hand, but we do have -- you do
8 all signed in tonight, so you won't have to
9 raise your hand to be recognized.

10 When speaking or testifying,
11 please start by stating your name, address
12 and affiliation for the record. Spell your
13 last name and speak clearly. All statements
14 must be restricted to fewer than two
15 minutes -- excuse me. Please respect these
16 proceedings. That was very unacceptable --
17 unexpected and unacceptable outburst. I
18 really expect a little better from the
19 community.

20 We will ask the applicant to make
21 a very brief application. I think two
22 minutes is a very reasonable amount of time
23 to make your case. I just want to say
24 another outburst by anyone like that,
25 including you sir, will result in your



1 removal from the building. We will stop the
2 proceeding. We will get law enforcement,
3 whatever it takes. That is unacceptable
4 behavior in this building.

5 Okay. I'm going to proceed.

6 Upon completion of the public's comments,
7 the applicant may be called back and will be
8 given an opportunity to answer questions of
9 the public's comments and questions of Board
10 Members where appropriate.

11 Members of the public will not be
12 allowed to speak again, but are encouraged
13 to submit all matters that they want to
14 bring to the Board's attention in writing to
15 the Planning Board as soon as possible after
16 the Hearing.

17 No decisions will be made on the
18 night of hearing. I would like to ask now
19 Mr. Aloisio to introduce the Public Hearing.
20 And I would like to also ask for a motion to
21 accept Public Notices.

22 MS. DEVINE:

Motion.

23 MS. AMENDOLA:

Second.

24 CHAIRMAN EHRLICH:

Moved by Ms. Devine, seconded by

25 Ms. Amendola.

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1 All in favor?

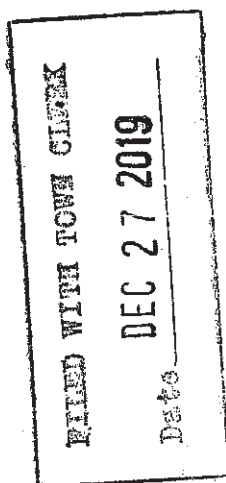
2 [WHEREUPON THE MOTION MADE AND SECONDED WAS
3 VOTED ON AND CARRIED.]

4 MR. ALOISIO:

Okay. The first speaker on the
5 application I believe they are going to be
6 attorney Michael McCarthy, Michael.

7 MR. MCCARTHY:

8 Good evening, Mr. Chairman and
9 Members of the Planning Board. Michael
10 McCarthy, 7 East Carver Street, Huntington.
11 And I'm here on behalf of the applicant, the
12 Preserve at Indian Hills. Thank you for
13 this opportunity to present this Draft
14 Environmental Impact Statement at a Public
15 Hearing so that we can garner some public
16 comments on the document that Nelson, Pope
17 and Voorhis has prepared.

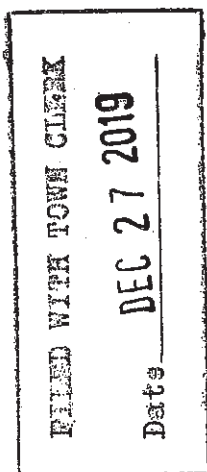


18 It's been a work in progress as
19 you can imagine. And the document is quite
20 lengthy. Just by quick and a brief
21 background, the Preserve at Indian Hills as
22 it's reflected on the monitor is
23 contemplated to be a 99 lot subdivision. 98
24 units would be duplexes, you know, attached
25 homes in a large big house concept on
approximately 155 acres.

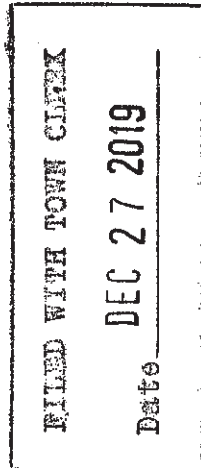
1 What led us to this proceeding
2 tonight was an application that we filed for
3 pre-subdivision review which culminated in a
4 determination by the Planning Board in or
5 about April of 2017. Thereafter we
6 proceeded with a yield analysis where we
7 designed a fully conforming subdivision in
8 accordance with the R-40 zoning
9 classification of the property.

10 And that analysis, for the
11 education or the remembrance of the Board
12 Members, contemplated the elimination of
13 sensitive wetland areas. It eliminated the
14 areas that were subject to erosion. It
15 eliminated the area that would be subject to
16 storm water retention. And it also
17 eliminated that area that would normally be
18 set aside for parkland for a fully
19 conforming subdivision.

20 The map that we prepared, we
21 demonstrated 104 fully conforming lots.
22 After some conversation with the Planning
23 Board and of review, this Planning Board
24 determined a 99 lot yield. So thereafter we
25 made an application for preliminary



1 subdivision approval using the cluster
2 design layout as contemplated by the New
3 York State, Town Law and contemplated by the
4 Huntington Town Code.



5 We asked for and the Planning
6 Board delivered, a resolution issuing a
7 positive declaration pursuant to SEQRA which
8 would require and necessitate the
9 preparation of an Environmental Impact
10 Statement.

11 Mr. Voorhis was commissioned with
12 his team to prepare the Environmental Impact
13 Statement. It was delivered to the Town
14 based upon a scope of issues that the Town
15 Planning Department and other municipal
16 agencies felt were important to be contained
17 in the document.

18 And we were then requested to
19 provide some amendments to the EIS, which we
20 did.

21 This Planning Board on August 21,
22 2019 indicated that the Draft Environmental
23 Impact Statement was sufficient for public
24 review and comment. And we're here at this
25 Public Hearing. So this Public Hearing is

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1 really more about the interested parties,
2 the comments they may have on the
3 Environmental Impact Statement.

4 Mr. Voorhis will describe to you
5 very briefly what is contained in the
6 document. And we're here to answer any
7 questions.

8 CHAIRMAN EHRLICH: Thank you, Mr. McCarthy. Any
9 Members of the Board have any questions for
10 Mr. McCarthy at this time? [NO RESPONSE].
11 No comment.

12 MR. MCCARTHY: Thank you.

13 CHAIRMAN EHRLICH: Thank you very much.

14 MR. VOORHIS: Good evening, Mr. Chairman,
15 Members of the Planning Board, Town
16 representatives, my name is Chick Voorhis
17 with Nelson, Pope and Voorhis, offices at
18 572 Walt Whitman Road in Melville.

19 And many of you know me. I'm a
20 certified environmental professional. I'm a
21 member of the American Institute of
22 Certified Planners. I was one of the
23 authors -- and primary of the EIS. But we
24 have a large team of representatives as you
25 know based on the document. So I'm very

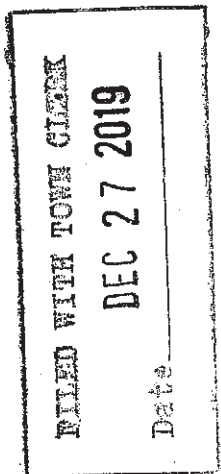
1 familiar with the site, very familiar with
2 the area.

3 In addition, Mr. McCarthy, staff
4 members of NPV are here as well as
5 representatives of the applicant.

6 Mike outlined just the SEQRA
7 overview in terms of the positive
8 declaration and the adoption of a final
9 scope the review of the Draft Environmental
10 Impact Statement to ensure that it's
11 consistent with the scope so that it was
12 accepted for public review and that brings
13 us here tonight.

14 We're here to listen to comments
15 from the public, so any remarks will be very
16 brief because there are many speakers. As
17 is typical with EIS, at the close of the
18 hearing we will prepare a response to
19 comments from or for review by the Town and
20 we'll assist at the direction of the Town to
21 help finalize the final Environmental Impact
22 Statement.

23 So this is an information
24 gathering process for you to make informed
25 decisions. The site is up on the board.



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1 Mr. McCarthy has given a general
2 explanation. It is a site of the existing
3 Indian Hills Country Club. The site is
4 154.56 acres in size. It's in the R-40
5 zone. The plan is to cluster the yielded
6 density and actually less than the yielded
7 density within the tree areas of the
8 property.

9 And this would involved the 98
10 senior town homes that Mr. McCarthy
11 described that would occupy 49 duplex
12 building. 36 units would be located in the
13 northwest part of the site off of Mystic
14 Lane; again, that is depicted on the
15 rendering. 14 units would be in the eastern
16 portion of the property off of Fresh Pond
17 Lane.

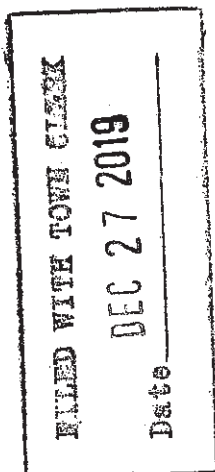
18 And 48 town homes would be south
19 of Breeze Hill and off Makamah Lane on the
20 West -- Makamah Road. The clubhouse will
21 also be rebuilt at some point in time. It's
22 evaluated in the EIS and it conforms to the
23 2003 settlement. And minor changes will
24 occur to the golf course as shown in the
25 project plan.

1 So you have the rendered plans
2 before you and full plans are included in
3 the Environmental Impact Statement.

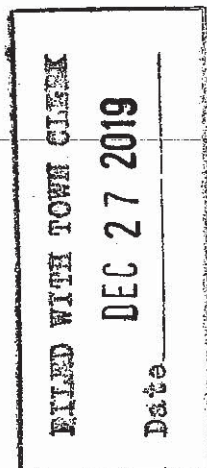
4 Just a few aspects of the
5 project; all development is well south of
6 the coastal erosion hazard area line. All
7 stormwater will conform to Town requirements
8 and retention will be increased over current
9 conditions in order to reduce or eliminate
10 the overflow to Fresh Pond which currently
11 exists at the site.

12 Innovative alternative on the
13 site wastewater treatment systems will be
14 used for the residential units to treat
15 wastewater and reduce nitrogen. Open space
16 associated with the golf course will remain
17 in perpetuity. The site will be served by
18 public water and street natural gas. And
19 natural gas will be made available to the
20 neighborhood where it does not currently
21 exist.

22 The golf course will operate
23 under a Golf Course Environmental Management
24 Plan. Irrigation water will be recycled for
25 use from the ponds for the purpose of

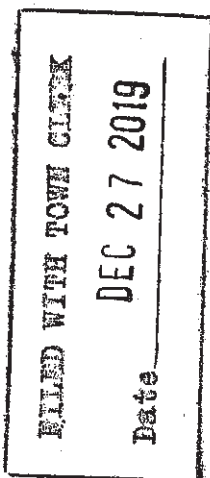


1 irrigation. And landscape maintenance of
2 the golf course will transfer as well to the
3 residential areas to reduce disturbance
4 associated with outside landscape
5 contractors.



6 All of this is outlined in the
7 Draft Environmental Impact Statement. I
8 don't need to go into detail, you have that
9 document. Just in terms of what was
10 prepared to conform to the scope, the EIS
11 includes a very full description of the
12 proposed project, an assessment of the
13 existing environmental conditions, an
14 analysis of the potential adverse
15 environmental impact, investigation of
16 mitigation measures, and alternatives that
17 were outlined as part of the findings and
18 scope.

19 There are a number of specialized
20 studies included in the document; there's a
21 traffic impact study, geotechnical
22 engineering investigations, water resource
23 analyses, the environmental management plan
24 for the golf course as I mentioned, the real
25 estate report, archeological investigations,



1 there's an irrigation well in the Pond
2 Design Report, as well as Phase One Site
3 Assessments, Phase Two and Pesticide
4 Analysis Reports. Again, all these details
5 are in the EIS.

6 As mentioned, we're here to
7 listen to comments. At this time we would
8 seek to address any substantive comment in
9 the final Environmental Impact Statement.

10 We look forward to completing the
11 comment period on the Draft EIS. And I
12 thank you for the opportunity to make these
13 brief opening remarks.

14 CHAIRMAN EHRLICH: Thank you very much.

15 I've given a little bit of
16 thought to the reaction to the time
17 restriction and I do -- you know, although I
18 don't really appreciate the outburst, I do
19 understand that you would like more time. I
20 will -- there is a big group here tonight.
21 There is nothing wrong with a two minute
22 time limit but I will add 30 seconds onto
23 the time limit, two minutes and 30 seconds.

24 I hope that you accept that as a
25 gesture, trying to be reasonable here so

1 we're going to change a time restriction to
2 two minutes and 30 seconds.

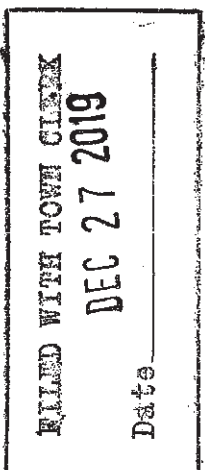
3 I have list of speakers here.
4 I'm going to read off and introduce each
5 speaker one at a time. I would like to
6 introduce John Mooney, please come up. Name
7 and address, please.

8 MR. MOONEY:

John Mooney, M-O-O-N-E-Y. 52

9 Breeze Hill Road, Northport, New York.

10 That's a few houses down from the clubhouse
11 on the inside of Breeze Hill Road. The golf
12 course is directly across from it. Section
13 1981-109(B) of the Town Code states that the
14 Zoning Board of Appeals under its general
15 power is authorized to decide any question
16 involving the interpretation of a provision
17 of zoning regulations.



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18 The FSPOA, Fort Salonga Property
19 Owners Association, request that the
20 Planning Board halt proceedings on the
21 Northwind application as we are awaiting a
22 date for a Hearing before the Zoning Board
23 of Appeals regarding the correct zoning
24 process governing the Northwind application.

25 With all due respect, the

1 ↑ Planning Board -- neither the Planning Board
2 nor the Town Attorney are granted
3 interpretive powers under New York State
4 law, only the Zoning Board of Appeals.
5 Thank you.

6 CHAIRMAN EHRLICH: Thank you very much, Mr. Mooney.
7 William Berg, I hope I pronounced
8 your name right.

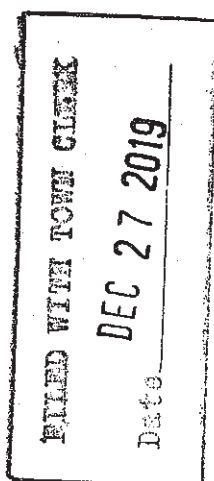
9 MR. BERG: No. You didn't. William Berg.

10 CHAIRMAN EHRLICH: Okay.

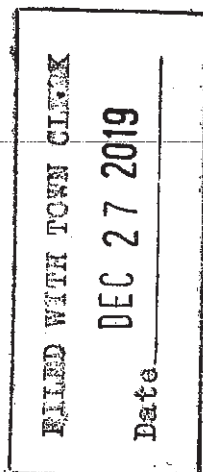
11 MR. BERG: I'm part of the Crab Meadow
12 Watershed Advisory Committee. From the
13 start, the charge -- the charge of the
14 committee has been to maintain or enhance
15 the watershed quality as well as to increase
16 awareness of the Town's wetland systems. A
17 total funding of \$58,000 was given for the
18 studies.

19 However, many conclusions -- this
20 study has not been complete -- you know,
21 concluded or completed or adopted by the
22 Town Board. However, many of the
23 conclusions were drawn by GEI Consultants in
24 the study.

25 Two concerns were noted about the



1 watershed. Under land use, the report
2 states that the Crab Meadow Watershed is
3 essentially built out to its zoned density
4 and the primary watershed area is of
5 greatest influence water resource that
6 contributes to Long Island Sound.



7 Further states that any
8 prospective plans that could intensify land
9 use among the major stakeholders, including
10 148 acre Indian Hills Country Club in the
11 primary watershed area pose the potential
12 for more direct impact. Presently Indian
13 Hills Country Club has a level of five point
14 three milligrams per liter of nitrogen in
15 contrast to levels for R-40 development two
16 to four milligrams per liter without a golf
17 course.

18 The sampling from the DEIS
19 exhibits excess levels of chromium in ponds
20 four and five, phosphorus excess in all
21 golf course ponds and Fresh Pond, iron
22 levels that exceed levels safe for aquatic
23 life in all ponds as well as Fresh Pond. It
24 also indicates that a combination of 98 town
25 homes, a clubhouse, and a maintenance

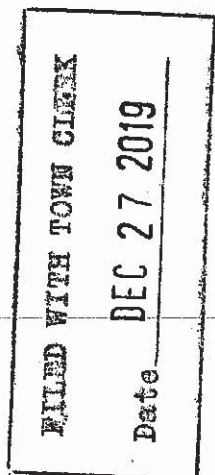
1 facility will produce
2 33,000 approximately -- 350 gallons per day
3 of wastewater into the groundwater. And the
4 project will increase nitrogen loads as
5 compared to current conditions.

6 I urge the Planning Board to call
7 for the completion of the Crab Meadow
8 Watershed Study and suggest a thorough
9 analysis of the information within it before
10 coming to any conclusions on the proposed
11 project due to the great expense and time
12 invested in the study. Site visit of the
13 proposed project by Planning Board members
14 is recommended. Thank you.

15 CHAIRMAN EHRLICH: Thank you, Mr. Berg. Barbara
16 Berg.

17 MS. BERG: Hello. Barbara Berg. I'm a
18 neighbor to this proposed property. Our
19 home -- our property and home at 6 Breeze
20 Hill Road was purchased in 1983, 37 years
21 ago. Since the 1930s, the Roberg family has
22 owned the private 23 foot wide road that we
23 have right of way over to our property.

24 Mort Roberg owned 13 point two
25 eight acres plus the private road. Many of



1 our property lots did not have homes on them
2 and we realized that some day the lots could
3 be sold or developed from homes parcels of
4 one acre or more.

5 Upon her death Maud Roberg's
6 revocable living trust sold a one acre lot
7 to the Town of Huntington, a two point zero
8 eight acre lot as a conservation easement.
9 This was three point zero eight acres
10 leaving approximately 10 acres to be
11 developed as R-40 zoning.

12 We anticipated that a maximum of
13 10 homes could be built using one acre
14 building lot size under R-40 zoning. If the
15 slope and lot sizes permitted that many
16 sites. The proposed project in Northwind
17 would have 34 over 48 town homes built on
18 the Roberg property. The remaining 14 units
19 south of Breeze Hill Road will be built on
20 the Indian Hills Country Club land.

21
22 B-3
23 Sec.
24 2.11

21 34 town home units compared to 10
22 homes under R-40 on the Roberg 10 acre
23 parcel is incompatible to the present
24 neighborhood. This will have an adverse
25 impact on property values, lifestyles, our

↑ views, and most importantly, the
environment.

The DEIS states that street lights every 40 feet will also be located within the community. There are no street lights in Fort Salonga. The density of the proposed housing is out of character with the existing housing in the area.

The Roberg property should be developed as it always has been, an R-40. Either as one acre homesites or as a residential cluster with a maximum of 10 units. The remainder of the property would then be preserved. It should not be used as a thoroughfare to the huge condominium complex or Indian Hills Country Club property and zoning does not support the use. Thank you.

CHAIRMAN EHRLICH: Thank you, Ms. Berg.

Carol Mooney.

MS. MOONEY: Good evening. My name is Carol Mooney, M-O-O-N-E-Y. I live at 52 Breeze Hill Road in Northport. My home is located on Breeze Hill Road just across from the golf course. And my house is also west of

1 the clubhouse. I'm very concerned about the
2 adverse effect this proposed development of
3 Indian Hills will have on my neighborhood.
4 We built our home about 40 years ago.

5 And the homes that were built
6 before me and after me had to follow strict
7 codes that were in the deed called the
8 Potter Estate. We built our house according
9 to the style that they insisted on, the
10 materials we had to use and all the products
11 and the look of the overall neighborhood.
12 All these plans had to get approved from the
13 Indian Hills Association at that time.

14 That determined the character of
15 this area. I'm very concerned that the
16 proposed condos do not conform to the
17 character of this neighborhood. Condos are
18 not consistent with the look of the area. I
19 am also concerned about the impact of this
20 development on my property value.

21 I met with a local realtor last
22 week and he informed me that I should expect
23 and will expect a 10 percent loss of
24 property value. That approaches about
25 \$100,000 loss for me and my family. This is

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↑ also going to adversely effect other home
values in the area. Thank you.

CHAIRMAN EHRLICH: Thank you.

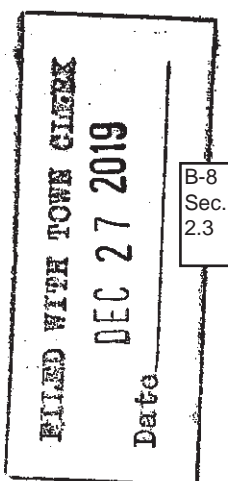
Tony Izzo. That's I-Z-Z-O. And

my name is Tony Izzo and my wife Marianne
and I live at 24 Breeze Hill Road which is
immediately west of the Indian Hills

clubhouse. The proposed plan before the
Board will have a direct detrimental impact
on my family and on my adjacent neighbors.
Mr. Tsunis wants to increase the size of the
club house by 30 percent. And of his staff
by 40 percent to accommodate a large
catering restaurant which will allow for
daily diners, frequent parties, weddings and
other functions.

The golf course will be

transformed into a commercial strip mall
with businesses like the Larkfield Manor,
Applebees and Golds Gym. The enormous
increase in air, noise, light, garbage,
environmental pollution will cause an
intrusive decline in our quality of life.
Mr. Tsunis first introduced his plan in
January 2016.



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He minimized the traffic effect at that time. However, experts estimate approximately 10 vehicle trips per day for each of the 98 homes. Obviously the traffic will increase exponentially during and after construction. Traffic is not the only issue about which Mr. Tsunis has lied.

He claims that the community is fine with his plan. This is false as evidenced by the more than 2500 online petitions against it. He also claims that construction will take two years. We know this to be false also since the models in Port Jefferson opened in 2011 and the Northwind website itself still puts availability eight years later.

Unfortunately he cannot be trusted to keep his promises. Clearly these condos will be incompatible with the character of Fort Salonga. They were built with the size of the neighborhood. The massive increase in population density will be inconsistent with suburban living, exacerbating the already high levels of nitrogen, pesticides, bacteria, other

1 contaminants in our water and soil.

2 Marianne and I bought our house
3 in 1987 with the assurance that the zoning
4 would be R-40 requiring one acre. We
5 expected to be living in suburbia in
6 perpetuity. Instead, we are now being told
7 to accept the citified lifestyle. We do not
8 accept that. Finally, the condos will have
9 a deleterious effect on our property values,
10 causing at least a 10 percent reduction in
11 resale as established by professional
12 appraisers.

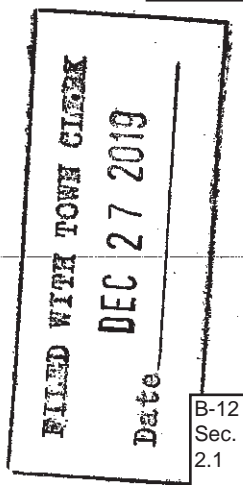
13 We urge you to protect the
14 residents of Fort Salonga, not the builder
15 and protect us against these harmful
16 consequences. This plan must be rejected.

17 CHAIRMAN EHRLICH: Thank you.

18 Glen Henderson.

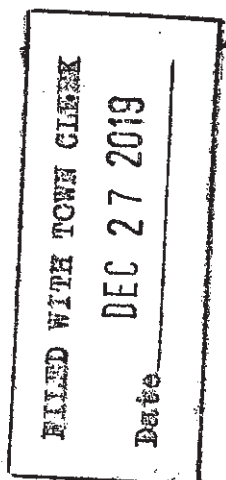
19 MR. HENDERSON: Good evening. Glen Henderson,
20 H-E-N-D-E-R-S-O-N. Good evening, all. My
21 name is Glen Henderson. I live with my wife
22 at 14 Thornton Drive in Northport. Our
23 homes looks directly at the 5th Hole of
24 Indian Hills Country Club. We have observed
25 destruction over the last three years

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including clear-cutting trees along Fresh Pond Road. Beautiful destruction seen across from our backyard. And trees cut down on Breeze Hill Road opposite the clubhouse.

I was the personal witness to many uncounted overloaded truckloads of healthy trees leaving suspiciously through the maintenance exit gate located by our home. When the trucks would exit, I could see the condition of the trees along the trunks, including the very bottom where they were cut as well.

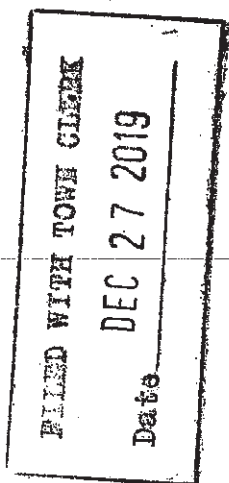
The majority of the trees were solid without rot. Removing trees during the Environmental Impact Statement process is segmentation, a violation of SEQRA. Since removing healthy trees along the northwest side of the 5th Hole Fairway and run, golfers often hit their balls closer to our property resulting in balls hitting our house and exposing us to greater danger.

Here's an Indian Hills ball, all right? Developer Mr. Tsunis has many violations and broken promises he made to

our community. Northwind Group purchased Indian Hills Country Club in January 2016. There was a community meeting as well as several meetings with sections of the neighborhood.

In one of those meetings concerns about cutting down trees was brought up. Mr. Tsunis said for every tree he'll cut down, he'll plant two more. This was never brought up again. A couple of months later in March of 2016, the Town discovered that 25 healthy trees were cut down without a permit and the Northwind Group was fined only \$370.

In the DEIS it showed the growing development will remove over 14 more acres of trees. In March, 2017 pesticides were dumped right near my property near the maintenance area. There was one sample collected of pesticides. Even though authorities gathered one sample again, there could be several other locations that have had bad materials dumped on the property, impacting our surface and groundwater and runoff into three bodies of water



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surrounding the property.

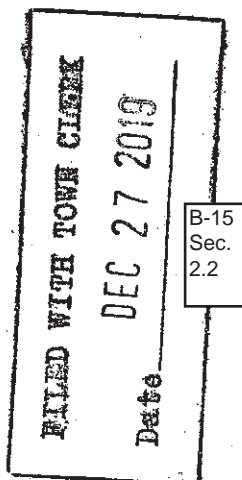
We should have test holes throughout the course to test the soil. There have been many inconvenient incidences since the Northwind Group bought Indian Hill Country Club. On September 24, 2018 at 11:00 a.m. there was trespassers and disturbance on our property with the developer's knowledge.

I filed a police report which I have included in my packet. And even after the report was finalized and the Defendant asked to leave, he returned again against police orders approximately 30 minutes later to continue surveying.

This time he walked through our back yard and blatantly hammered stakes in the ground without regard for our in-ground sprinkler system, with the guide approval [BELL SOUNDS] of course of the superintendent. With this history of how this developer operates his property, how do we have any assurances the developer will do things correctly and keep his promises?

CHAIRMAN EHRLICH:

Thank you, Mr. Henderson.



1 Miles Borden.

2 MR. BORDEN:

Miles Borden, B-O-R-D-E-N. I

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live at, with my family, 55 Fresh Pond Road
in Northport. That's by the 14 unit
development which is proposed right off of
our property. While we applaud looking at
keeping open space, what I would like the
Board to really consider is who is the open
space really for? This is a private country
club that's hardly being touched while we
have massive amounts of town homes being
built directly next to our one acre houses.

The communities taking the impact
right next door to each of us with those
town homes while keeping the golf course in
place. What I would like to be considered
when looking at this proposal is perhaps,
number one, we think about reducing yield
because of environmental problems.

Because of traffic problems.

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Because of light pollution. To keep the
quaint nature of our neighborhood intact.

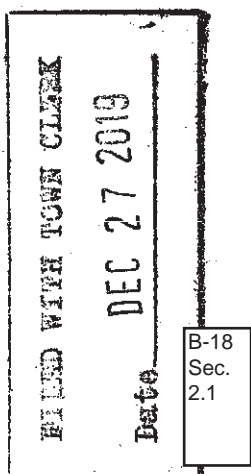
And I would really encourage you to come out
and take a look at our neighborhood. Beside
reducing yield, I think we should consider

1 other relocations of these.

2 Why aren't these houses being put
3 in the middle of the property so none of us
4 see them? Reconfigure the golf course. The
5 developer would be spending tremendous
6 amounts of money doing the cluster as
7 opposed to one acre zoned houses. Perhaps
8 we should think about maybe having him spend
9 a little bit more to put them in the middle
10 and to benefit our community in terms of
11 keeping these eyesores away from our houses
12 and keeping our property values up.

13 Lastly, I would like to really
14 also consider given the size of this
15 development how long it's going to take to
16 build and sell off and what that is going to
17 do to the property values probably for a
18 decade, not only our little community but
19 Fort Salonga.

20 And then lastly, this is a
21 precedential situation for other large
22 areas. And I think the way that work with
23 the developers in the community and how
24 these plans are put into effect will have
25 for the next 50 years an impact on how



1 properties of this size are developed
2 throughout Huntington. Thank you.

3 CHAIRMAN EHRLICH: Thank you, Mr. Borden.

4 William Muller.

5 MR. MULLER: Good evening. William Muller

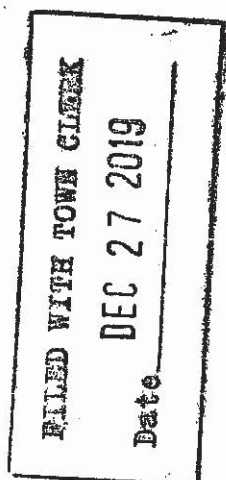
6 M-U-L-L-E-R, 18 Summit Avenue, Northport,

7 New York. I'm a resident of Northport for
8 over 50 years and currently a member at
9 Indian Hills Golf and Country Club. As a
10 member of the community and golf club, I'm
11 here to address some of the changes and
12 lends my whole support of going forward.

13 I became familiar with this
14 property back in the mid 1980s when my
15 parents first became members and I had the
16 opportunity to join then as junior member.
17 I have always loved this location and what
18 it always has to offer.

19 Which is natural beauty, pristine
20 conditions, the golf and, of course, the
21 membership benefit. I would love to see
22 that continue so that many more people can
23 enjoy what I have been blessed to experience
24 all these years.

25 With the proposal of the cluster

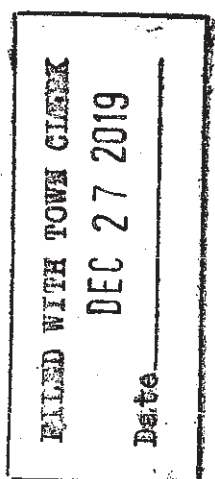


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1 design of homes in a 55 and over senior
2 community, my belief is that this plan will
3 have much less of an impact to the local
4 community than the single family homes as
5 propose alternatives.

6 In addition, there's always the
7 need for the 55 and over community and this
8 would provide a wonderful setting for that
9 population. Some of the concerns from the
10 opposition were the environmental impacts
11 and how that would be addressed on this
12 project. However, from the detailed plans
13 that have been provided such recycling
14 irrigation water, reducing its nitrogen use,
15 and access to the County improved sanitary
16 systems to name a few, I believe these are
17 adjustments and improvements that will
18 greatly benefit the property's footprint and
19 surrounding areas.

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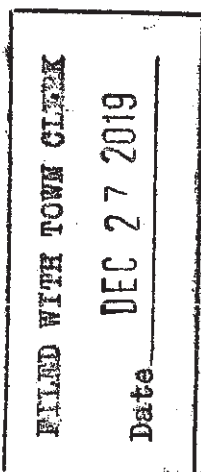
20 Lastly, in addition with the
21 added tax revenue to the local school
22 district and with golf course and its open
23 space being preserved indefinitely, both of
24 these items should be considered assets to
25 the community at large. I look forward to

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1 many more years of enjoyment there and hope
2 that it is approved through the Planning
3 Board. Thank you for the opportunity to
4 speak.

5 CHAIRMAN EHRLICH: Thank you, Mr. Muller.
6 Alan Spen.

7 MR. SPEN: My name is Alan Spen, S-P-E-N,
8 and I reside at 24 Hayes Hill Drive in
9 Northport. We live in one of the primary
10 development zones that are being
11 contemplated in the northwest quadrant and
12 we're also active members of the Indian
13 Hills Golf Club as well. During a period of
14 time that my wife and I are looking to
15 retire and we have contracted Signature
16 Realty recently and we put our house up on
17 the market about a week ago, there was a
18 Broker's open house on the 23rd of September
19 and there were 23 independent real estate
20 agents who attended that.



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22 Sec. 2.1

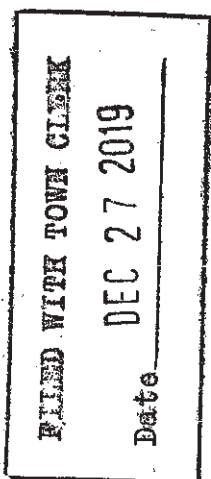
21 Collectively these professionals
22 agreed that our home, given its detail and
23 amenities, appears very fairly priced.
24 Unobstructed views of the Long Island Sound
25 from our backyard and the Indian Hill Golf

1 Course were mentioned as very positive
2 factors.

3 Probably the biggest concern
4 voiced by the brokers was the uncertainty
5 and possible negative effect that the
6 proposed town home development could have on
7 market value of the area homes. I'm also
8 somewhat concerned a little bit in my
9 analysis of the conclusions of Cushman and
10 Wakefield and the market research that they
11 did and the surrounding Indian Hills Country
12 Club.

13 The analysis appears particularly
14 skewed and I think to prove that the
15 clustered home don't impact on the real
16 estate surrounding in Indian Hills. Cushman
17 and Wakefield's report does not state
18 possible negative impacts are decreased by
19 those homes, but they then go on to say that
20 only four homes in the northwest area might
21 be negatively effected.

22 And furthermore, at the end of
23 the day, only two homes would see declines
24 in their private property. Truthfully, it's
25 hard to understand how they came to this



1 simplified conclusion. In October 2018 the
2 Bethpage Federal Credit Union performed an
3 analysis of a detailed review of our home
4 and property for a credit review.

5 The bank's appraisal company did
6 a 29 detailed page uniform residential
7 appraisal report. The study included
8 definition of market value, statement of
9 assumption, limited conditions, appraiser
10 certification, comments on sales comparisons
11 and final reconciliation.

12 We felt the appraisal was
13 comprehensive, fairly done and [BELL
14 SOUNDS].

15 CHAIRMAN EHRLICH: Finish your sentence.

16 MR. SPEN: And final conclusions reasonable.
17 That's -- I didn't know, that's two and a
18 half minutes, I'm sorry?

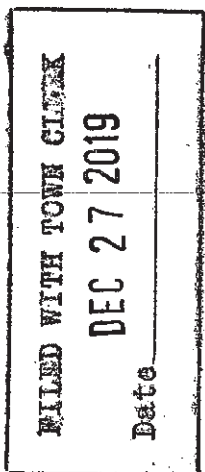
19 CHAIRMAN EHRLICH: Two and a half minutes.

20 MR. SPEN: Okay. I would just conclude and
21 say that --

22 CHAIRMAN EHRLICH: I'm sorry, I can't. I have to be
23 fair to everybody.

24 MR. SPEN: Okay.

25 CHAIRMAN EHRLICH: Thank you.

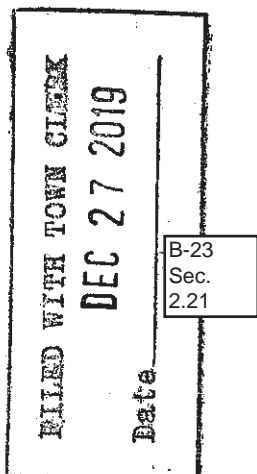


Norman Reinertsen.

MR. REINERTSEN:

Good evening. I'm Norm

Reinertsen. I live at 7 Oleander Drive, Northport, New York. I am a member of Indian Hills Country Club. I have been a resident of Huntington for over 50 years. I also was a professional engineer for many years in my active life.



I would like to say that I have reviewed the Environmental Impact Statement and in some detail. I have come to the conclusion that the Board's recommendation to proceed is proper. I know there are objections behind me, but I look at this as a win-win for the Town. More revenue for the schools and the other things that we need to do without raising my taxes.

And I would recommend that the Board, as they have in the past, do their diligence, allow the project to proceed.

Thank you.

CHAIRMAN EHRLICH:

Thank you Mr. Reinertsen.

Cathie Josephson.

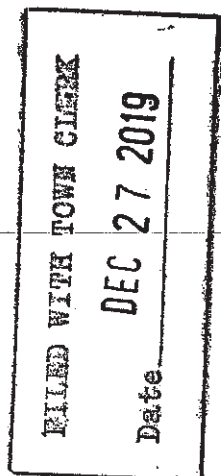
MS. JOSEPHSON:

Good evening. My name is Cathie

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Josephson, J-O-S-E-P-H-S-O-N. I have lived

1 in Northport for over 30 years and I'm here
2 this evening to support the proposed
3 subdivision of the Preserve at Indian Hills.



4 As you are aware, Indian Hills
5 Country Club has been a part of this
6 community since 1961, well before most of us
7 lived here. When the present ownership
8 group took over in 2016, they gave us the
9 opportunity to host a very important annual
10 event for my daughter Erica.

11 As some of you may know, my
12 daughter Erica has many medical and physical
13 disabilities and the For Erica Golf Classic
14 was created to help raise money to cover
15 Erica's expensive medical costs. The new
16 ownership at Indian Hills has been very
17 gracious with hosting the Annual For Erica
18 Golf Classic. Losing the beauty of the golf
19 course and the club house would be very
20 disappointing.

21 Maintaining a golf course and a
22 larger clubhouse would certainly benefit our
23 Annual For Erica Golf Classic along with
24 other golf outings that Indian Hills hosts
25 for other charitable events, to include the

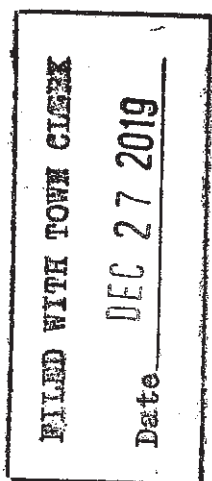
1 Northport Rotary Club Visiting Nurse
2 Services. Their generosity is remarkable.

3 Closing the beautiful open
4 setting at Indian Hills Golf Course and
5 clubhouse would be very unfortunate to our
6 community. We hope you will be able to
7 maintain the golf course and country club as
8 I feel it is of great benefit to our
9 community and we will still be able to
10 preserve the beautiful land. Thank you.

11 CHAIRMAN EHRLICH: Thank you, Ms. Josephson.
12 Barbara Duffy.

13 MS. DUFFY: Good evening. My name is Barbara
14 Duffy. I live at Number Four Gerriet court
15 in Northport. I am here tonight to voice my
16 support for the building of townhouses on
17 the property at Indian Hills and to preserve
18 the golf course.

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19 Having lived on the 17th Fairway
20 for 40 years and being a member of Indian
21 Hills for that amount of time, I find it
22 very exciting to see the possibility of
23 protecting the golf course and yet making
24 good use of available open space. As we all
25 know, condominiums are in dire need for the

1 over 55 community. Presently I live in the
2 Colony Club and I am thankful to be able to
3 be staying on Long Island after selling my
4 home.

5 Building town houses on Indian
6 Hills is the major reason for not
7 eliminating the golf course. The
8 alternative would be to lose the golf course
9 and it might be replaced by private homes
10 and that would not be good for our
11 community. Thank you for your time.

12 CHAIRMAN EHRLICH:

Thank you, Ms. Duffy.

13 Stan Waszczak. Sorry about that.

14 MR. WASZCZAK:

That's okay.

15 CHAIRMAN EHRLICH:

You can correct me on the name

16 and spell it, I would appreciate it.

17 MR. WASZCZAK:

Sure. Stan Waszczak

18 W-A-S-Z-C-Z-A-K, 50 Dogwood Lane in Fort

19 Salonga, New York. Ladies and Gentlemen,

20 thank you for letting me speak out in favor

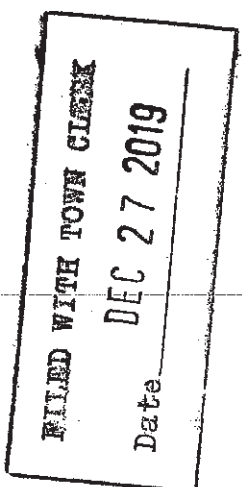
21 of the Preserve at Indian Hills and thank

22 you for the important work you do for our

23 community. I grew up in Northport and I

24 have currently lived in Fort Salonga since

25 1999.



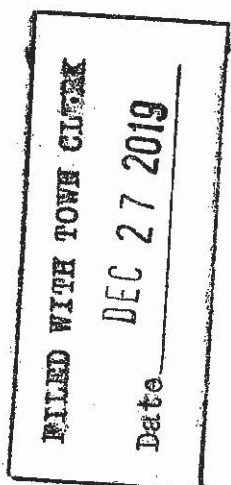
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1 I grew up playing ice hockey on
2 the ponds and sledding on the hills at
3 Indian Hills. I still marvel at its beauty
4 when I take my children kayaking on Fresh
5 Pond. Please preserve its natural beauty by
6 allowing this clustered subdivision that
7 will allow the golf course to remain. And
8 because of the plans to capture and recycle
9 the rainwater for irrigation, that will
10 protect and improve the water quality in
11 Fresh Pond.

12 With all of our concerns about
13 the LIPA tax loss, the tax benefits for the
14 school district are greatly welcomed,
15 especially without any extra burden on our
16 schools to the over 55 senior community.

17 I am in favor of this design
18 rather than the alternative, the single
19 family homes that are being built on golf
20 courses that are being bulldozed all over
21 the country. The Indian Hills Country Club
22 has been an important part of this community
23 for over 50 years. Let's also not forget
24 about the jobs it provides.

25 Please preserve this golf course



↑ by allowing the clustered homes to be built
as the best alternative. Thank you.

CHAIRMAN EHRLICH: Thank you very much.

Eleanor D'Amico.

MS. D'AMICO: It's Eleanor D'Amico.

CHAIRMAN EHRLICH: Eleanor, I apologize.

MS. D'AMICO: I live in Halesite. I'm not
directly by this project but I'm concerned
about it. I'm concerned about any more
deforestation of massive pieces of land.
It's going to take down 14 acres of trees
to totally deny future generations the
ability to take wooded trails, enjoy the
wildlife that would live there.

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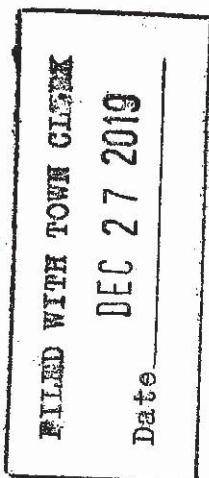
I also have a couple of concerns
about the way that DEIS was written. I
think some of the areas were either
misstated or short stated. Let me just
touch base on that. The report itself was
over 230 pages. They address ADA compliance
only once and that was regarding sloping of
the property. There's so much more
regarding ADA compliance that would have to
come into a facility, particularly if you
are targeting a senior population.

1 I have often asked the Town,
2 multiple boards, that they not even consider
3 a proposal until an applicant presents an
4 actual architectural review by an ADA
5 architect certifying that all standards of
6 ADA compliance has been met. I don't know
7 if you are in a position or the power to do
8 that, but I think it would be a great thing
9 going forward.

10 Because the Town is pretty much
11 grossly negligent in ADA compliance.
12 Another thing is I think their statement
13 that the townhouses are going to be occupied
14 by one and a half persons per unit is kind
15 of crazy. Just up that to two people and
16 probably more.

17 And another part of it says that
18 people over 55 don't drive much and it's not
19 going to have an impact on the traffic in
20 the area. That's kind of -- I'm 70. I
21 drive every day.

22 So I would like all of those
23 issues to be addressed and just made to be
24 much more reasonable and logical and
25 truthful to the real facts. Thank you..



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1 CHAIRMAN EHRLICH:

Kathryn Zieran.

2 MS. ZIERAN:

3 My name is Kathy Zieran. I live
4 at 16 Juliet Lane in Northport, which is at
5 the end of Fresh Pond Road. I have lived
6 there 44 years and 65 years in the Town of
7 Huntington. So I have watched a lot of
8 environmental changes. I also have belonged
9 to Indian Hills for over 25 years. So I am
10 for the golf course. I'm for a sane
11 development.

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12 But I just think 98 or however
13 many, 90 something, is just too much. To
14 me, I'm thinking about that man who said, I
15 love going down Fresh Pond. He's for the
16 development. And he says I love going down
17 Fresh Pond and I ice skate. Do you know how
18 many kids would come down Fresh Pond Road
19 all day, all year on bicycles skateboards,
20 baby carriages?

21 There are no sidewalks. The road
22 is only 16 feet wide. It's a very
23 precarious -- it's a very fragile
24 neighborhood. And the reason it is because
25 it's so beautiful. It used to be more
treed. They have taken down so many trees

1 now off of Indian Hills. And that man who
2 said he watched the wood? So did I. I
3 figured they must be rotten. They weren't.
4 They were perfect. Huge trees.

5 So, and I walk that area for my
6 life for I know what they are doing. And I
7 know he builds a pretty place. It looks
8 good but I think it's too much of a good
9 thing. They have got to -- in that little
10 quadrant of Fresh Pond, because I know that
11 area more than the other side, the slope is
12 the greatest and it's right on top of a
13 wetland.

14 And you talk about -- I read the
15 DEIS. SO they are talking about a hundred
16 feet away from the wetland. Trust me, this
17 doesn't come true. Indian Hills has been
18 using the road if Fresh Pond road as a ditch
19 where they throw all their dirty water. It
20 all collects in these ponds that you are
21 going to build, these five ponds. It's
22 going to be just hippity dippity hop and
23 then it all goes into Fresh Pond.

24 You don't need a hydrologist or
25 anybody to know something's wrong with that

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1 pond. It's got algae this thick. My kids
2 fished on it all their lives and my one son
3 still lives in Northport. He says, Ma,
4 that's a dead pond.

5 So don't kill the [BELL SOUNDS]
6 boots that gave you what you got and why you
7 fell in love with the Indian Hills property.

8 CHAIRMAN EHRLICH: Daniel Karpen.

9 Please state your name and
10 address.

11 MR. KARPEN: My name is Daniel Karpen,

12 K-A-R-P-E-N. I reside at Three Harbor Hill
13 Drive, Huntington, New York. I am opposed
14 to this project. There have been violations
15 of environmental law including Onondaga Land
16 Fill versus Flake, illegal segmentation by
17 the Zoning Board of Appeals that claims it
18 had no knowledge of this

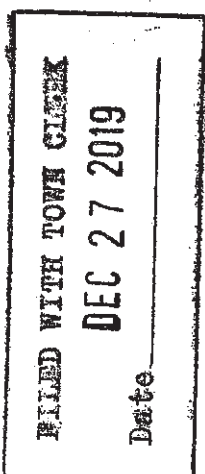
19 Now that the Zoning Board has
20 granted their variance, no more tickies, no
21 more shirties. That's all they're every
22 going to get, period. Otherwise you have
23 got illegal segmentation. As stated Rye
24 Town King Association versus Town of Rye, go
25 look on Page 71 where I marked, uniform and

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literal enforcement of the provisions of SEQRA would render environmental review more objective, standardized and consistent. And would be more certain to propose the policies the legislature with respect to this fundamental concern of society.

Literal enforcement means literal enforcement and we do not have literal enforcement of SEQRA at the Planning Board. It doesn't exist. This project is dead on arrival. Dead on arrival. As stated in the case of City of Glen Falls versus Board of Ed [BELL SOUNDS].

CHAIRMAN EHRLICH

Finish your sentence, sir.

MR. KARPEN:

Finally because the Court of Appeals has held that after the fact compliance requirements of SEQRA will not cure a failure to comply initially.

CHAIRMAN EHRLICH:

Thank you, sir. Your time is expired.

MR. KARPEN:

That means that the tree cutting was done illegally.

CHAIRMAN EHRLICH:

Sir, sir, sir.

MR. KARPEN:

I would suggest that the developer and the Supervisor have sold out

1 this town.

2 CHAIRMAN EHRLICH: Sir, please. Be respectful of
3 everyone else's time. Thank you.

4 Tom Cleere.

5 I'd like to ask everyone to
6 please be respectful of the time. I'm being
7 respectful of everyone here. Everyone is to
8 be treated fairly and equally.

9 MR. CLEERE: Thank you, Mr. Chairman and thank
10 you for the opportunity to be heard by you.
11 Tom Cleere, C-L-E-E-R-E. I live at 16
12 Breeze Hill Road in Fort Salonga. The
13 proposed development project of the southern
14 portion of the Indian Hills Golf Course is
15 directly behind my property and that of four
16 of my neighbors on the southside of Breeze
17 Hill Road.

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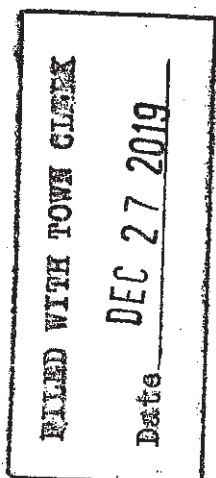
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18 I am here to voice my opposition
19 and our opposition to overdevelopment of
20 this property since it is clearly
21 inconsistent with the character and nature
22 of our neighborhood. Should this proposed
23 town house complex be approved, the
24 residents on the southside of Breeze Hill
25 Road will no longer have open space behind

1 them but rather nearly 50 condominium style
2 units, their corresponding roadways and a
3 potential sewage pump station reaching to
4 the top of Breeze Hill Road, all of which
5 will serve to eliminate our peace and
6 tranquility and instead permanently replace
7 it with ambient lighting, noise pollution,
8 all of which will adversely effect our
9 quality of life.



10 This development is not what we
11 envisioned when we purchased our home. We
12 could never have anticipated a proposal of
13 this density, size and scope. This is not
14 an issue of being a NIMBYist. Although this
15 project would truly be in my backyard, it
16 affects all of the people of Huntington.

17 This is the largest proposed
18 development project in the history of Fort
19 Salonga. Cluster town homes wedged into the
20 a one acre zoned residential area will
21 negatively effect the environment, decrease
22 property values, and dramatically increase
23 traffic in Fort Salonga and throughout
24 Huntington at large, further burdening an
25 already overburdened infrastructure.

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1 It is important to acknowledge
2 broader facts surrounding this development
3 application to understand where it fits in
4 the big picture. Suffolk County is already
5 one of the densest counties in the United
6 States. In fact, it is the 23rd most
7 populated and 81st most densely populated
8 county in this Country. If Suffolk County
9 were a country into itself, it would be the
10 11th densest populated country on earth.

11 90 percent of the County's
12 population is located in Western Suffolk.
13 Huntington is the second densest town in one
14 of the densest counties in the United
15 States. This development proposal should be
16 viewed against that backdrop. This
17 developer's yield map exceeds the maximum
18 permitted density for a cluster subdivision
19 by failing to allocate any land to the
20 existing 18 hole golf course.

21 In addition, the Town Board some
22 years ago assessed the clubhouse as the
23 equivalent of up to 40 units. This was not
24 considered by the developer as part of the
25 yield. It logically follows that [BELL

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↑SOUNDS] that the proposed number of units
should drop from 98 to 58 right from the
start.

CHAIRMAN EHRLICH: Thank you, sir.

MR. CLEERE: Other time has been yielded.

CHAIRMAN EHRLICH: I got to ask you to stop because everyone has got two and a half minutes and I can't give you --

MR. CLEERE: And other people got two minutes
and a minute and a half.

CHAIRMAN EHRLICH: That is not accurate.

MR. CLEERE: That is accurate.

CHAIRMAN EHRLICH: That is accurate.

People were granted --

MR. CLEERE: We were --

CHAIRMAN EHRLICH: Sir, I have to ask you to step down.

MR. CLEERE: I'm going to step down but I want
to say one last thing.

CHAIRMAN EHRLICH: No. I'm sorry, I really have to ask you to stop. This is not fair. There's a lot of people here. You have to stop or I'm going have to ask you to leave.

Tom Spinelli.

No, we can't do that. In fact,

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1 in fact, ladies and gentlemen, I stated when
 2 I stated the rules of the hearing, I
 3 specifically addressed that. So I'm going
 4 to have ask you if you don't step down now,
 5 I'm going to stop the hearing and I'm going
 6 to have to ask you to leave.

7 ~~Can I have security please come.~~

8 I'm going close the hearing now.

9 MR. SPINELLI:

Good evening. Tom Spinelli,

10 S-P-I-N-E-L-L-I, 14 Mystic Lane, Northport.

11 I came here with a prepared speech and about
 12 the -- how this proposal does not serve the
 13 need for senior housing. There is a need
 14 for senior housing but it's for affordable
 15 senior housing. This is no way affordable
 16 senior housing. But I'm going to scrap all
 17 this.

18 And I want to really address some

19 of the comments by the golfers, that the
 20 golf course members. I'm a golf course
 21 member also. I love the golf course. As
 22 far as I know the whole community loves the
 23 golf course. Those that are opposed to this
 24 and those that support it. We just don't
 25 know why the only two alternatives we have

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are fully development golf course or ram these condos town homes down our throat in our backyard. Why is there no reasonable alternative? Why is there no reasonable alternatives?

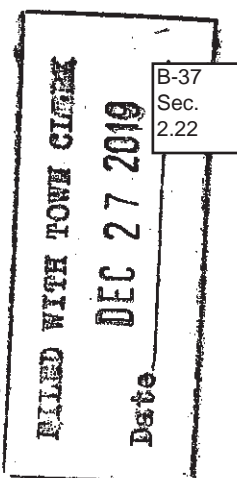
As far as I know, SEQRA requires reasonable alternatives. So fully developing the property is not a reasonable alternative. Why are we not exploring other alternatives like placing some of these in the center? All the advantages that the developer touts for this development will still be advantages no matter where the townhouses are placed and will have the added advantage of not destroying 14 acres of wooded area.

So I just ask the Board to require some reasonable alternatives in the SEQRA before it's approved. Thank you.

CHAIRMAN EHRLICH: Okay. Debra Spinelli.

MS. SPINELLI: Hi. Debra Spinelli,
S-P-I-N-E-L-L-I. My name is Debbie Spinelli and my home is at the end of Mystic Lane where the Northwind Group intends on opening up the dead end street to add 36 town houses

1 on four acres of land.



10 Along with many of the residents

11 of Fort Salonga against this enormous

12 project, I am concerned with the effects

13 will have on the environment as well as the

14 traffic, property values decline, and the

15 fact that it will change the character of

16 the beautiful neighborhood I chose to live

17 in 10 years ago when I purchased my home.

18 B-38

19 Sec. 2.3

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10 Another concern I would like to

11 discuss is the new club house that Northwind

12 Group intends on building. The clubhouse

13 will be expanded by 30 percent plus building

14 an additional fitness recreational center.

15 The DEIS states that the

16 clubhouse and catering staff will be

17 increased by 40 percent. The inescapable

18 conclusion of an expanded clubhouse and a 40

19 percent increase in staff leads me to

20 believe that there will be larger catering

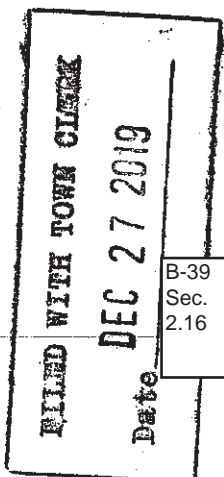
21 events like weddings, Sweet 16s, birthday

22 parties and more of them on the compound

23 with the additional population and traffic

24 resulting from the cluster development.

25 I am very fearful that the



Northwind Group will create a similar situation in our neighborhood to the situation the poor people who live near Del Vino Vineyards are living with.

There was also no provisions being made for improvement at the already very dangerous and narrow club entrance on Breeze Hill Road which is featured in previous plans and is still to be found on the Northwind website. The golf carts, which we believe are unregistered for use on public roads will still be crossing over Breeze Hill Road.

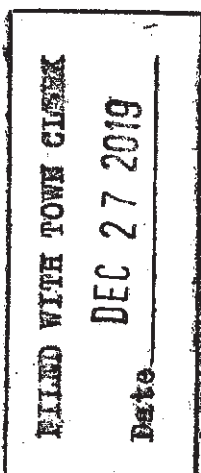
If this plan is accepted, does that mean the Town of Huntington has considered the possibility of liability as a result of future accidents in this area? I am also a member of the Indian Hills Golf Club and enjoy the beauty that it has to offer. I feel that there is a better solution out there to the one the Northwind Group has come up with. Thank you.

CHAIRMAN EHRLICH: Thank you, Mrs. Spinelli.

Mark Henry .

MR. HENRY: My name is Mark Henry, H-E-N-R-Y.

1 I live in 16 Mystic Lane in Huntington. My
2 wife Diane and I have been residents of the
3 Town of Huntington since 1980.

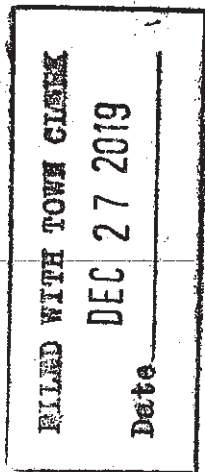


4 In 2003 we moved to our current
5 home on 16 Mystic Lane. When we moved to
6 our home which directly abuts the Indian
7 Hills property in 2003 we did so in the full
8 knowledge that the undeveloped land to the
9 east of our home may one day be developed.

10 However, since this parcel was
11 zoned R-40, one acre single family homes, we
12 took comfort in the belief that we could
13 expect only one new home adjoining our
14 property per acre. Even if the whole
15 section of undeveloped golf course was built
16 on, it would only yield that kind of zoning.

17 Now on the adjoining four plus
18 acres next to us we are confronted with a
19 village of 36 homes only eight feet apart
20 that will resemble row houses and are
21 completely incompatible with the
22 neighborhood. Instead of one home per acre,
23 it will now be eight homes per acre of land.

24 If this plan is accepted it will
25 have a disastrous effect of on our views,



quality of life and property values. Noise, air pollution during the construction period alone will be unbearable given the massive amounts of earth that will be undertaken in close proximity to our property.

After construction there will still be unreasonable noise and light pollution. The plan to build 98 homes is excessive and the locations chosen highly damaging to the community. This need not be.

I understand that in the case of the hamlet and Oheka Castle which are the only other Huntington golf courses where housing has been approved, the designers deliberately located the housing in the interior of the course to avoid the very problems I'm writing about. It's plain common sense after all.

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Fearful for our property value as a result of the proposal, we engaged a professional appraiser to estimate the effect it might have. His reports, which I will attach, indicates a loss of over \$100,000 should the project go ahead. I

1 know that my neighbors have had similar
2 results. Surely, given this data the Board
3 cannot approve this plan. Thank you.

4 CHAIRMAN EHRLICH: Thank you very much.

5 Lois Hayn.

6 MS. HAYN: Good evening. My name is Lois

7 Hayn. I live at 7 Homestead Path in the
8 West Neck area of Huntington. I'm going to
9 start with a quote by a recent announcement
10 released by Town Hall officials:

11 We've heard the concerns of our
12 residents who have questioned the impact
13 that development has on our traffic
14 patterns, congestion, on our water supply
15 and our quality of life.

16 If that's true, then why are we
17 still here fighting this particular battle?
18 Considering that I am addressing a group of
19 people who have been entrusted with crucial
20 decision making for the Town, I assume that
21 you were informed as to scientist's warnings
22 regarding the direct correlation between
23 excessive paving of open space resulting in
24 deforestation and environmental disaster.

25 As such, it would seem that the

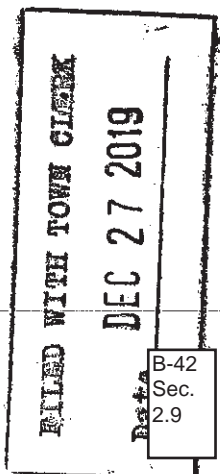
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1 closing of 57 beaches due to toxic runoff
2 would raise a huge red flag here. 57
3 beaches closed due to the insidious
4 environmental impact the developers have
5 been permitted to perpetrate.

6 Over 30,000 gallons of wastewater
7 per day would be expelled from the 98 homes
8 to be built on an environmentally fragile
9 property, really? There are many things
10 that Huntington residents are sick of
11 hearing from developers, one of them is that
12 they install some magic internal system to
13 solve the runoff problem.

14 If such systems work, then why
15 are we still having to close our beaches? A
16 situation that clearly correlates with the
17 rampant overdevelopment on Long Island. Why
18 has our filthy water problem not been
19 solved? Having been involved in this
20 struggle for so long, I have learned more
21 about sewage disposal that I ever wanted to
22 know.

23 Internal sewage control systems
24 do not have an acceptable track record.
25 They're apt to malfunction at any number of



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everyday practices, flushing of pharmaceutical waste, cleaning fluids, excess water uses, just to name a few. You can't tell me that an unconscionable amount of nitrogen contained in that wastewater will not wind up in our already very strained sewage system and our aquifer.

In fact, studies have shown that the amount of nitrogen spewing from these town houses will add to the current five point three milligrams per liter and undoubtedly result in nitrogen concentrations in the aquifer that exceeds the six milligrams per liter targeted groundwater level of Suffolk County.

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I urge you not to put your stamp of approval on the shady manipulation of zoning codes necessary to carry this project forward, another thing that Huntington residents are sick of. There are town resolutions documenting the intended use of the spirit and spirit of residential open space cluster zoning. The kind of mixed use zoning sought by this developer is not consistent with Town Code.

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And my final comment is, for whom
are these 55 and over units going to be
affordable?

CHAIRMAN EHRLICH:

Thank you very much.

Christen Kuhn.

Excuse me. Christen, would you

like to speak?

MS. KUN:

Yes.

CHAIRMAN EHRLICH:

Go right ahead, please. You

better start because the clock is running.

MS. KUHN:

Good evening, Chairman Ehrlich

and Members of the Planning Board. My name

is Christen Khun and I live at 4 Hayes Hill

Drive in Northport. Today I would like to

address the alternatives offered in the DEIS

Section Five. The only acceptable

alternatives are Number One, no action. And

Number Seven, purchase of transfer of

development rights.

There's no alternative involving

reduced density despite a request by the

Fort Salonga Property Owners Association in

its comments on the draft scope on September

12, 2018. I have included these comments

for the record.

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1 According to the DEIS, it says
2 alternatives should represent reasonable and
3 feasible land use that would achieve the
4 applicant's objectives and remain within the
5 applicant's capabilities. It seems to me
6 that one of the applicant's objectives of
7 the proposed development is to provide 55
8 plus housing to an area where the developer
9 feels this is lacking.

10 Why would all of the
11 alternatives, two through six, then not show
12 housing for 55 plus? I believe the reason
13 for this is the developer wants to emphasize
14 the impact to the school district if non-age
15 restricted homes come to the area.

16 However, I believe the numbers
17 are much too high. If the average household
18 size in Fort Salonga is two point eight nine
19 persons according to US Census, then the
20 school age population may be approximately
21 87 children, not 148, which would greatly
22 reduce the next school fiscal impact.

23 Other issues with alternatives
24 two through six include the use of the
25 private road off of Breeze Hill and not

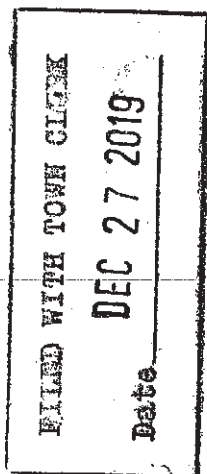
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creating a separate entrance off Makamah Road. The private road is used for four houses and is deeded into their property.

According to the DEC, the private road is also unusable to avoid traversing freshwater wetlands and is not wide enough. The developer has ignored the probability that standard septic systems would raise nitrogen levels to an unacceptable level. They should investigate these alternatives with the enhanced septic system.

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Another issue specific to Alternative Five is the close proximity to the Coastal Erosion Hazard Area which the developer admits that houses should be at least 120 feet away.

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To focus on Alternative Two and the single family homes this would quite an environmental and economic challenge to the developer. Indian Hills Country Club was on the market for years before it sold for 13 point five million, or less than \$94,000 per acre, which is dramatically under market value.

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The developer has further reduced

his yields by conceding that no building should take place within 120 feet of the bluff and chose 20.72 acres of parkland dedication by the coast.

Wetlands, slopes, runoff and drainage issues plus the infrastructure requirements will further reduce the buildable number. This area was estimated to yield 70 units from a 2009 report. The cost of building larger single family homes would likely drive up the price significantly. [BELL SOUNDS]. Thank you.

CHAIRMAN EHRLICH:

Thank you very much.

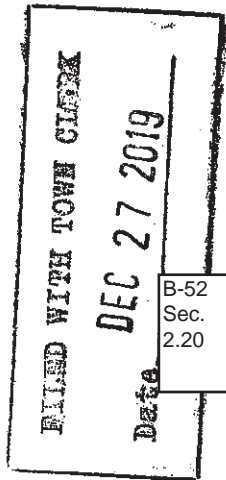
Darrin Berger.

MR. BERGER:

Darrin Berger, 83 Prospect

Street, Huntington, New York. I represent Theresa Matthagou Frederico and George and Joan Burbaris. They are owners of property on the Roberg estate benefitted by the right-of-way which the developer intends to use for purposes of ingress and egress to the development on the southside of Breeze Hill Road.

For the life of me, I do not know why this plan is before the Planning Board.



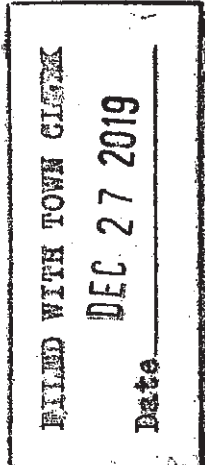
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At this point in time the Planning Board should not have this plan because cluster development pursuant to 198-114 is not authorized. The Towns have no inherent power to enact zoning or land use regulations. They exercise such authority solely by legislative grant.

And in the absence of legislative delegation of power, their actions are ultra vires. Let's look at the applicable sections of the Town Code, and its -- this is not hard to interpret. This is Third Grade English that we are dealing with here on the applicable ordinances.

Resident open space cluster, under 198-21.3, was promulgated in 2010. It specifically provides that the following permitted uses can be authorized under open space cluster, that's private recreational clubs. Open space cluster is a change of zone application which should be before the Town Board.

You are dealing with a generic cluster development, okay? Cluster development does not allow for modification



of zoning regulations and provide for use of private recreational areas.

198-114 says specifically, any modification of zoning regulations shall be limited to provisions of public recreation areas including parks and playgrounds.

There is nothing in the cluster development ordinance under 198-114 that gives you authorization to deal with private recreational areas.

In other words, you can't change zoning regulations, change the use regulations to allow for private recreational development. Your power, your inherent power, is hamstrung by the plain reading of the ordinance.

So, your legislative grant basically comes from Town Law Section 278 of the New York State Code. Town Law Section 278, Subdivision 6 says the provisions of this section shall not be deemed to authorize [BELL SOUNDS] the change in the permissible use of such lands as provided in Zoning ordinances.

CHAIRMAN EHRLICH:

Thank you, Mr. Berger.

1 MR. BERGER:

I'll be filing for interpretive
2 relief, by the way.

3 CHAIRMAN EHRLICH:

Brian Atkinson.

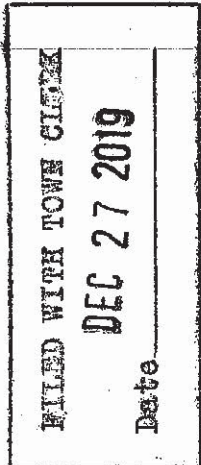
4 MR. ATKINSON:

Good evening. Thank you for your
5 time. My name is Brian Atkinson. I reside
6 at 45 Mar-Kan Drive, Northport, New York.

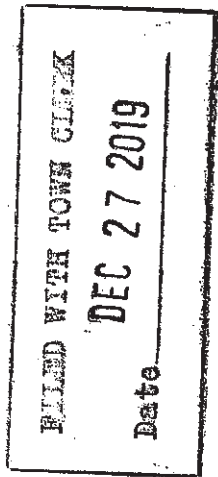
7 The Atkinsons have been longtime residents
8 of Northport. We have been in the area
9 since the late 1950s. In 1973 my parents
10 purchased the property at the end of Mystic
11 Lane and owned it up until my dad passed
12 away a few years ago and we had to sell it
13 to settle the estate.

14 We always knew that Mystic Lane
15 was an entrance to Indian Hills and that it
16 was not intended to be a dead end. And we
17 knew at some point it would be an access
18 point to the Indian Hills property.

19 There were many discussions and
20 rumors and plans over the years of what
21 would eventually happen to the property. We
22 always hoped that it would continue to be a
23 golf course. Our biggest fear is that the
24 golf course would be -- would close and land
25 would be sold off to build numerous large



1 single family homes like the ones that have
2 recently been built on Mystic Lane.



10 We have raised three children in
11 Northport and been very involved in school
12 sports and extracurricular activity. We
13 certainly know how many car trips a single
14 family home with active children can
15 generate. The current owners of Indian
16 Hills have come up with a plan that we would
17 have been very happy with had we still owned
18 the Mystic property.

19
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Our family supports best
alternative to single family homes that has
been presented by the owners. The Preserve
at Indian Hills cluster development provides
the ability to maintain the golf course and
its 120 acres of open space and a 55 and
older community which will bring tax revenue
to our district with no burden of school age
children.

We have seen Northport go through
many changes over the years. Change is
going to happen. We feel that this change
is one for the good and our family supports
the plan for the Preserve at Indian Hills.

1 Thank you.

2 CHAIRMAN EHRLICH: Thank you, Mr. Atkinson.

3 Beth Atkinson.

4 MS. ATKINSON: I yield.

5 CHAIRMAN EHRLICH: No, you don't want to speak?

6 MS. ATKINSON: No.

7 CHAIRMAN EHRLICH: Okay.

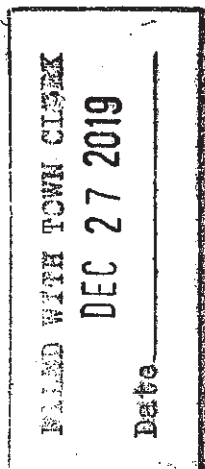
8 John Hayes.

9 MR. HAYES: John Hayes, 32 Hayes Hill Drive.

10 Mr. Chairman and Board Members,
11 just want to put something straight.

12 Because the -- despite what the developer
13 has -- how the developer has been trying to
14 spin this, I want to make clear that most
15 residents will accept some development on
16 the course providing it accounts for the
17 existence of the golf course, minimizes
18 environmental impact, has appropriate
19 density and is designed to be considerate of
20 the quality of life and the property values
21 of the existing community. That doesn't
22 seem like an unreasonable attitude to me.

23 But why do three clusters of what
24 someone called a row house need to have the
25 perimeter of a 155 acre property and be



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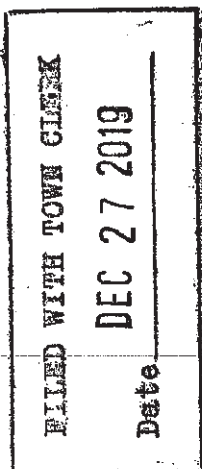
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↑ jammed up against one acre plots? Both the Hamlet and Cold Spring Hills, the only Huntington courses to be approved for this type of development, were specifically designed with the houses located in the interior.

And who will live in this active community? Well, hardly anyone according to the developer. His estimate of one point five persons is contradicted by his own trade association whose data shows an average occupancy below one point five only after the head of the household exceeds 85 years and active.

Likewise, the four point four three occupants for single family homes quoted as an alternative to the clustered houses -- actually in Fort Salonga is two point eight nine. There's a big difference. And these discrepancies undermine the basic assumptions and conclusions of the whole DEIS in terms of alternative plans, traffic activity, pollution data and school tax benefits.

Which are all based at least in



part on these phony operation estimates.

The rest of the data likewise contains a long list of promises to do better which after three and a half turbulent years with the current developer, the community does not buy and neither should the Board.

One last thing I must say,

Mr. Chairman. [BELL SOUNDS]. Mr. Pennetta, you have received bad advice. I will submit an opinion from the --

CHAIRMAN EHRLICH: Thank you, Mr. Hayes.

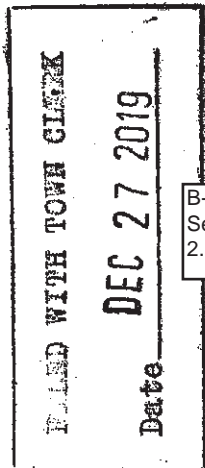
MR. HAYES: New York State Benefits Office which clearly indicates a pristine conflict of interest and I hope you will read it.

CHAIRMAN EHRLICH: Thank you. Mr. Hayes, thank you. Janet Hayes.

MS. HAYES: Good evening, Mr. Chairman, Members of the Board, I'm Janet Hayes and I live at 32 Hayes Hill Drive in Fort Salonga.

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Okay. Traffic study is incomplete and misleading. It shouldn't have been conducted in the summer as we requested for inclusion in the final scope. Because the club and Geissler's Beach swell the volume of traffic during the summer months.



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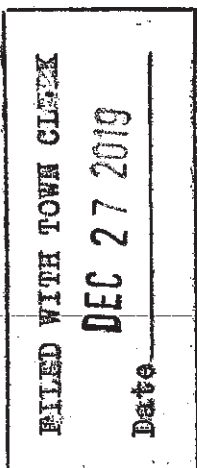
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Instead, it was undertaken after Labor Day during the week which contained Yom Kippur. Population and traffic estimates for the present and alternative plans cannot be supported. The final scope called for four sight distance studies, only one was completed. Some were deemed unnecessary with no data to support this.

And the study for the dangerous intersection at the club entrance was completely ignored.

The DEIS cannot be certified as ready for public comment until this is completed. Northwind recognized safety issues at the club entrance in previous versions of the plan and a rendition of improvements was recently removed from their website. We ask the Board to insist that the sight distance studies be carried out.

The intersection of 25A and Makamah has suffered two recent fatalities and several major accidents. Any development's proposal must include improvements at this intersection. The developer seems to have reneged on the improvements he previously proposed.



A rendition of this was also recently removed from the website. We invite the Board to come and visit our area, make a left turn from 25A to Makamah and please tour the interior roads, including the club entrance and evaluate if these roads deserve the excellent status granted them in the DEIS.

In conclusion, the DEIS is incomplete, misleading and must be revised. Thank you.

CHAIRMAN EHRLICH: Thank you, Mrs. Hayes.

Charles Mazzoni.

MR. MAZZONI: My name is Charles Mazzoni. I live at 30 Hayes Hill Drive in Northport. This is a very difficult situation for us for many reasons. First, my wife and I have been active members of Indian Hills for almost 30 years. Both of us have served on various committees and my wife has run numerous charity functions.

We love the golf course and the friends we have made. Secondly, Steve Hayes and Emily Hayes are not only our neighbors but our very close friends. And in the few

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1 years that I have known Jim Tsunis, I like
2 him and I love his son Alex.

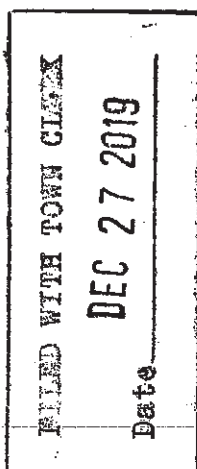
3 Having said this, our home is, as
4 the plans now stand, are two that will be
5 effected most by this project. In the DEIS
6 Appendix 16, there are a number of before
7 photos and simulations. There are
8 simulations that have been taken from our
9 backyard and there is no actual photo. I'm
10 going to submit that, please.

11 I got a lot more to stay but I
12 won't have time. What I basically want to
13 say is that, as John said, no one is against
14 this development but the way the plans are
15 now and the way it is, it's unacceptable.
16 We believe that there are better plans.

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17 There was one that was put forth
18 where the 11th Hole would be moved and would
19 be in the backyard of our -- mine and
20 neighbor's neighbors. That plan has been
21 abandoned.

22 Perhaps if the number of condos
23 can be reduced, it again can be implemented.
24 I don't blame the -- I don't hold it against
25 the developers for looking for as many units



1 as they can. If I was in their place, I
2 would.

3 In fact, if someone offered me
4 \$10 million to build a hotel on my property,
5 I think it would be a great idea. And I
6 would try to convince my neighbors what a
7 great idea it is. It would be your job to
8 stop me. Thank you.

9 CHAIRMAN EHRLICH: Thank you, Mr. Mazzoni.

10 Lisa Knopp.

11 MS. KNOPP: My name is Lisa Knopp, K-N-O-P-P.
12 I live at 28 Hayes Hill Drive, Fort Salonga.
13 This high density cluster development will
14 be directly behind my home in the northwest
15 corner. I'm going to talk about impacts to
16 the community character and property values.

17 We purchased our one acre home in
18 2003 with the reliance upon existing single
19 family zoning in the neighborhood. We knew
20 there was a golf course behind our property
21 but never did we think that this kind of
22 development could happen.

23 We are objecting to the
24 overdevelopment of the golf course with the
25 addition of 98 town homes. The proposed

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1 mixed use golf course and town house
2 development is inconsistent with the nature
3 and character of our neighborhood which
4 consists entirely of single homes on one
5 acre.

6 This development will double the
7 population, add dozens of new street lights,
8 cut down what's left of our old growth
9 trees, excavate and deposit unfill, changing
10 the character of the neighborhood by
11 altering the natural contours of the land
12 and changing the semi-rural character of our
13 neighborhood.

B-63
Sec.
2.1

14 The proposed construction will
15 have physical and environmental impacts and
16 negatively effect our property values. The
17 design of the proposed development and its
18 density will also adversely impact our
19 quality of life. Our water views will be
20 obstructed. My very private setting will be
21 destroyed, and the peace and quiet we
22 currently enjoy will be no more.

B-64
Sec.
2.14

23 We currently have a beautiful
24 view of old growth trees and the Long Island
25 Sound. If this plan moves forward, we would

1 instead be looking into the back of 36 units
2 of housing, after the destruction of our
3 ancient trees. This will forever adversely
4 effect our lives.

5 This development plan unfairly
6 and wrongfully proposes to situate this high
7 density cluster in close proximity to our
8 existing one acre properties. This places
9 an unfair burden on all the families who
10 live directly behind the proposed cluster
11 development.

12 The proximity of this cluster to
13 my home is an additional concern because of
14 the impacts from construction and ground
15 vibration have the potential to damage my
16 100 year old brick house. My historically
17 aged home is long and narrow and sits very
18 close to my back property line.

19 Construction for a multitiered
20 retaining wall is planned inches from my
21 property line which will require massive
22 earth movement and land disturbances as
23 described in the DEIS.

24 This will require the use of
25 large heavy earth moving equipment to carry

B-65
Sec.
2.3

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Sec.
2.4

1 out these plans. These machines can cause
2 construction and ground vibration. This
3 highly concentrated density project in close
4 proximity to my property, which could go on
5 for weeks, months and years has the
6 potential to cause extensive damage to my
7 home. [BELL SOUNDS].

8 Because of all these reasons, if
9 this development goes as forward, you will
10 significantly hurt our properties, our
11 families, our homes.

12 CHAIRMAN EHRLICH:

Thank you, Ms. Knopp. Thank you.

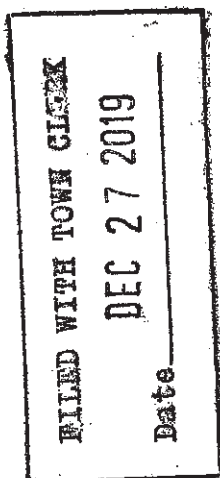
13 Richard Knopp.

14 MR. KNOPP:

My names is Richard Knopp. I

15 live at 28 Hayes Hill Drive in Fort Salonga.
16 This high density development cluster will
17 be directly behind my home. The developer
18 states in the DEIS that the innovative and
19 alternative onsite wastewater treatment
20 systems are proposed to be used to treat all
21 of the sanitary waste generated by the
22 project.

23 The report goes on to say that
24 because these IA systems treat sanitary
25 effluence in 19 milligrams per liter, the



1 magnitude of the increased nitrogen impacts
2 to groundwater and surrounding surface
3 waters are limited.

4 DEIS dos not state, and the
5 Suffolk County Department of Health Services
6 has been testing different types of IA
7 systems on single family resident
8 properties. And a chart in their last
9 report indicates that of the 13 systems
10 tested, nine did not consistently meet the
11 19 milligram per liter requirement.

12 In fact, one exhibited a
13 concentration as high as 140 milligrams per
14 liter and another averaged almost 55
15 milligrams per liter. It is, therefore, not
16 appropriate to assume that any IA system
17 will mitigate nitrogen impacts to
18 groundwater and surface waters to the
19 magnitude that the DEIS is claiming.

20 Additionally, the Suffolk County
21 Department of Health has only published data
22 for IA systems that have been installed on
23 single family resident homes and not on
24 cluster systems that the developer is
25 proposing.

B-67
Sec. 2.8

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1 The lack of real world nitrogen
2 data on the cluster systems proposed in the
3 project as well as the inconsistent results
4 demonstrated in the published data, require
5 that the Planning Board disregard any claims
6 of nitrogen impact mitigation to the
7 groundwater and surface waters by use of a
8 proposed IA system in this project.

9 Additionally, sewage is known to
10 contain more harmful contaminants such as
11 1-4 dioxane and perfluorinated compounds
12 that no sewage treatment systems are
13 designed to remove.

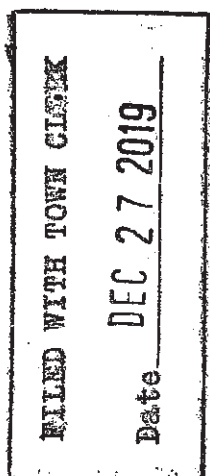
14 The Planning Board has to
15 consider the impacts of these contaminates
16 to the groundwater, surface waters and
17 marine life. Thank you.

18 CHAIRMAN EHRLICH: Thank you very much.

19 Anthony Trombino.

20 MR. TROMBINO: Anthony Trombino,

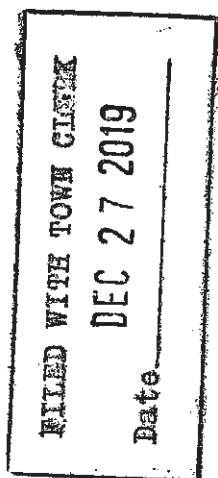
21 T-R-O-M-B-I-N-O. Good evening. I am a
22 resident of Huntington for 38 years. First
23 I would like to thank the Planning Board for
24 the work you do to protect the Town, the
25 great Township. By the size of tonight's



1 turnout, I recognize that every decision you
2 will make some people happy and some people
3 less happy. That has to be a difficult
4 challenge. I appreciate that you make your
5 decisions based on the law and what is good
6 for all the residents of Huntington

7 Township.

8 As part of community service that
9 I participate in, I have used Indian Hills
10 to run my charity golf outing for the
11 Franciscan Brothers of Brooklyn. They are
12 the same brothers that run St. Anthony's
13 High School. My charity outing is but one
14 of many that are held at Indian Hills
15 Country Club. And I attend and participate
16 in a few each every year.



17 I know firsthand how supportive
18 of community and charitable organizations
19 Indian Hills management is. They help make
20 our event and all the events I participate
21 in a great success. They are very community
22 oriented in their support. With the
23 improved facilities described in the plans,
24 I see them doing even more great work for
25 the community.

B-68
Sec.
2.21

I support the plan the Preserve at Indian Hills as submitted. I do not think any of the other alternatives, all of which eliminates the golf course, would benefit anyone. Senior housing is needed in Huntington, not only for the seniors but it makes homes like mine, where I raised my four children, available to the next generation.

In addition, the age restriction of 55 and over means tax revenue to the school district with no additional students. More tax revenue and no additional students is what the schools in our community needs. Thank you for allowing me to voice my opinion.

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CHAIRMAN EHRLICH:

Thank you.

Daniel Gulizio..

MR. GULIZIO:

Good evening, Mr. Chairman, Members of the Board, Town Staff. My name is Dan Gulizio. I'm a 25 year resident of the Town of Huntington. Excuse me, I have also worked as a professional planner for the last 32 years.

MR. EHRLICH:

Mr. Gulizio, can I please

1 interrupt. I'm going to ask you and
2 everyone to please give us your address.

3 MR. GULIZIO:

4 Sure. 18 Sabbath Day Path in
5 Huntington. I have been a resident for 25
6 years and I have worked as a professional
7 planner on Long Island for 32 years, 25
8 years of which was spent working at Town
9 Halls like this as a public sector planner.
10 I have done more than a thousand public
11 hearings like this.

12 I've reviewed thousands of
13 subdivision applications, site plan
14 applications, change of zones and special
15 use permit applications. I have no
16 objection to an application that is
17 in conformance with local zoning and whose
18 environmental impacts have been mitigated
properly.

19
20 B-69
Sec.
2.12

21 However, that's the problem with
22 this application. First, the proposed mixed
23 use golf course and senior housing
24 development is simply not a permitted use
25 under the R40 Residence Direct. R40
Residence District allows for single family
homes and a host of other uses. It

specifically does not indicate anywhere in the Code that a mixed use residential community and golf course is a permitted use in the R40 District.

B-70
Sec.
2.12

In addition, senior housing is not a permitted use in the R40 District. Senior housing is specifically listed as a permitted use in the R-RM Retirement Community District and in the Greens at Half Hollow planned unit development. In fact, the Greens at Half Hollow specifically calls out senior housing as a separate and distinct use from single family housing.

If senior housing or mixed use senior housing and golf course communities were permitted in the R40 District, the Town could list that as a permitted use or as a special permitted use.

It simply is omitted from the code and therefore it's not permitted. Similarly, the Zoning Board of Appeals has the authority under your code to issue special use permits for golf courses. It lacks the authority to issue a special use permit or any other type of approval for a

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↑ mixed use golf course and residential
development.

B-71
Sec.
2.12

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In addition, with all due respect to this Board, the Planning Board has the authority under Town Law and under the Town Code to consider cluster subdivision applications specifically to preserve the natural and scenic qualities of open space including historic landmarks and sites.

So this Board, the Planning Board, has the authority to consider cluster subdivisions but only to consider the preservation of the natural and scenic qualities of open space including historic landmarks and sites.

It does not have the authority to consider cluster subdivisions in connection with the preservation of a private recreational use such as a private membership golf course.

B-72
Sec.
2.12

Finally, in terms of the yield map submitted, a yield map under Town Law and under the Town Code may not increase the development that would otherwise be permitted in conformance with a standard

↓

subdivision application.

You can't double count the land so that you assign 98 units for the subdivision and then count that same amount of land for the golf course and recreational development. They have to be separated and the land has to be allocated for each use.

Thank you.

CHAIRMAN EHRLICH: Thank you very much.

Jim Spampinato.

MR. SPAMPINATO: Jim Spampinato,

S-P-A-M-P-I-N-A-T-O, 19 Green Knoll Court, Northport, New York. My home is directly behind the Roberg property so I am greatly effected by the development that's proposed. Just a little background here. I have been a licensed real estate agent for the past 16 years.

My primary area of real estate is Northport and Fort Salonga. I have sold more homes in Fort Salonga than any other realtor on Long Island. It's a fact, I know that. Okay? And probably close to four or 500 homes in general in the Huntington area. I also have a Masters Degree in finance and

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1 I have an accounting degree.

2 In the 16 years that I've worked
3 in real estate plus my educational
4 background, I know and have the knowledge
5 now to determine the value of homes. It's
6 especially true in Fort Salonga where I have
7 done so much work.

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Sec.
2.1

8 I strongly feel that the proposed
9 cluster development will negatively impact
10 the home values in the Fort Salonga area.
11 I'm not only talking about the homes
12 immediately being touched by the
13 development, but the homes in the entire
14 11768 zip code. I'll explain.

15 Bank appraisals who where the
16 home's prices are based are based on the
17 previous homes sold in a one and a half mile
18 radius of the home that they're appraising.
19 And from those prices, that appraisal will
20 set the future prices for homes going
21 forward.

22 As homes near the proposed site
23 sell for less, it has a compounding effect
24 on the future prices in the area. This will
25 effect all of Fort Salonga, even the

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Smithtown side eventually as homes are being appraised and going forward. I'm aware of five homes right now that have had bank appraisals, there maybe more, I've just not verified, and based on the cluster home proposal and with and without the cluster proposal, there's an eight to 12 percent differential in the price of these five homes.

My own home was appraised and I'm down 11 and a half percent or \$105,000. Okay? So just on those five homes, you have a half million dollar loss in value on homes. Imagine that by two or 300 homes, what that's going to be.

Multiply this by that many homes, it's going to be a killer to the community. What we feel is going to be the income tax revenue, is going to be somewhat negated by the -- [BELL SOUNDS]

CHAIRMAN EHRLICH: Finish your sentence.

MR. SPAMPINATO: -- by the people who are going to now grieve their taxes based on their values going down.

CHAIRMAN EHRLICH: Thank you, Mr. Spampinato.

1 MR. SPAMPINATO: You're welcome.

2 CHAIRMAN EHRLICH: Joan Bubaris.

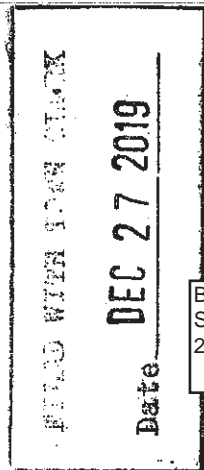
3 MS. BUBARIS: Wait until you hear this. Joan

4 Bubaris, 4 Breeze Hill Road. My home is
5 situated off of Breeze Hill Road currently
6 overlooking the golf course driving range.

7 ~~My house, along with three others, access~~
8 our homes via private road. I have several
9 points regarding the private road I would
10 like to bring to the Board's attention.

11 First, the width and length of
12 the right-of-way. Throughout the DEIS it
13 refers to the shared driveway as the
14 existing 30 foot right-of-way. When the
15 easement is less than half of that width.
16 In fact, there's one section located in
17 between two privately owned parcels that's
18 only 24 feet wide.

19 This make it impossible to widen
20 this section. Furthermore, it's recorded in
21 my deed dating back to 1937 -- I was going
22 to read it but I don't have time now -- the
23 new entrance from Makamah Road with the
24 steep slopes will go up and around and then
25 down connecting with my existing 22 foot



B-74
Sec.
2.3

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↑ right-of-way and then it will continue up
and around a traffic circle in front of my
house and then continue down where they'll
have 39 town homes.

B-75
Sec. 2.3

This is a landlocked parcel that
is two and a half times the Town and County
limit of 900 feet for a cul-de-sac. This is
a public safety issue and is inconsistent
with standard traffic management practices.
With 154 acres, you think they'd find
another place to enter?

B-76
Sec.
2.3

Needless to say, the increased
burden on the right-of-way where I currently
have only one home past my house, I will
have 39 town homes and all the traffic that
comes with that. Additionally, there's no
way to prevent the new residents of the
cluster to enter from the Makamah
right-of-way and not the Breeze Hill
right-of-way.

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Sec.
2.1

↓ Lastly, the Cushman and Wakefield
report, as everybody has been indicating,
couldn't possibly have taken into
consideration that my home will literally be
surrounded by town homes. The loss of my

1 view, the new traffic and all the
2 disturbance that will come from the increase
3 population.

4 This city that is proposed to be
5 built has no place anywhere in Fort Salonga.

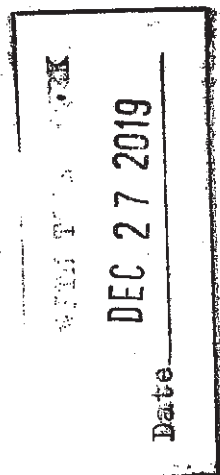
6 CHAIRMAN EHRLICH: Thank you very much.

7 Barbara Viola.

8 MS. VIOLA: Hello. My name is Barbara Viola,
9 V-I-O-L-A. And I live at 56 Breeze Hill
10 Road. I live right across the street from
11 the country club. I'm overlooking the first
12 hole. I'm two homes from Fresh Pond. This
13 is a really beautiful area. There's an
14 abundance of wildlife in the area. Much of
15 is it is living on the golf course and
16 behind the clubs in wooded areas where the
17 town homes are to be built.

B-78
Sec.
2.10

18 It's estimated that over 16 acres
19 of forest would be deforested and cleared
20 and the building project would physically
21 disturb over 52 acres. There are so many
22 deer on the golf course that every year
23 fencing must be replaced since they freely
24 jump over it wandering the wetlands in the
25 area.



B-79
Sec.
2.3

1 People come into the neighborhood
2 to fish in Geissler's Beach and Fresh Pond.
3 They hike Makamah Preserve, they take walks,
4 bike rides, they kayak. We have so few
5 areas left where this is possible. Why
6 shouldn't this be preserved?

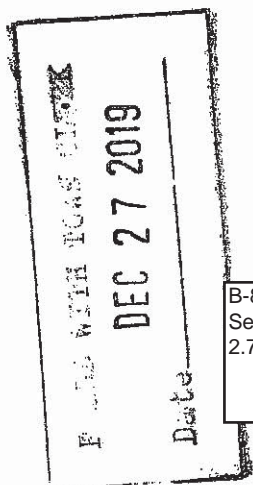
B-80
Sec.
2.3

7 Indian Hills is planning on
8 expanding their clubhouse so they can hold
9 large catered events. Increasing the number
10 of residences by 100 percent and increasing
11 the clubhouse by 30 percent will definitely
12 increase traffic, pollution and the safety
13 and health of residents in this secluded
14 wildlife area.

15 The character of our neighborhood
16 would forever be changed if this plan gets
17 approved. And it's also a historic area.
18 And during the Revolutionary War, bricks
19 were created from the clay in the beach
20 cliffs. Booker T. Washington summered here
21 and his house still exists on the Sound.

B-81
Sec.
2.7

22 Walking our narrow quaint roads
23 shows evidence of the terrible erosion that
24 is occurring in our area. Geological maps
25 show that it is the most vulnerable area on



the north shore and the most prominent
landslide region.

According to 2008 Town of
Huntington Beach Erosion Study Report, the
bluff on the course has a history -- the
bluffs on the golf course has a history of
substantial slope failures, most likely
related to a weak underlying clay layer.

B-82
Sec. 2.3

We are within the Crab Meadow
Watershed and the Fresh Pond Greenbelt, a
Suffolk County designated critical
environment area. It is ill advised to
[BELL SOUNDS] propose a major development
near this most sensitive area.

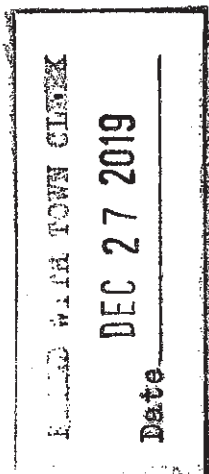
CHAIRMAN EHRLICH: Thank you, Mrs. Viola.

MRS. VIOLA: Thank you.

CHAIRMAN EHRLICH: Michael Viola.

MR. VIOLA: Thank you. Michael Viola, 56

Breeze Hill Road, Indian Hills area. My
wife and I have lived in Fort Salonga,
Indian Hills for 23 years. We moved here
for many reasons; quality of life, peace and
quiet, safety of our children and many other
reasons. If this project goes through, we
will lose those reasons.



B-83
Sec.
2.16

We will have an additional 200 cars on the road at any given time that is already overcrowded. And on any given day we could have an additional 200 cars if there is a catered activity at the clubhouse.

B-84
Sec.
2.14

Also, many of those people who attend these events will be leaving DWI, creating unsafe drivers in a residential neighborhood. I ask all the Board Members, would you want to live in a neighborhood like this? Do you want to turn Suffolk County into another Queens?

Fort Salonga zoning is one acre zoning for a reason, not to build cluster building. So why are we here? Because Mr. Tsunis and company have the power and money to make change for the sole purpose to fatten their wallets. They don't care about anything except to seek and destroy a neighborhood and make millions of dollars.

I ask the Board for the benefit of Fort Salonga, the Town of Huntington and Suffolk County to see the light and shut it down. Thank you

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1 CHAIRMAN EHRLICH: Thank you.

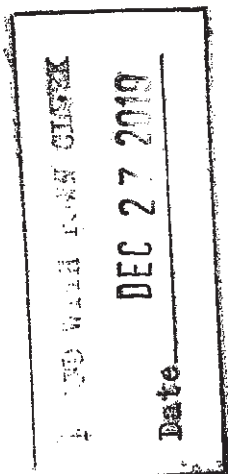
2 George Bubaris.

3 MR. BUBARIS: George Bubaris, 4 Breeze Hill

4 Road, B-U-B-A-R-I-S. Just a side note, if
5 anybody thinks that the developer is going
6 to sell the golf course and find somebody to
7 ~~build 100 homes that are going to sell for~~
8 million and a half dollars to people, he's
9 going to lose a lot of money. So don't go
10 for any of that. The golf course isn't
11 going anywhere.

12
13 B-85
14 Sec.
15 2.3

12 Anyway, my family and I will be
13 surrounded by a cluster of 56 homes but what
14 troubles me the most about this, the 56
15 homes will be accessing the private road
16 that we have exclusive rights to. What
17 troubles me the most about this is that on
18 two separate occasions this Planning Board
19 prevented sub-development for homes off the
20 same road.



21 Somebody tried to develop only
22 two homes off the same road and on two
23 separate occasions they killed it. Now it
24 plans to allow 46 units on the same
25 right-of-way that was twice considered only

1 these two additional homes to be
2 unacceptable.

3 In both 1995 and in 2007, the
4 Planning Board denied any additional
5 development off this right-of-way, citing
6 environmental issues, the Crab Meadow
7 Watershed, poor drainage and the width of
8 the right-of-way, which is only 22 feet, as
9 reasons.

10 The latest decision was in 2007.
11 And I quote from this decision: The Board
12 finds that significant physical and
13 environmental conditions that mitigate
14 strongly against the requested variations.
15 Further, and in closing, the decision states
16 clearly, and this is the Planning Board,
17 Town Law 288 does not authorize use of a
18 right-of-way for access absent a Resolution
19 of the Town Board establishing the area as
20 an open development area.

21 The area is not an open
22 development area and the Town Board hasn't
23 designated it as so. So why are we
24 presenting this 22 foot road that's 30 feet
25 wide and planning to access 46 homes? Why

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1 is the Planning Board counter-manning or
2 doing a 180 on its own decisions that twice
3 before it even went to the Appellate Court
4 to defend? Thank you.

5 CHAIRMAN EHRLICH: Thank you.

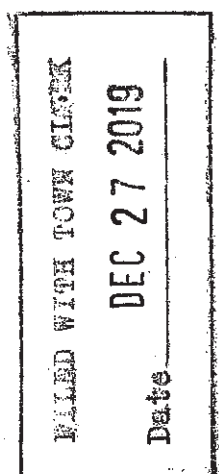
6 Angela McCusker.

7 MS. MCCUSKER: Don't worry, everybody gets it
8 wrong. My name is Angela McCusker,
9 M-C-C-U-S-K-E-R. I live at 28 Juliet Lane,
10 Northport -- actually Fort Salonga, around
11 the corner from northeast end of the golf
12 course. I have been a resident for 27 years
13 and am currently a golf club member. I
14 enjoy the golf course but oppose the current
15 development plan.

B-86
Sec.
2.14

16 As a member and a resident I
17 believe these changes would have a
18 significant adverse impact on my enjoyment
19 of the golf course, the value of my home and
20 the quality of life I enjoy.

21 The plans as they exist now are
22 not in conformance with the character and
23 the aesthetics of our neighborhood. With
24 the current plan, I will be forced to drive
25 past an enormous elevated structure looming



over Fresh Pond Road.

I never imagined such a structure would be allowed in our neighborhood in an area that always required one acre single family residences. Fresh Pond Road is already a narrow lane with no shoulder and very limited sight lines due to a sharp curve in the road.

B-87
Sec.
2.17

To have an entrance to a 14 unit community from this road is irresponsible. The many walkers, families with strollers, dogs, bicyclists already have very little room to avoid oncoming traffic. This is a recipe for disaster. It is dangerous now, additional traffic will only make it worse.

B-88
Sec. 2.9

I'm concerned about environmental impacts. I believe that the changes already made to the course such as tree removal and changes to topology have increased water runoff and erosion. The water floods the streets in front of our houses and is already manually pumped by the Town after each major rainstorm.

The water that is not trapped at our house continues to Fresh Pond. This

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1 maybe a contributing factor to the high
2 level of nitrogen found in Fresh Pond.
3 Additional development will only make these
4 conditions worse.

B-89
Sec.
2.13

5 I believe that any decisions
6 concerning modifications to the golf course
7 should be made after the Crab Meadow

B-90
Sec. 2.3

8 Watershed Study is made public. Lastly, it
9 appears that the developer is seeking to
10 retain and expand a commercial operation and
11 simultaneously use the acreage dedicated to
12 the commercial operation for residential
13 housing.

14 I don't believe under the current
15 zoning they can have both. If I wanted to
16 put a putting green in my backyard and
17 charge people to use it as a commercial
18 enterprise, I believe the Town and my
19 neighbors would have something to say about
20 that.

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21 To be clear, I'm not opposed to
22 the golf course. I enjoy it very much. I
23 look forward to using it in the future. I'm
24 not opposed to limited and thoughtful
25 development in the areas outside people's

1 sight lines and not adjacent to other
2 residences. Thank you for your time

3 CHAIRMAN EHRLICH: Thank you very much.

4 Ron Schlick.

5 MR. SCHLICK: Ron Schlick, S-C-H-L-I-C-K. I
6 live at 62A Makamah Beach Road in Northport.
7 I have been a resident of Huntington for 54
8 years, first in Cold Spring Harbor, then
9 Greenlawn and now, since '87, in Northport.

10 My biggest problem here is that
11 not too many people have spoke about the
12 access and egress from the golf course. You
13 have approximately 100 homes that are on
14 Makamah Road. Now you're going to add 75
15 more. By the time this is all done and the
16 clubhouse is built and you have service
17 vehicles coming in and out, garbage trucks
18 et cetera, et cetera, you will have 1,000
19 automobile visits per day on Makamah Road.

20 It's a lot of cars. You have not
21 made any provision for 25A where you need to
22 have either a traffic light or an
23 enlargement of the area. But imagine all
24 those cars exiting on 25A every single day.

25 Makamah Road from Breeze Hill

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1 Road south is a long, twisty road, very
2 narrow, poorly drained. And it's just
3 accidents ready to happen, especially when
4 you have a lot of people, especially at
5 night.

6 So I think you have to listen to
7 ~~all the people here that have voiced their~~
8 opinion as far as the impact it's going to
9 make on them and the community and do the
10 right thing. Thank you.

11 CHAIRMAN EHRLICH: Thank you.

12 Aleksandra Emory.

13 MS. EMORY: Hello. Good evening. My name is

14 Aleksandra Emory and I live at 58 Makamah
15 Road for the last 27 years. In all that
16 time, the three acre property next to me has
17 had two small cottages. It is now proposed
18 to have eight townhouses. This all in an
19 effort to preserve a private golf course.
20 This is not in keeping the character of the
21 neighborhood.

22 I don't understand how it can be
23 permitted for a private golf course to buy
24 up surrounding residential property and

25 connect it with winding roads, right-of-way

B-91
Sec. 2.3

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1 and incorporate it as part of the golf
2 course.

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3 My house is up high and -- excuse
4 me. My house is up high and I can't even
5 see the golf course. But I will see eight
6 town homes from my backyard of my house.
7 This will surely have a negative impact on
8 the value of my house. Thank you.

9 CHAIRMAN EHRLICH: Thank you very much.

10 Adam Jacobs.

11 I went a little out of order but
12 I'm going to come back. Come on up.

13 MR. JACOBS: Hello. Adam Jacobs. I live at
14 26 Hayes Hill Drive, the northwest
15 development would be right in my backyard
16 adjacent to the golf course. So, five years
17 ago my wife and I searched all over Long
18 Island and found our house in this beautiful
19 quiet neighborhood with pristine school
20 district.

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21 We could have moved anywhere on
22 Long Island but we chose this location
23 specifically for the close knit community
24 and beautifully quiet location. The scenic
25 view of the sound is comparable to no other.

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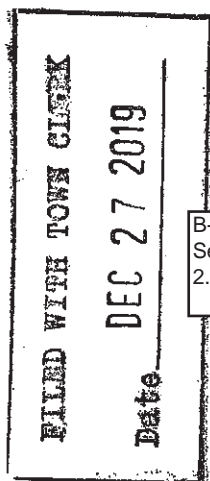
We do not want this current proposal to move forward. It will ruin the current community and does not fit the character of what this community embodies at all.

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We are very concerned about our property value among other things. We had an appraisal done of our property from a real estate agent before and after what the proposal would be. And we'll see at least a 10 percent decrease in our property value. So I have a copy of those appraisals that I'll put on the record.

This is not what we were expecting at all when we bought a home in the Town of Huntington. We will be heartbroken if this project moves forward as it is currently proposed. We have three small children that have learned to grow in this neighborhood and its serene surrounding environment. We're extremely concerned about the environmental impacts to the erosion, water system impacts, light and noise pollution.

We will be living with construction for years. And this is not



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↑ what we signed up to be when we bought this
house. Thank you.

CHAIRMAN EHRLICH: Okay.

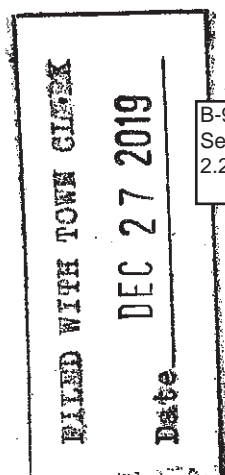
Joseph Graci.

MR. GRACI: Thank you. My name is Joe Graci.

I live in East Northport. I have been there
for 30 years. I am a member of Indian Hills
Golf Club. And I grew up in Commack for 30
years and I lived in East Northport like I
said for the last 30.

And up until, oh, it'll be seven
years ago, I never even know Fort Salonga
and Indian Hills existed and it is a
beautiful area. And I totally respect the
people and their comments tonight for what
you said. I have been in similar situations
in my life and it's not easy when you are
dealing with people's property and then
their backyards.

But I wanted to give you some of
my thoughts. I can't speak about this
project legally or environmentally, I'll
leave that up to the professionals. But I
can tell you, unfortunately we're all
getting older. I mean, look around the room



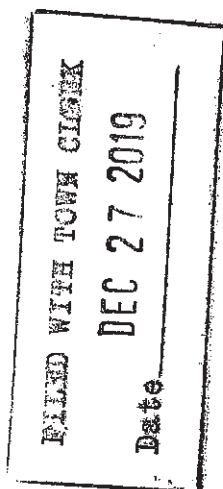
1 half of us are over 55 years old with all
2 due respect. And the need for 55 and over
3 housing in the Town of Huntington is
4 significant. Just look at project over on
5 Elwood, The Seasons, where the units sold
6 out. And there were 256 units there. You
7 can't even buy a home there now.

8 And I got to tell you, the
9 traffic we thought was going to be
10 horrendous has not even been a bit, a bleep.
11 I travel that road all the time. What I can
12 tell you.

13 CHAIRMAN EHRLICH: Everyone, please.

14 MR. GRACI: Also I want to say, being in this
15 community and staying here means a lot to
16 myself and my family. And one day we'll
17 sell our homes and probably go to downsize
18 for a condo. Because people don't realize
19 something, the golf course is a seasonal
20 things. It's five, six months out of the
21 year, okay? So you're not talking about 12
22 months out of the year.

23 You're talking about a 55 and
24 over community with 49 dwellings. It's a
25 duplex. 90 percent of the property is going



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to remain open space according to the study, okay? And it's very possible that a lot of people that might have buying those condos might be golfers like you said. Who guess what? They play golf in Florida three, four months out of the year.

And I'm not saying your concerns are not legitimate and not sincere and I deeply mean that. But you got to look at the big picture here, okay? Now, like I said this is a piece of Long Island that is absolutely beautiful. We want to protect it environmentally. I am all for that, 100 percent.

But progress is made and neighborhoods change. So I just want to you consider that. Thank you for your time.

CHAIRMAN EHRLICH: Thank you very much.

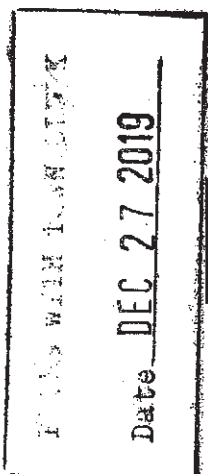
I would like to ask everyone to please, please be respectful of the person's time when they're up here speaking. And don't shout out. I really appreciate that. Thank you.

Dennis Reale.

MR. REALE:

Dennis Reale, M. Reale, 52

1 Mar-Kan Drive Northport New York. I'm a 50
2 year resident of the Town of Huntington and
3 Northport Village. The plan as it is
4 circumventing the law, the plan as it exists
5 now.



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6 This plan is an artful perversion
7 of the cluster housing concept in order to
8 deceive the community. The purpose for
9 allowing cluster housing is to provide for
10 preservation of open land for people in the
11 housing and not for commercial use. This
12 land be will be used for commercial
13 purposes, private golf club, golf course,
14 commercial catering, banqueting and parties
15 and not to preserve open space.

16 The result will be not only to
17 increase the population by 300 residents in
18 estimate in housing but will also increase
19 the tranquility. The population of over 900
20 people coming in and out to do commercial
21 and for profit purposes. It will transform
22 the character of the area.

23 People will be coming in and out
24 of the area, increasing concentration of
25 uses of the land. The character will be

1 violated and destroyed. For me, cluster
2 housing as it is presented and configured
3 will do continuous and ongoing damage to
4 homeowners and a reduction in real estate
5 values, as has been said before many times,
6 as well as the serenity of the families
7 living in the community.

8 This plan would establish a
9 density and concentration that was never
10 never contemplated by the existing one acre
11 zoning [BELL SOUNDS]. We have commercial
12 areas and residents.

13 CHAIRMAN EHRLICH: Thank you, sir.

14 Clifford Hotte.

15 MR. HOTTE: My name is Clifford Hotte,

16 H-O-T-T-E. I live at 51 Prospect Road in
17 Centerport, New York with my wife Virginia
18 for the last 32 years. I speak in support
19 of the proposed Preserve at Indian Hills
20 over 55 community. And I support it for
21 three reasons; first, I'm a member of the
22 Indian Hills Golf Club and as part of the
23 proposed development, our club will be
24 upgraded, maybe even more challenging and
25 Beautiful than it already is.

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1 Second, the community is being
2 built with a strong emphasis on
3 environmental protection and a dedication to
4 maximizing open spaces.

5 Lastly, I'm Town of Huntington
6 resident and, as such, I welcome
7 development, proper development that adds
8 tax revenue to our Town which hopefully will
9 mitigate the need for ever increasing taxes
10 that we continue to experience.

11 For these reasons I respectfully
12 ask that the Preserve at Indian Hills be
13 approved. Thank you very much.

14 CHAIRMAN EHRLICH: Thank you.

15 Robert Cajeer. I know I
16 butchered that one.

17 MR. CARTELLI: Cartelli?

18 CHAIRMAN EHRLICH: The handwriting is not great.

19 MR. CARTELLI: Robert Cartelli, C-A-R-T-E-L-L-I,
20 6 Judges Lane, Smithtown, New York.

21 Testimony of the Long Island Builders
22 Institute before the Town of Huntington
23 Planning Board with regards to the Preserve
24 at Indian Hills. Long Island Builders
25 Institute is the largest residential

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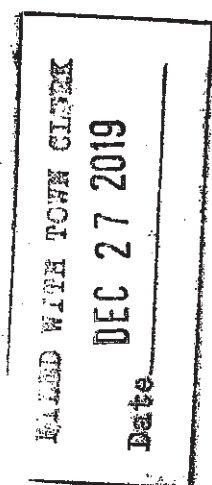
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1 development trade association in New York
2 wishing to express its strong support for
3 the development of the Preserve at Indian
4 Hills, a development which conforms to all
5 local zoning codes for Town of Huntington
6 with regard to development on the golf
7 course. And development which asks for no
8 variance from zoning code.

9 We strongly support the current
10 site plan for the following reasons: The
11 site plan application adheres to the Town
12 Planning requirements for the golf course
13 development by preserving 120 acres of the
14 golf course open space by clustering the new
15 homes of the development in the limited
16 areas on the course in a manner in which no
17 bluff area wetlands or steep slopes are
18 effected.

19 The site plan includes measures
20 such as new landscape which will
21 significantly reduce the impact on residents
22 outside of the golf course. Since this is a
23 55 and over development with no school
24 children, the development will increase the
25 tax revenues by over one million dollars



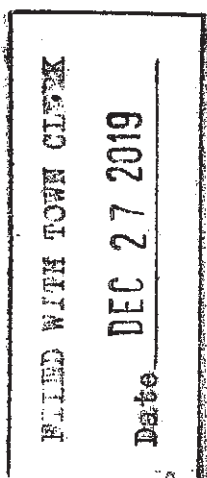
1 without adding any children to the school
2 system

3 The new environmental benefits
4 will be provided including recycling of
5 rainwater, limiting the overflow by a new
6 irrigation system which will also provide
7 reduction in irrigation itself in the new
8 drainage system.

9 Notwithstanding the fact that
10 there's no legal requirement to do so, the
11 developer will install a new environmental
12 sanitary system on the property which will
13 significantly reduce the nitrates flow into
14 the groundwater in conformance with the new
15 County Code.

16 The new clubhouse will be built
17 which is available to community
18 organizations. Two years ago the Town of
19 Huntington Board approved the zone
20 requirements for golf course town house to
21 strike a balance between keeping an open
22 space golf course which is the ability to
23 build new housing units on a golf course to
24 keep it economically feasible.

25 The Preserve at Indian Hills



1 would provide the execution of the public
2 policy of the Town of Huntington in a manner
3 totally consistent with the new zoning, does
4 not ask for any variance. Thank you.

5 CHAIRMAN EHRLICH: Thank you very much.

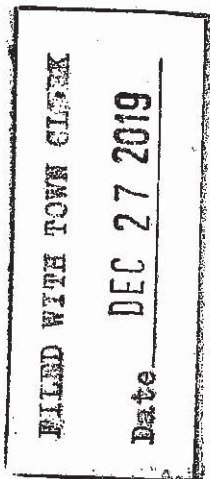
6 Andrew Rapiejko.

7 ~~MR. RAPIEJKO:~~ ~~Andrew Rapiejko, R-A-P-I-E-J-K-O,~~

8 15 Thornton Drive, Fort Salonga, New York.
9 I'm a neighbor of the golf course. Good
10 evening. Before I begin with my comments, I
11 would like to describe my background and
12 experience. I possess a Bachelor's Degree
13 in chemistry and a Master's degree in
14 hydro-geology.

15 I have been employed by the
16 Suffolk County Division of Environmental
17 Quality Office of Water Resources for more
18 than 31 years. My current title is
19 Associate Hydro-Geologist and I have been
20 supervisor of the Bureau of Water Resource
21 Management for more than 10 years. I have
22 provided expert testimony related to
23 environmental and water resources on
24 multiple issues.

25 Most recently I provided expert



1 testimony before a special Grand Jury of the
2 Suffolk County District Attorney's Office.
3 I testify tonight as a resident and taxpayer
4 of Huntington Town. My statements and
5 opinions are my own and I do not represent
6 the Suffolk County Health Department. I am
7 not speaking to you tonight as an employee
8 of Suffolk County in any way, shape or form.

9 A significant eroding bluff
10 currently exists on the property along the
11 shore of Long Island Sound. The DEIS
12 concludes that if the town homes are
13 constructed 120 feet back from the bluff,
14 everything will be fine.

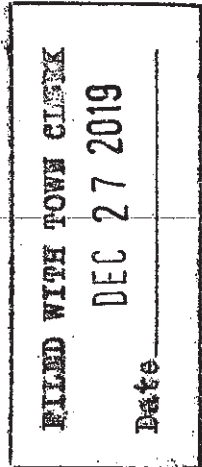
15 I have some significant issues
16 with this conclusion and will detail them in
17 my written comments. However, the statement
18 where this conclusion is derived must be
19 read extremely carefully. The exact words
20 is that by maintaining the minimum of 120
21 foot buffer, there will not be an adverse
22 impact on existing conditions.

23 The key is that the existing
24 conditions is an extremely unstable bluff
25 which reportedly falls between five and six

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↑
feet per year. It does not say that the bluff is stable for construction, only that the construction will not cause it fall more than six feet per year.

This is an extremely important issue as construction activities in the early 2000s exacerbated the erosion of this bluff. I request, due to the very unique nature of this bluff and the importance of the natural protective features to the community, that the Planning Board contract the United States Geological Survey to evaluate the current conditions of the bluff and provide a neutral, well respected opinion on potential impacts from the proposed development. [BELL SOUNDS]. Is that my time?

CHAIRMAN EHRLICH: Time. Thank you very much.

MR. RAPEIJKO: Okay.

CHAIRMAN EHRLICH: Phyllis Burke.

MS. BURKE: Good evening. My name is Phyllis Burke. I live 20 Creston Terrace, Northport, Fort Salonga. I have been a resident of Fort Salonga for 50 years. I came here when I was newly married, very

1 young. Walked many dogs to and from the
2 bluff and back. I just want to ask what
3 people would do if they were suddenly made
4 aware that 100 new families would move into
5 their area overnight?

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6 First of all, the wishes of the
7 people who inhabit Fort Salonga was to buy
8 or to buy a one acre home and with the
9 biggest investment of their lives, wanted to
10 live in this community as it is. This
11 proposal will result in overcrowding,
12 overwhelming the ability of the environment
13 to process the huge increase.

14 And there will be waste disposal,
15 sewage management, water management,
16 commercial and private traffic. You're
17 going to need half of that property just to
18 park your cars. The wholesale removal of
19 trees in the area is another problem. When
20 I drive home at night on Fresh Pond Road,
21 the road is overwhelmed with water because
22 the trees have been removed.

23 The value of properties is
24 another consideration. I haven't really
25 done much research on that, but believe me,

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1 I think 10 percent will only be the
 2 beginning. Thank you for letting me voice
 3 my opinion.

4 CHAIRMAN EHRLICH: Thank you.

5 Barry Berman.

6 MR. BERMAN: Good evening. By name is Barry
 7 Berman, B-E-R-M-A-N. I live at 111 Madeira
 8 Boulevard in Melville, New York. And I
 9 happen to live in the Greens. And I'm
 10 listening to everybody and I have some
 11 comments to make.

12 Number one, we have 1100 homes
 13 with 18 hundred people and that's a 16 year
 14 development. I have people 55, 85 and 90.
 15 If you divide the numbers, it comes out to
 16 one point six per household. So that's
 17 about what the Preserve is saying is going
 18 to be living there. That's number one.

19 Number two, obviously I'm for the
 20 subdivision. Number two, I think the school
 21 district is going to see -- East Northport
 22 is going to save a lot of money, supposedly
 23 a million dollars. No one here is talking
 24 about what that million dollars is going to
 25 be spent on, what it's going to be doing for

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1 the school?

2 It's usually when you have that
3 money, it's going increase benefits for our
4 children, not the people living in Indian
5 Hills, The Preserve, but all the people who
6 have those homes in Northport. And what's
7 the key -- to real estate people here,
8 what's the key to getting value in your
9 house? Great schools.

10 So we have good schools and you
11 have all this millions of dollars spent on
12 your schools, and yes there might be and I
13 don't agree that it's going to go down 10
14 percent, the schools maybe make it go up 30
15 percent. Because when you have good
16 schools, that's where people want to live.

17 Lastly, the concept of spending
18 dollars in community. It's going to help
19 the community which is going to bring in
20 more taxes for the State, for the community
21 and no one is talking about that.

22 But they are all saying, we are
23 willing to live with a hundred homes in the
24 middle but we're not willing to live with a
25 hundred homes in clusters. But if you have

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1 a hundred homes in the middle, you're going
2 to have the same traffic jams that you are
3 talking about.

4 So it sounds like people are
5 talking on both sides. You know, when you
6 have 200 people driving cars, you want them
7 to live in the middle, I think it's a matter
8 people saying, I don't want my house to be
9 coveted. It's by self-interest to say, I
10 like a pretty view of my home.

11 Anyway, thank you very much for
12 your time.

13 CHAIRMAN EHRLICH: Thank you.

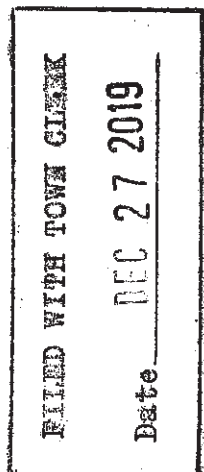
14 Charles Lansdown.

15 MR. LANSDOWN: Charles Lansdown,

16 L-A-N-S-D-O-W-N. I live at 7 Breeze Hill
17 Road. Actually the numbers of the 55 and
18 over communities are basically 15 years
19 approximately when the population starts to
20 turn over. So I would expect that any
21 developments here in 15 years, you will see
22 the numbers drop. Most people have parents
23 and relatives and whatnot live in senior
24 house when that happens.

25 I spent the past 40 years in

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1 banking. The last 10 years I have been
2 associated with financing with a major bank
3 with several billion dollars of commercial
4 real estate development including
5 condominiums, construction, condominium
6 conversion and a few other things.

7 So when I went through the DEIS I
8 chuckled at a number of things, because
9 obviously probably you do and probably the
10 building department, a lot of the wording is
11 led -- you know, it's not untruthful. But
12 it's led to lead you to think one thing when
13 it really means something else.

14 I had come with prepared remarks
15 but I'm not going to duplicate what other
16 people have already said. If you look at
17 the DEIS, the very beginning, in the
18 executive summary, it states that this
19 project is the highest and best use of the
20 property based upon Huntington's Horizons
21 2000 Comprehensive Plan.

22 That sounds pretty good. But to
23 me that rang a bell right away. So the
24 first thing I did is I looked at the
25 Horizon's Plan and their six categories, six

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↑ goals, categories and goals.

Transportation, reducing use of cars. This is not going to do it.

Affordable housing, no, this is not going to do it. And I won't bother with the other four. A key thing is the higher and best use of the property. As people in real estate know and AI appraisals, that is an accepted phrase. Higher and best use.

Higher and best use has four criteria; one is feasible construction. The next is permissible legal. The third is financeable condition. And the last one, the most profitable use of the property.

And I think that's the key thing here. It says right up front, this is the most profitable use of the property for the developer. So, of course, he would be inclined to set up this straw man. It's either, here my maximum profit or, no, I, you know, I'll sell the whole thing off and somebody destroys I eventually.

I echo Mr. Haye's remark. I think it's entirely the case that there can be some sort of middle ground of what's a

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↑ reasonable amount of development, maybe not
maximize it. Thank you.

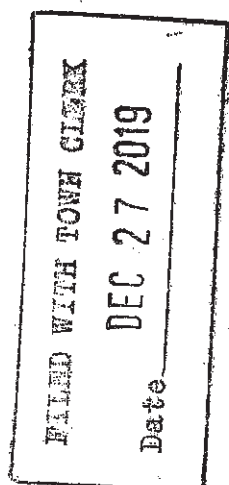
CHAIRMAN EHRLICH: Thank you very much.

Steven Spucces.

MR. SPUCCES: Good evening. My name is Steven
Spucces. I live at 61 Windmill Drive in
Huntington. I have been a civic leader in
the Town of Huntington for the past 10
years. The proposed development of 98 town
homes at Indian Hills Country Club is
another example of residential
overdevelopment. We have been hearing the
same song for 10 years. And either we're
crazy or something is wrong.

In 1993, the Huntington
Comprehensive Plan, there was a list of 17
properties that were partially designated
for preservation and/or stringent
environmental review under Local and State
programs. Indian Hills Country Club was
specifically nominated for SCOSP
acquisition, which is the 1986 Suffolk
County Open Space Program. I have attached
the table for your reference. I'll be
handing it over to you.

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1 The Town is aware of the
2 sensitive nature of the Indian Hills Country
3 Club parcel located in the primary Crab
4 Meadow Watershed. Even Nelson and Pope, the
5 consultants on this very project,
6 recommended that this parcel of land be
7 ~~acquired by the Town in 2007.~~ Again,
8 attached will be the documentation.

9 Now as an avid golfer, I
10 understand if appeal of a golf course.
11 However, I do think it's common knowledge
12 golf course can never be misconstrued as
13 open or preserved land. And it is not
14 accurate to describe the golf course as
15 preserving open space, especially under the
16 existing R40 Zone. Thank you for your time.

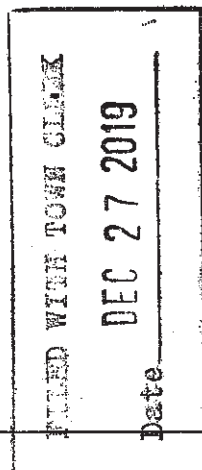
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17 CHAIRMAN EHRLICH: Thank you.

18 John Steinsvold.

19 MR. STEINSVOLD: My name is John Steinsvold. My
20 wife Jennie and I live at 18 Major Trescott
21 Lane which is off Fresh Pond Road in Fort
22 Salonga. We have lived there for 55 years.
23 There's no place else on earth I would
24 rather live. But now, this may change.
25 Some may call it progress. But should we

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2.22



1 allow the almighty dollar to dictate our way
2 of life? Are we not human beings first?
3 Today Route 25A flows through the heart of
4 Fort Salonga. Tomorrow traffic will
5 increase.

6 Perhaps Makamah Road will become
7 known as quote "Route 25B" unquote. Ladies
8 and gentlemen, let's not let this happen.

9 Thank you very much.

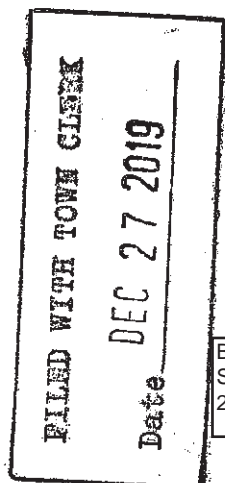
10 CHAIRMAN EHRLICH: Thank you.

11 Paul Zacher.

12 MR. ZACHER: Paul Zacher, 2 Thornton Drive,

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13 Z-A-C-H-E-R. It would irresponsible for
14 this Planning Board to approve any
15 Environmental Impact Statement on the
16 proposal without a completed Crab Meadow
17 Watershed Study. The Crab Meadow Watershed
18 Study is one of the few components needed to
19 make an accurate informed decision on this
20 unique property.



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21 As the neighbor, I have a lengthy
22 history with coastal erosion hazard area
23 demarcation. The owners of Indian Hills
24 grossly underestimated the extent and
25 seriousness of the active erosion on the

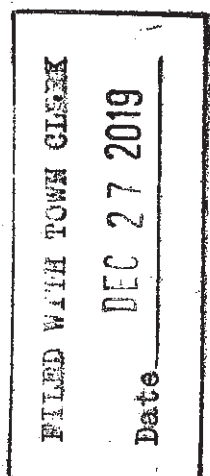
1 north side of their property.

2 This is significant because it
3 effects the overly generous yield the
4 applicant is requesting and the
5 inappropriate placement of the development
6 at the end of Mystic Lane.

7 In Appendix H3, the Town asked
8 the applicant to address the past, current
9 and projected surface movement on the north
10 side of the property. The application's
11 response is, and I quote, "Relatively
12 negligible movement outside the impacted
13 area south of the CEHA line. As supported
14 by the location of the CEHA line, which has
15 not substantially changed since it was
16 surveyed in the '80s." End quote.

17 This is clearly wrong as can be
18 demonstrated with photographs which I will
19 submit that were taken 14 years apart. The
20 pictures taken from 2005 T-Box no longer
21 exist due to erosion. You can see from the
22 pictures that the ground has eroded downward
23 15 to 20 vertical feet.

24 Compare that with the pictures
25 taken in 2019 from a newly constructed



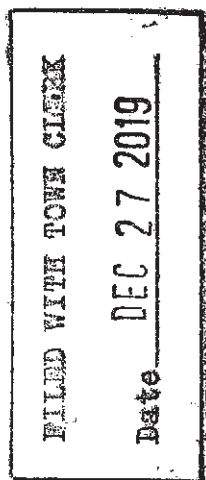
1 T-box, the third one built since the
2 previous two slid away.

3 Pictures three and four, which
4 will be included in the package are the same
5 time period 14 years apart looking east.

6 All of this erosion, the
7 significant erosion that you see in the
8 pictures, is south of the CEHA in line which
9 directly contradicts the applicant's
10 statement.

11 In addition, there is a tacit
12 admission by the applicant that there is a
13 problem with the Mystic Lane site. The DEIS
14 is recommending that buildings start 120
15 feet from the 1980 CEHA line, not a current
16 one.

17 The study goes onto recommend
18 that lightweight building materials be used
19 due to erosion to keep the site safe. I
20 urge each one of you to do a field visit
21 with these in mind and think if the
22 development of Mystic Lane is appropriate
23 and compel the applicant to indicate the
24 proper erosion CEHA. Thank you.



25 CHAIRMAN EHRLICH:

Thank you very much.

Jeff Cronen.

MR. CRONEN:

Good evening, Jeff Cronen, 26

Fresh Pond Road in Northport, C-R-O-N-E-N.

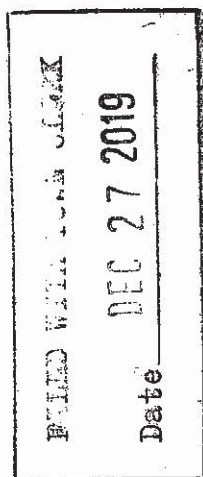
I live directly across from the second hole on the golf course. We have resided in our beautiful, relatively quiet, dark, wildlife filled waterside neighborhood for over 20

years. The developer plans three clusters of 98 units. One of the entrances to these housing units is planned directly beyond a blind S-Curve on Fresh Pond Road.

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It's already a big safety problem for people walking during high traffic times in the morning and afternoon. It's hard to believe there's even a consideration of adding this huge development to this area with small single lane roads. It's safe to presume each unit will have two cars, that's a total of 196 new cars, going in and out on roads that are already too narrow in places for cars to safely pass each other.

This blind S-turn is only one of those spots. There are only two roads in and out of our neighborhood, Fresh Pond and Makamah. Adding this many new cars as well



1 as well as where the main entrance is
2 planned, surely present many possibilities
3 for traffic accidents, and God forbid,
4 people being run over. It simply makes no
5 sense from a traffic perspective.

6
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6 The other main issue the
7 neighborhood is extremely concerned about is
8 the efforts of this development on the
9 delicate environment. This is one of, if
10 not the only, area where three critical
11 preservation areas meet; Crab Meadow
12 Watershed, Long Island Sound and Fresh Pond.

13 This area is comprised of
14 wetlands, marshes, ponds, streams and
15 beaches. The slightest bit of runoff will
16 certainly effect this fragile ecosystem.
17 The residents are also very concerned with
18 land based wildlife being affected if this
19 development goes forward.

20 And no thinking human being could
21 believe that it's not going to have a
22 negative on water based organisms that are
23 critical to all of us. You have only to
24 take a short walk on our beach right now to
25 see the incredible amount erosion that is

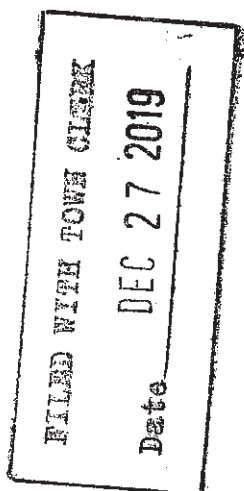
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1 My experience has been quite
2 contrary. My property abuts the golf
3 maintenance yard and I often find myself
4 picking up garbage that the workers have
5 thrown out of their cars while they wait for
6 the gate to open at 6:00 a.m.

7 That's when the noise begins.
8 Large lawn mowing equipment, leaf blowers,
9 power saws, and truck deliveries complete
10 with back up beepers. On windy days, large,
11 uncovered dirt and sand piles stored next to
12 my house blow onto my property.

13 In March, 2017, bulldozers dumped
14 large piles of fill material on our property
15 line, 30 feet from my home. A quick look at
16 the piles proved it was not ordinary clean
17 fill. I took pictures. It contained pieces
18 of tile, wire, coal, slab, wood and metal.
19 The New York State DEC doesn't allow fill to
20 contain these items.

21 After detectives from the Suffolk
22 County Environmental Crimes Unit
23 investigated, it was quickly carted away.
24 However, some fill was graded into the
25 ground and remains to this day. Results of



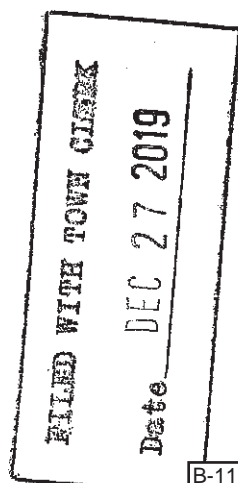
1 the soil testing are included in the DEIS
2 and confirm the presence of PCBs and five
3 pesticides. Four of the pesticides are
4 considered hazardous substances and one is
5 considered an acutely hazardous substance.

6 This is a danger to me and my
7 family. I think that all the members of the
8 Planning Board will agree that this does not
9 exemplify coexisting without negative
10 impact. I ask the Town to require
11 additional testing, followup and safe
12 remediation of all the impacted soils on the
13 property.

14 The plan proposes a 50 percent
15 increase in the number of maintenance
16 employees but doesn't address additional
17 parking that will be required. The DEIS
18 isn't clear. 10 additional seasonal workers
19 would be 100 percent increase. More
20 employees, more cars, more trucks, more
21 noise, higher sand piles and more workers
22 who urinate outside along the trees of the
23 maintenance yard in broad daylight in front
24 of me and my family.

25 This proposed plan will result in

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↑ a substantial negative environmental impact
and decrease the value of my home. The Town
should reject this proposal to preserve the
quality of life and maintain the health,
safety and wellbeing of the people in Town
of Huntington. And I will submit photos.

CHAIRMAN EHRLICH: Thank you very much.

We're going to take, everybody, a
five minute break and we will come back in
five minutes.

[WHEREUPON A RECESS WAS TAKEN.]

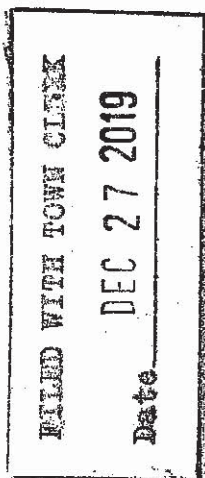
CHAIRMAN EHRLICH: Okay, Ladies and Gentlemen, we're

going to resume the meeting now. And I'm
going ask James Teixeira to step up. James?
James, James Teixeria? [NO RESPONSE]. No.
Okay. We're going to skip James Teixeira
and go to Blythe Tract. Blythe Tract? [NO
RESPONSE]. Okay. Janice Conte.

Come right up.

MS. CONTE:

Sorry. My name tag won't stick
to my shirt. Okay. Let's see. Here we go.
Hello, my name is Janice Conte. I live at 2
Hayes Hill Drive and I am a member of the
Indian Hills Golf Course. In 2016 when the
first iteration of this plan was rolled out,

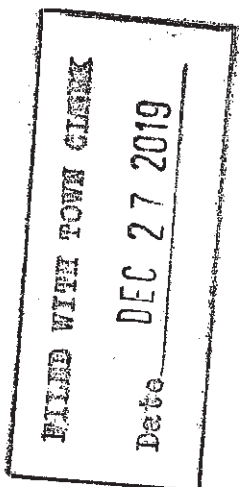


1 the community turned out in large numbers
2 and immediately voiced their concerns. We
3 were marginalized originally, called a vocal
4 minority of hysterical neighbors, only
5 concerned about their backyards.

6 In fact, over the past three and
7 a half years, the developers have repeated
8 that mantra as if repeating it would somehow
9 making it true. They will tell you that the
10 longstanding Fort Salonga Association who
11 are yet to speak approves this application.
12 And I will tell you to ask if even one of
13 their board of directors read the DEIS. In
14 fact, six of them don't even live in the
15 Town of Huntington.

16 Groundwater and surface water are
17 regional concerns, not just the concern of a
18 small neighborhood. Everyone has a right to
19 a clean Long Island Sound. Everyone has a
20 right to a clean Crab Meadow. Everyone has
21 a right to clean drinking water.

22 The truth of the matter is this
23 is a widespread opposition to this
24 application. In fact, with the exception of
25 the FSA, the Northwind Group and the few



1 golfers that spoke here tonight, thousands
2 of people are worried.

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3 I have a petition with over 2500
4 signatures from change dot org advocating
5 for the protection of the Crab Meadow
6 Watershed and voicing their concerns about
7 this application which, without a doubt,
8 will have significant impacts associated
9 with it when it comes to water quality.

10 Additionally, I also have 200
11 letters from residents who reside in the
12 immediate area who took the time to write
13 these letters. As an administrative body,
14 the Planning Board will receive written or
15 verbal comments from the following groups --
16 or from members of the following groups I
17 should say:

18 Save the Village, The Villadom
19 Movement, Huntington Matters, Greenlawn
20 Civic Association, Four Town Civic
21 Association, North Dix Hills Civic
22 Association, The Greater Huntington Civic
23 Group, The Shinnecock Nation.

24 Prominent real estate specialists
25 in Fort Salonga have provided comments. You

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1 as a Board have heard from Hydro-Geologists
2 with the Suffolk County Department of
3 Health, a former Town Planner with 25 years
4 experience, a former Peconic Bay Keeper.

5 Again, the tentacles of this
6 application are far reaching. We are not
7 opposed to all development. We don't want
8 to see the golf course go away. We want
9 smart development. I am a capitalist and
10 also an environmentalist. What I am opposed
11 to is a project that's going to have an
12 adverse impact on the environment.
13 Surrounded by protected wetlands, parkland
14 and the Long Island Sound, this is an
15 environmental and surface water nightmare.

16 Thank you for your time.

17 CHAIRMAN EHRLICH:

Thank you very much.

18 Kate Tagariello.

19 MS. DEVINE:

Who do you represent? You.

20 MS. CONTE:

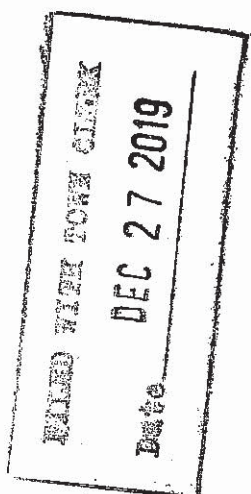
I am a member of the Fort Salonga
21 Property Owners Association.

22 MS. DEVINE:

Okay, fine.

23 MS. CONTE:

I'm also a member of the Indian
24 Hills Country Club, so don't put me in a
25 silo. Thank you.



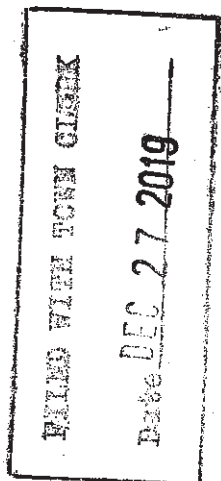
1 MS. TAGARIELLO:

2 Hi. My name is Kate Tagariello,
3 T-A-G-A-R-I-E-L-L-O. And I live at 15 Hayes
4 Hill Drive in Northport. When my husband
5 and I moved here 20 years ago, it was
6 because home felt more like a weekend
7 retreat. It was quiet, not much noise or
8 traffic. Animals roamed free and air felt
9 clean and crisp.

10 Over the years, people began to
11 build and things started to change a bit.
12 That's life. We still felt lucky to be able
13 to get away from it all as we turned onto
14 our street. We felt lucky that it was still
15 quiet and that we were surrounded by nature,
16 not noise.

17 That's why we moved here. That's
18 why our neighbors moved here and why most of
19 the block did too. This area is preserved
20 of peace because it is a preserve. It is a
21 place of refuge, not just for me and my
22 family but for everything and everyone who
23 inhabits it.

24 It's also a place that is
25 in jeopardy due to human greed. The bottom
line is this is about money. It's about



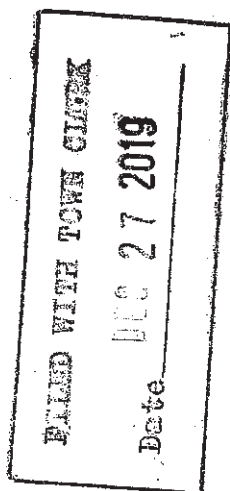
1 taxes and it's about easing fund balances.

2 Those things seem to be more
3 important than keeping people and animals
4 safe and alive. Money seems to top
5 everything else which makes this such a
6 horrible plan. But what good is money if
7 there's no environment or no people?

8 What is good is money when you
9 have destroyed everything else? That's
10 where we are headed. We are headed down the
11 path of destroying our lives and our
12 ecosystem and our planet just so you can
13 earn revenue. With 98 new homes, that would
14 be 98 times the amount of waste in this
15 neighborhood. 98 times the amount of noise,
16 water, soil, light and air pollution in the
17 neighborhood. 98 times the amount of
18 materials used for this neighborhood. 98
19 times the amount of electricity used by this
20 neighborhood. 98 times the amount of
21 destruction to this peaceful neighborhood.

22 How can anyone be behind the
23 destruction of nature just for monetary
24 gains, especially when these homes are up
25 for those 55 and up, it's ironic to build

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1 homes for an age group that our
 2 great-grandchildren won't even be able to
 3 make it because we were too busy destroying
 4 the planet to think about the future.

5 We have to face other
 6 considerations. It's one of the first
 7 ~~lessons we learn in life but sadly it seems~~
 8 some of us have forgotten how to share and
 9 how to care for others. We share this land
 10 with other organisms. We are choosing to
 11 let them suffer, to let them relocate or to
 12 let them die just so we can selfishly fill
 13 our lives with money. How much longer do we
 14 have to watch greed [BELL SOUNDS] destroy
 15 the planet that we all share.

16 CHAIRMAN EHRLICH: Thank you.

17 Chris DeVincentis [NO RESPONSE].

18 Russ McCormick.

19 MR. MCCORMICK: Good evening. My name is Russell

20 McCormick. I live at 14 Russell Court,
 21 Northport, New York. I appreciate the
 22 opportunity to speak in front of you all
 23 tonight, thank you. Lifelong resident of
 24 Huntington. I'm -- I have to say I
 25 appreciate a building project that enhances

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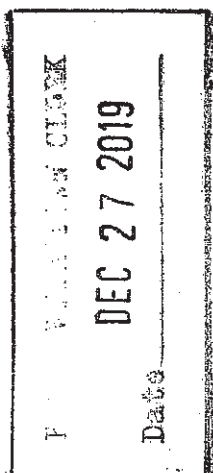
1 the neighborhood, increases the tax base for
2 the entire town, which is very important,
3 and does not change the beautiful architect
4 of the surrounding area.

5 The Tsunis building projects
6 historically on Long Island have enhanced
7 neighborhoods while respecting the integrity
8 of one's surrounding living spaces. And I
9 do not believe that should not be ignored
10 while you make your decision.

11 There are properties on Long
12 Island that have been abandoned for years,
13 have become eyesores in the neighborhood,
14 for reasons that the government, while
15 having the best of intentions, are taking
16 their time to make proper and correct
17 decisions on what to move forward.

18 I'm happy that this project at
19 this time is not looking into cutting up the
20 property into separate residential
21 independent plots, which would result in
22 hundreds of residences instead of what's
23 being proposed. That would be a proposal I
24 could understand being a concern.

25 For that will place a huge burden



1 on local school districts, waste collection
2 as well as traffic influx that would
3 obviously be a security concern, a safety
4 issue. The closing of the doors of the
5 Country Club, God forbid, to eliminate the
6 expenses of running such an operation, I
7 believe would negatively reflect on the
8 historical significance of the area.

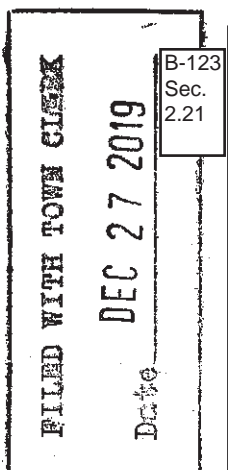
9 Allowing the Indian Hills Country
10 Club to remain in its original state and
11 build residential properties alongside it I
12 believe secures the integrity of the
13 neighborhood and is a fair compromise and
14 that leaves the footprint of the area
15 intact, which I think we all would look
16 forward to and would appreciate.

17 Again. Thank you very much for
18 the opportunity to talk to you.

19 CHAIRMAN EHRLICH: Thank you.

20 Michael Smith.

21 MR. SMITH: Michael Smith, 6 Hampton Court,
22 Huntington. Thanks for the opportunity to
23 speak tonight. I am on the board of the
24 Carleigh Mac Foundation. Carleigh Mac is a
25 501(C) nonprofit organization dedicated to



1 raising money for pediatric cardiology. For
2 the last 20 years we have held our annual
3 golf event and dinner at Indian Hills
4 Country Club.

5 Over those 20 years, we have
6 raised just shy of three million dollars.
7 And donated that all to the Long Island
8 community. And, you know, for pediatric
9 cardiology. As great as the golf course is
10 at Indian Hills with its beautiful vistas of
11 the Sound and et cetera, the clubhouse is in
12 desperate need of updating and really lacks
13 adequate parking and seating.

14 It makes it very difficult to
15 actually maximize a charitable event and
16 really scale it. On behalf of the dozens
17 and dozens of organizations, charitable
18 organizations, that utilize Indian Hills for
19 their events, I'm in support of preserving
20 the golf course, updating the club house,
21 and for the senior housing. Thank you.

22 CHAIRMAN EHRLICH:

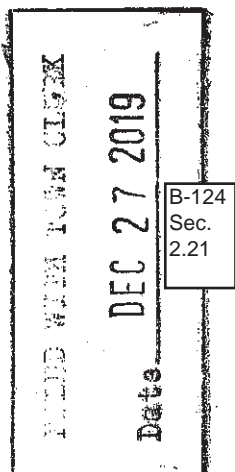
Thank you.

23 Chris Oneill.

24 MR. ONEILL:

Good evening. My name is Chris

25 Oneill. I live on Asharoken Avenue in

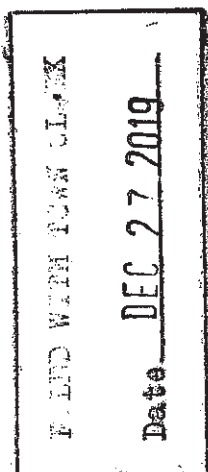


1 Asharoken, New York. I would like to thank
2 all of you for your public service. To be
3 clear, public speaking is right up there
4 with root canal as far as something to do.
5 There's a lot of talk about data tonight and
6 one of the things about data is, in a
7 dynamic world, you can take a snapshot of
8 anything and kind of tweak it in your favor.

9 And we're hearing a lot of that.
10 So maybe if we try a little bit of logic
11 instead of the data. If we think about it,
12 we're talking about 98 homes versus 104.
13 Over 55, the numbers don't actually lie.
14 It's one point four, for that woman that
15 scoots around Town, and two point nine cars
16 per home on what could be a McMansion or 104
17 McMansions. So in terms of traffic, I'm not
18 sure that that one is any better or worse
19 than the other.

20 In terms of the schools, if you
21 think about it, we have 98 homes
22 contributing to something that they will not
23 use versus a number of homes that most
24 certainly will have children running around.

25 And in terms of safety, would you

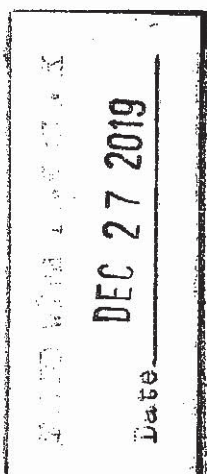


1 rather have a 66 year old person driving 16
2 miles an hour or a 16 year old driving 66
3 miles an hour? Again, I just -- I don't get
4 it. Not in terms of folks that think the
5 values of their homes are going to go down,
6 we need only look to the last type of
7 development like this in Northport, which
8 was Harbor Point.

9 I lived there for some time. And
10 at the absolute worst case scenario is
11 something that we call in the investment
12 world, the J curve. Where the values of the
13 property may go down just a little bit in
14 the beginning, very possible, but certainly
15 after a very short period of time.

16 The pit was once a very
17 undesirable area to live now and it's one of
18 the more desirable areas in Northport. I
19 thank you very much, Jim, for making every
20 effort to keep the golf course the way it
21 is. I absolutely love it. I vote
22 emphatically in favor of this proposal. And
23 in terms of who would buy something like
24 this? Me. Thanks.

25 CHAIRMAN EHRLICH: Thank you



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Dennis Beyersdorf

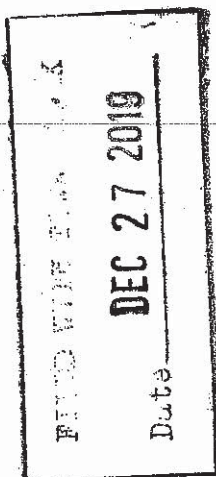
MR. BYERSDORF:

Good evening. Dennis Byersdorf.

I live at 14 Mar-Kan Drive in Northport.

I'm a lifelong Huntington resident. I have a family and small children in Northport.

And I'm an active member of the Concerned Taxpayers for LIPA. While I appreciate the concern about property values, I think that we all know that what's going on with LIPA is a major, major concern to the folks in Fort Salonga who are part of the Northport Schools, the Northport School District, and obviously the Town of Huntington.



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This project, if it goes through, brings additional revenue which could help lessen the burden of that tax issue. And while it might not be desirable for some whose homes are directly affected, it does benefit the overall school system. And better schools do lead to increased property values.

So aside from, you know, the comments I heard tonight, I'm here strictly to support the project from that standpoint, thanks again.

1 CHAIRMAN EHRLICH:

Thank you, Mr. Beyersdorf.

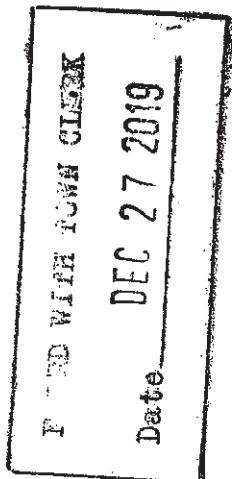
2 Howard Habberstad? [NO RESPONSE].

3 No, okay. Mary Blanthorn.

4 MS. BLANTHORN:

Mary Blanthorn,

5 B-L-A-N-T-H-O-R-N. 8 Mount Misery Road,
6 Huntington, New York. Until just last month
7 I was a homeowner in Fort Salonga at the
8 neighborhood golf course. I had been a
9 homeowner there for 18 years. I still care
10 deeply about the area, its character and its
11 natural environment and believe the bucolic
12 setting to be one of the most unique areas
13 in Huntington in which to live.



14 The issue I wish to speak about
15 is the true impact of the new and expanded
16 clubhouse on this residential neighborhood.
17 The original zone change application under
18 ROSC did not include details for the new
19 clubhouse.

20
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25

When that application was
withdrawn from the current submission, it
was appropriately amended to include the
plan for the clubhouse and must be reviewed
concurrently. Yet even though included for
review, important considerations have been

1 neglected.

2 On the subject of the clubhouse
3 information, on water uses and sewage, as
4 well as repeated descriptions of inciting,
5 appearance and intended use are included.
6 The clubhouse is mentioned in regards to
7 waste removal and there is even a sentence
8 an healthy menus. There is a descriptive
9 information where the clubhouse will be
10 sited, the visibility, the appearance, its
11 use by month, weekdays and hours of
12 operation.

13 Event services are available for
14 both members and nonmembers. The number and
15 frequency of events is expected -- according
16 to the DEIS, the number and frequency of
17 events expected to be the same proposed
18 condition as it is for current condition.
19 Overall it implies changes will barely be
20 noticed.

21 Yet specifically noted that the
22 clubhouse will remain available for special
23 events such as I quote, "Outings by various
24 community groups for fundraising and social
25 gatherings." But in all of this it appears

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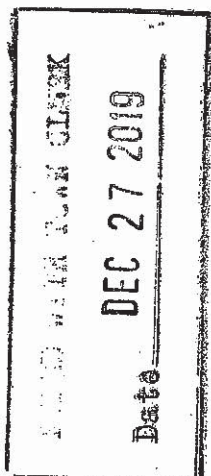
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1 to us that one of the clear intended uses
2 has been brushed over. The word "wedding"
3 appears only once in the entire document.
4 Yet, yet it is our belief that Country Club
5 and waterview weddings will be a significant
6 source of a additional income for the club.

7 As shown in the floor plans in
8 Appendix F, the new clubhouse is
9 in conformance with the 2003 agreement to
10 increase -- the 2003 agreement between the
11 Town of Huntington, the Indian Hills Country
12 Club and the Fort Salonga Property
13 Association, that the increase in footprint
14 would be 30 percent.

15 However, the floor plans,
16 although not to scale, also indicate the
17 square footage of the clubhouse will exceed
18 28,000 square feet including catering,
19 seating [BELL SOUNDS] for 200 guests, a
20 cocktail lounge, and a bridal suite on the
21 second floor as well as the main dining
22 room, fine dining, bar and cocktail lounge
23 on the first floor.

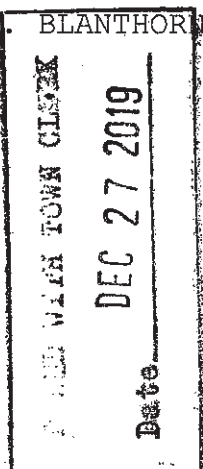
24 [BELL SOUNDS]. The new square
25 footage far exceeds the square footage of



1 the current clubhouse and usable space. In
2 relation to the expanded catering, and
3 specifically in relation to weddings, the
4 true concerns of the residents regarding
5 traffic, parking and noise have barely been
6 addressed. In traffic, there's no mention
7 of the operation, the clubhouse operation,
8 in the traffic --

9 CHAIRMAN EHRLICH: Ma'am, there was a problem with
10 the clock. Please finish your sentence and
11 then we'll -- it's our fault.

12 MS. BLANTHORP:



13 All right. There is no mention
14 of traffic in the transportation section,
15 yet there is trip generation information
16 from the Institute of Transportation
17 Engineers available for this type of
18 facility, but it was not provided in the
DEIS.

19 CHAIRMAN EHRLICH: Thank you, ma'am.

20 Peter Guglielmino.

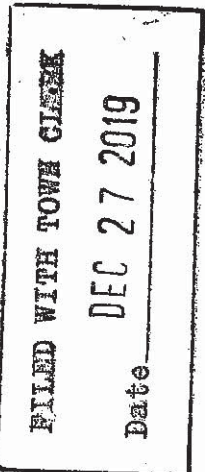
21 MR. GUGLIELMINO: Peter Guglielmino,

22 G-U-G-L-I-E-L-M-I-N-O. 17 Hayes Hill Drive.

23 Thank you, Mr. Chairman and thank you

24 Members of the Board for the opportunity to

25 speak to you tonight. When my wife and I



1 moved to Fort Salonga 20 years ago, we
2 specifically moved to the area because of
3 the one acre zoning. We never imagined that
4 we would be living next to cluster housing.

5 One of the things that I think
6 needs to be brought up with respect to the
7 traffic issue is that I have noticed even in
8 the last few months with the increased home
9 deliveries because of Amazon Prime, their
10 own fleet of cars, plus Whole Foods, there
11 is a dramatic increase in the number of cars
12 within the community.

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13 Not only have the numbers
14 increased, but the recklessness of the
15 drivers has increased. As someone who walks
16 their dog along Makamah Road, Mystic Lane
17 and Hayes Hill Drive, I have repeatedly had
18 to move out of the way of very fast moving
19 traffic. This will only be exacerbated,
20 especially for folks who are over 55 who
21 will probably require even more deliveries
22 than the average person.

23 I would respectfully request that
24 you look into that aspect of the traffic
25 situation when you are looking at approving

↑ this project. Thank you very much for your
time.

CHAIRMAN EHRLICH: Thank you very much.

Robert Rockelein. Finally, right?

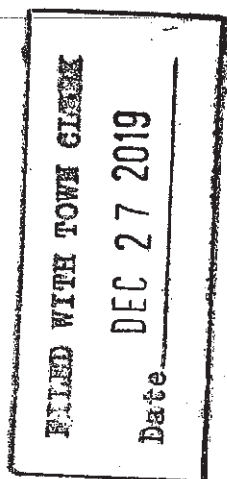
MR. ROCKELEIN: Yeah, long day.

Good evening, Chairman and Board

Members. Robert Rockelein, 893 Park Avenue,
Huntington, New York. Obviously I don't
reside in the proximity of this proposal. I
know many who do. And as an active civic
member of several organizations, I want to
stand in alliance with our brother and
sisters who do have this proposal in their
backyard, literally.

So first of all, I want to start
you by granting that initial extension to
the public comment period for this proposal.
The quantity and the details of some of the
studies makes for an arduous process for the
concerned parties, so time is a great gift.

In my 25 years of civic
involvement, both at work and at home, I
have been both in support of or opposed to
various development applications, both in
Nassau and Suffolk. So my opinion starts

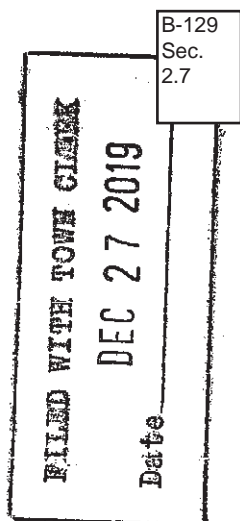


1 out unbiased and based on the big picture.
2 This means the benefits that it would likely
3 bestow versus any impact that may be both
4 evident and everlasting during and after the
5 development process needs to be looked at
6 proactively, not reactively.

7 I always feel that the goal of
8 the Planning Board should be in locating the
9 right project in the right place, or the
10 right type of use in the right place.
11 Sometimes it's the almost right thing and
12 the almost right place. Sometimes it's the
13 wrong thing in the wrong place.

14 This project maybe a blend of
15 that to some degree, but a lot of times the
16 wants of the current owners and their
17 developers can exceed the needs of a given
18 community and also the capacity. Previously
19 touted advertised community benefits
20 often -- and often mostly never appear
21 except for the new occupants or the new
22 residents of a development.

23 At this location the open space
24 and the land use concerns, the likely impact
25 of erosion and sediment adding other



1 significant environmental concerns and water
2 quality issues which include but are not
3 limited to groundwater supplies, the
4 watershed area, and the Long Island Sound
5 ecosystem raise questions as to potentially
6 irreversible impacts.

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7 It was brought up tonight that
8 some of this maybe 120 feet away from
9 coastal bluffs. That's just a little more
10 than the width of this room. In some
11 decades that may disappear and now we're
12 talking about 60 feet. So I think all these
13 collective issues warrant a more detailed
14 and perhaps exhaustive investigatory study
15 to quell concerns of the surrounding
16 communities which have -- [BELL SOUNDS] you
17 know, literally invested their lives in
18 where they chose to live in their home.

19 CHAIRMAN EHRLICH:

Thank you very much.

20 Michael Bontje? Michael Bontje.

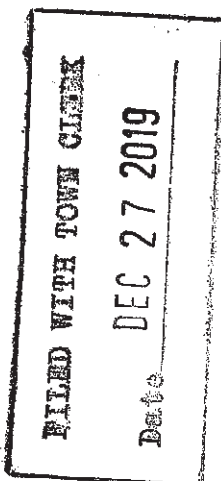
21 MR. BONTJE:

I'm going to provide a copy of my
22 presentation to the stenographer.

23 My name is Michael P. Bontje.

24 I'm an employee of WBL and Associates. My
25 name is Bontje, B-O-N-T-J-E.

1 WBL and Associates is located at
2 26 Greenway Road in Lido Beach, New York.
3 We are a natural and physical resources
4 consulting firm and I have 40 years
5 experience in such consulting and process
6 and technical side. We represent tonight
7 the Fort Salonga Homeowners Association. My
8 comments are divided. I have provided them
9 in writing and a more detailed analysis will
10 follow, but they're divided into process and
11 to technical portions.



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12 On the process side, I have to
13 emphasize that this is not a redevelopment.
14 This is much more than that. When this
15 development -- if this development is
16 approved, there will actually be two uses on
17 the site. The original existing use will
18 remain and then a residential use will be
19 layered on top of that.

20 And most significantly, both uses
21 derive their density from pretty much the
22 same lands. And normally a cluster
23 development is also used to preserve a
24 natural or agricultural resource or historic
25 resource.

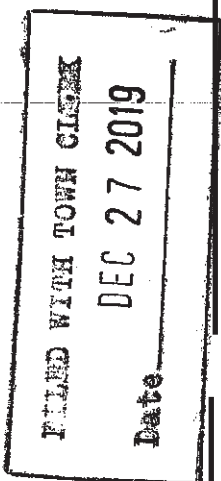
1 And what happens is you wind up
2 with one entity on the land, they cluster
3 the development down into a smaller portion
4 of the land and the remaining open space
5 gets controlled by that one entity. In this
6 case, you'll have two entities. You'll have
7 a commercial private recreation entity and
8 you'll have housing entity on the same land
9 deriving their density from pretty much the
10 same acreage.

11 Going a little further, I wonder
12 why this is before the Planning Board right
13 now. Because the original use was granted
14 as a special permit for the golf course in
15 an R40 District. If this was approved, by
16 definition the density of that original use
17 will go up. Because of the acreage allowed
18 for the golf course is going to decline as
19 some of it will be segregated off for the
20 clustered houses.

21 So you've got to return to the
22 ZBA. As a matter of fact, the DEIS in
23 Section 6.1.6.2 Page 1-11 --

24 THE STENOGRAPHER: I'm sorry.

25 MR. BONTJE: The DEIS in section one point six

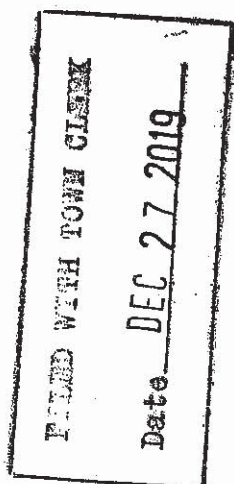


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1 point two on Page one dash 11.

2 CHAIRMAN EHRLICH: Take 30 more seconds.

3 MR. BONTJE: Okay. Basically states that
4 during the course of the review, the matter
5 may be referred to the ZBA for an
6 application made to the amendment of the
7 previous issued special permit. This will
8 be referred to the ZBA because the
9 underlying development is the only reason
10 you are here.



11 The only reason this application
12 is going to be made is because that golf
13 course exists. If that special permit is no
14 longer valid because the density gone up,
15 then that has to be part of the
16 consideration. And this other density,
17 increase density layered on top of it.

18 Additionally there is a lot of
19 impacts with regard to groundwater and the
20 wells right now are showing a groundwater
21 level of about five to seven parts per mili
22 [BELL SOUNDS] level of nitrogen.

23 CHAIRMAN EHRLICH: I'll have to stop you there. You
24 can provide the comments. The comment
25 period is still open. And you can give

1 those to the board.

2 MR. BONTJE: I understand. One --

3 CHAIRMAN EHRLICH: I'm sorry, I have to cut you off
4 there.

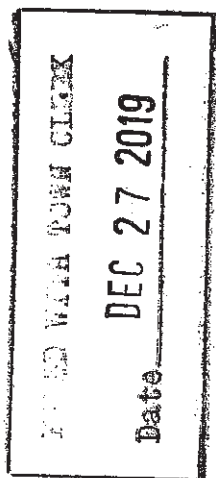
5 MR. BONTJE: All right. If you'll read the
6 comment, I would appreciate it. Thank you
7 very much.

8 CHAIRMAN EHRLICH: Yes, we certainly will.

9 Kyle Chaikin. Kyle Chaikin? Kyle
10 Chaikin? [NO RESPONSE]. No.
11 Frank Capaccio.

12 MR. CAPACCIO: Yes. Good evening. My name is
13 Frank Capaccio, C-A-P-A-C-C-I-O. I live at
14 3 Churchill Road in Fort Salonga, New York.
15 I call it Fort Salonga. I represent the
16 Board of the Fort Salonga Association, a 73
17 year old civic association that is committed
18 to preserving the quality of life in our
19 Hamlet with a focus on preservation and
20 conservation.

21 In a perfect world, the FSA would
22 prefer that the Indian Hills Country Club
23 property would remain as is with no
24 additional development at the site.
25 However, like most large tracts of

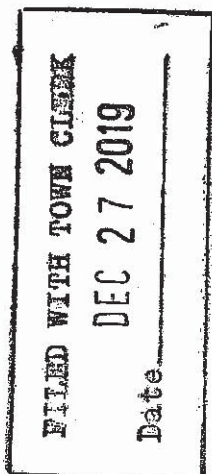


1 undeveloped property on Long Island, this
2 site has been in danger of being developed
3 for many years.

4 Once the property was up for
5 sale, its future was very much up in the
6 air. As reality set in following the sale
7 of the property to a developer, we
8 understand that it was only a matter of time
9 before the property was going to be
10 developed and changed forever.

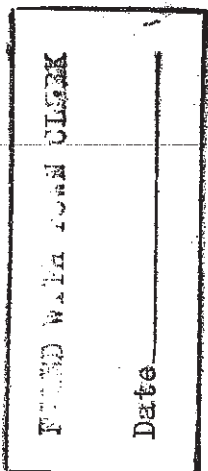
11 After the acquisition closed and
12 development was inevitable, we were faced
13 with the question of how to develop this
14 substantial property in a way that preserved
15 the most space while keeping in mind the
16 best interest of the environment, community,
17 and respecting the owner's right to develop
18 their property with the Town's current
19 zoning and land use laws.

20 To that extent, the FSA -- excuse
21 me, all of these factors are subservient in
22 the environmental impact on the parcel in
23 question. The FSA has always placed the
24 SEQRA and subsequent DEIS report as
25 paramount to all other factors. If the



1 property cannot secure environmental
2 approval from the Town, then it cannot
3 secure approval from us.

4 To that extent, the FSA has
5 always relied on our elected and appointed
6 officials to help us understand the various
7 environmental exposures and help us navigate
8 this process. In short, we respect and have
9 faith in the Town's professional experience
10 and expertise with applications of this
11 nature.



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14 2.21

12 If the Northwind Group's DEIS is
13 vetted by the Town and deemed acceptable by
14 its experts, the FSA supports the concept of
15 a plan that would preserve 120 acres in
16 perpetuity in exchange for the development
17 of approximately 30 acres, [BELL SOUNDS], 20
18 percent of the entire subject land. Thank
19 you.

20 CHAIRMAN EHRLICH:

Thank you. Thank you, sir.

21 Glenn Landberg.

22 MR. LANDBERG:

22 Glenn Landberg, L-A-N-D-B-E-R-G,
23 16 Spring Road in Huntington. I would like
24 to read a letter into the record for
25 somebody who could not come tonight. He's

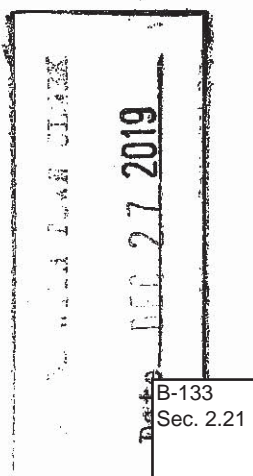
1 in Florida for a wedding.

2 To Members of the Planning Board,
3 I am reading this letter for my friend, Joe
4 Whelan, who is in the Florida at a friend's
5 wedding this week and is sorry he couldn't
6 be here.

7 My name is Joe Whelan and I have
8 lived in Huntington -- I have been a
9 Huntington resident for almost 50 years. I
10 have been a member of Indian Hills Country
11 Club for 25 years. I believe this beautiful
12 golf course is a gift for all of us to
13 enjoy, not just the members, but the
14 surrounding neighborhood.

15 The opposition to this cluster
16 development, which needs no zoning change
17 and preserves the golf course and 120 acres
18 of open space forever, will result in us
19 losing the beautiful property because the
20 developer has the right to build 100 single
21 family homes instead. Nobody wants that.

22 I understand the initial
23 opposition. Most people hate change and
24 want things to stay the same forever. But
25 life doesn't work that way and change is



1 inevitable for all of us.

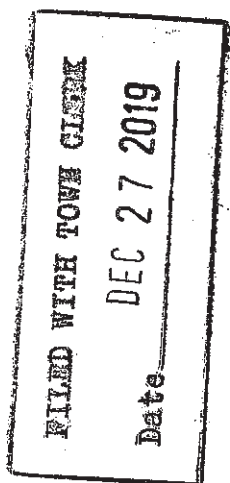
2 So when there is a change, let's
3 make sure it's responsible and considerate
4 of all effected and net a positive overall.
5 That's what Jim Tsunis is trying to do here
6 and I think it's a very thoughtful plan that
7 impacts the environment and area in positive
8 ways.

9 When I developed my own property
10 at 410 New York Avenue six years ago into
11 the TD Bank branch, the opposition was
12 fierce. Has it ruined the town? Quite the
13 opposite. There should be concerns and
14 dialogue, not hysteria and blanket
15 opposition.

16 I urge you to support this
17 project. Thank you for listening.

18 Sincerely, Joseph N. Whelan.

19 Also on a personal note, I have
20 been a resident of Huntington for 63 years.
21 I work for a very large building products
22 company and I'm a supplier to many builders
23 and developers. I have supplied Northwind
24 Group on many projects and I can attest to
25 its timeliness and the beauty of the



1 projects once completed. I would just like
2 to enter that into the record. Thank you.

3 CHAIRMAN EHRLICH: Thank you very much.

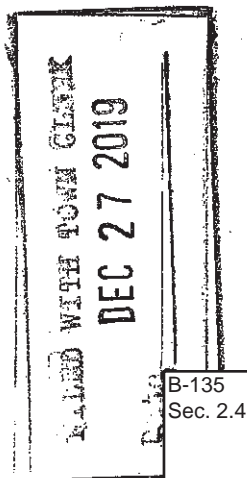
4 Thomas Kuhn.

5 MR. KUHN: Good evening. My name is Thomas
6 Kuhn, K-U-H-N. I live at 4 Hayes Hill Drive
7 in Northport. One concern I would like to
8 address tonight is construction. On Page
9 1-23 on the DEIS it says, it is anticipated
10 that the overall construction period will be
11 18 months and completed in one phase
12 overlapping with other construction
13 activities.

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14 On Page 2-7 it says, it is
15 anticipated that construction will take
16 approximately 24 months. Golf club members
17 were told by the developer that construction
18 would take two and a half years or more.
19 This seems like a big range considering the
20 construction has not even started.

21 On Page 2-50 it says, the only
22 potential impact to local air quality
23 related to the project may be short-term
24 impacts which may result during
25 construction.



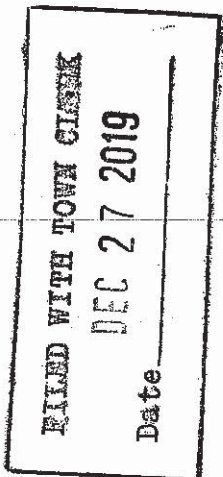
1 To quote Page 4-1, impacts
2 related to construction may include noise,
3 erosion, dust, vehicle slash truck activity.

4 I do not consider two and a half
5 years or more short term. When dirt is
6 being move around the sites, will the large
7 trucks be using public or private roads? If
8 they will be using public roads, then it
9 would be equivalent to four construction
10 zones, not one.

11 Considering the clubhouse, the
12 cluster of Breeze Hill Road, cluster off
13 Fresh Pond Road and the cluster off Mystic
14 Lane are four separate areas. It is
15 difficult to understand how much dirt will
16 be moved and how many truck trips that will
17 require. To understand the impact of this
18 construction that number is important.

19 During the construction phase,
20 the developer admits that there will be
21 erosion, impacts to air quality, impacts to
22 property values, wildlife displacement,
23 additional traffic and noise pollution. How
24 long will these inconveniences be in place?

25 I ask the Town to look into



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1 projects previously completed by the
2 Northwind Group and see if their
3 construction timeframe was completed on
4 schedule. If not, how much longer than
5 anticipated did it take for them to complete
6 the project? Thank you for your time.

7 CHAIRMAN EHRLICH: Thank you.

8 Margaret Dandola? Margaret
9 Dandola? [NO RESPONSE].

10 Katherine Redman.

11 MS. REDMAN: My name is Katherine Redman. I
12 live at 12 Makamah Road for 21 years.

13 You're doing great. You know, we've talked
14 tonight, and thank you Chairman and Board
15 Members for the opportunity.

16 We have been talking tonight
17 about the big picture and we have been
18 looking at this all night and I just wanted
19 to make sure you all got a chance to look at
20 this. I couldn't think of a project more
21 destined to be intrusive and detrimental to
22 the neighborhood.

23 They have slammed these cluster
24 houses up against the neighborhood. And I
25 understand why. I grew up on a farm but I

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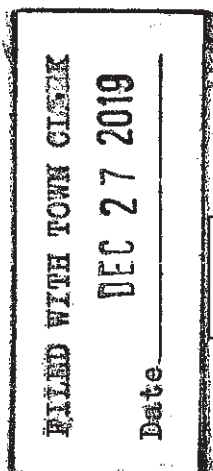
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1 worked on Wall Street for 40 years, I get
2 it, we're all motivated by money.

3 And we'll see what the market
4 will bear. And it's our job and
5 specifically your job to say what the market
6 is going to bear. So when we look at this,
7 I get it. They want to have the golf club.
8 They want to build a catering hall and then
9 they want to squeeze these houses and slam
10 'em in all along the edges and make as much
11 money as possible.

12 But when we look at the
13 environmental impact, we have Makamah and
14 Crab Meadow Preserve on one side, we have
15 Fresh Pond on the other side and we have the
16 Long Island Sound. There's no place to go.
17 High point on this property, topographically
18 speaking, is 150 feet. Let's say this is 30
19 feet high this ceiling, five times this
20 height. So we know where the runoff is
21 going to go.

22 So, you know, I heard them talk
23 about innovative methods for water
24 treatment. And their innovative methods
25 down by that cluster at the bottom here, if



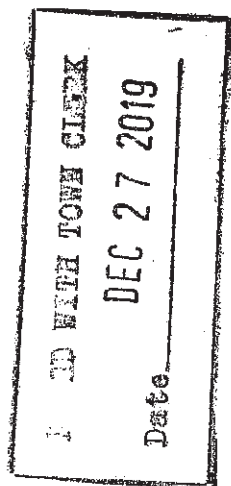
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1 you can see this. This is a culvert. It's
2 a big ravine. So their innovative method is
3 they're going to pump that uphill. Now,
4 where I come from that's called something
5 else.

6 They are going to pump it uphill
7 into what is a sandier area because there's
8 clay here and then they're going to treat
9 that. Unless, of course, we get a super
10 storm or the power goes out, and then what's
11 going to happen to this wastewater?

12 At the bottom where that largest
13 cluster is, I think it's 48 homes, there are
14 two streams that run into catch basins that
15 go under Makamah Road right into the
16 Preserve. This dog won't hunt. This
17 doesn't work in no way, shape or form.

18 I invite you all to come out
19 here. There are two roads, Makamah and
20 Fresh Pond, you've been told this earlier
21 tonight, these are two fragile roads. You
22 can't enlarge the roads because there's no
23 place to go. The roads are going to be
24 destroyed. This is the death of this
25 neighborhood. Make no mistake about it, it



1 is the death of this neighborhood.

2 If you look ago things, which
3 look like actually like viruses on this map,
4 with these clusters, [BELL SOUNDS], yes,
5 they should be reallocated. We can be
6 thoughtful and pragmatic.

7 CHAIRMAN EHRLICH: Ma'am, 10 seconds.

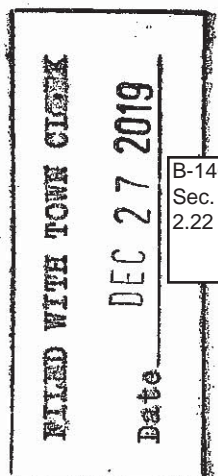
8 MS. REDMAN: And what I would like you to do
9 is really use the control you have and the
10 power you have and make them go back to the
11 drawing board. We don't need to rush to
12 judgment. There's no house on fire here.

13 CHAIRMAN EHRLICH: Thank you.

14 Janet Naideau. Janet Naideau.
15 No, nope, no need to run.

16 MS. NAIDEAU: Hi. Thank you for this
17 opportunity. My name is Janet Naideau,
18 spelled N-A-I-D-E-A-U. And I also live on
19 Makamah Road Number 26. I am completely
20 opposed to the development proposal put
21 forth by Northwind Group for the Indian
22 Hills Country Club property.

23 I live in close proximity to the
24 site and I agree with my neighbors here
25 tonight who have explained one after another

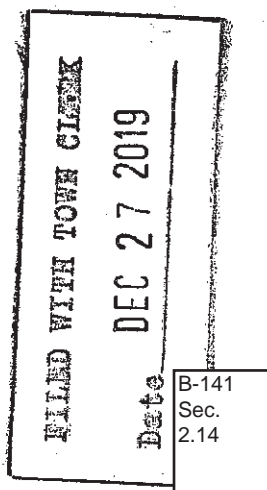


1 why this is an ill-conceived plan for our
2 neighborhood. They have mentioned subjects
3 such as additional pollution to the wetlands
4 areas, noise, light pollution, increased
5 traffic, displacement of wildlife, increased
6 erosion and runoff, flooding of roads and
7 further removal of trees.

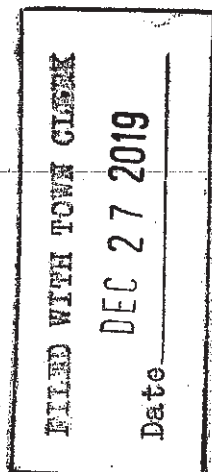
8 We purchased our home 25 years
9 ago because we loved the character of the
10 neighborhood; single family homes on
11 spacious properties, quiet streets, scenic
12 landscapes and beaches, a true country feel.
13 We had the expectation that the character of
14 the community would be preserved.

15 We purchased a home that would
16 appreciate in value, be our nest egg, our
17 primary nest egg, based on the continued
18 unique nature of the neighborhood.

19 We had counted on the Town of
20 Huntington to maintain the zoning of the
21 area. If approved, the building of 98
22 cluster town homes on the Indian Hills
23 Country Club will completely alter and
24 diminish the character of the neighborhood
25 and also have a detrimental impact on my



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↑ house value. A development of this
magnitude would ensure that I will have
multiple construction vehicles traveling
past my house day in and day out for two and
a half years and beyond.

I hope that the Members of the
Planning Board have visited Makamah Road.
Have you walked along the road and seen the
poor condition of the road surface? The
wearing away of the double yellow lines?
Have you observed the road at times of heavy
rain, noted the poor visibility and lack of
sight lines by the curves of the road?

This road is not equipped to
handle continuous construction vehicle
traffic, not to mention the permanent
traffic that would occur afterwards.

CHAIRMAN EHRLICH: Thank you very much.

MS. NAIDEAU: Thank you.

CHAIRMAN EHRLICH: Bob Suter.

MR. SUTER: Good evening. Bob Suter, 41
Gristmill Lane, in Halesite.

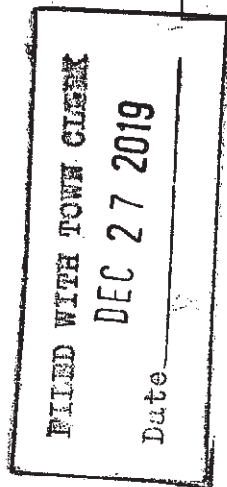
THE STENOGRAPHER: Spell your name, please.

MR. SUTER: S-U-T-E-R, one T.

THE STENOGRAPHER: Thank you.

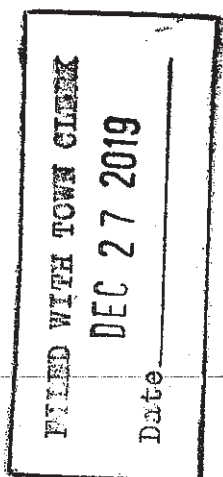
1 MR. SUTER:

Thank you.



The Indian Hills developer has brushed off the relevance of climate change to this particularly vulnerable piece of waterfront real estate with a single paragraph in the entire 235 page environmental Draft Environmental Impact Statement. It says, and it appears on Page 3-23, quote, "the project is expected to have minimal impacts on climate change. No mitigations are proposed. The effects of climate change on the site's conditions also are predicted to be minimal for the next 50 to 75 years. The high site elevations with proposed housing development roads and utilities well above flood plains, protect the proposed homes from potential flooding due to increased storms and sea level rise," which it acknowledges.

The flooding, however, that it fails to mention won't come from above, it will come from below in the form of continually rising water table. The US Geological Survey has been measuring sea level for over 150 years with tide stations



on all US coasts. One of its concerns is the effect accelerating sea level rise is having on groundwater. It has created several web pages under the heading, Long Island Groundwater System Potential Hazards.

I'll give you a copy of those.

Rising sea levels, the USDS explains, directly contributes to rising water tables, increased storm activity contributes as well. Citing data from the National Oceanic and Atmospheric Administration Survey says, quote, "Above normal precipitation has brought groundwater levels sending a record highs in some parts of Long Island." The impacts of the rising water table include sub-service structure flooding; basements or onsite septic system failure.

An accompanying color coded map of Long Island indicates in red the most vulnerable areas. Indian Hills and most of Fort Salonga are in the red. Thank you.

CHAIRMAN EHRLICH: Thank you very much.

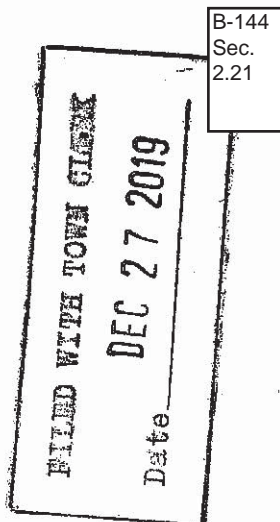
Charles Cimitile.

MR. CIMITILE: My name is Charles Cimitile. I live at 3 Talisman Drive Dix Hills, New

1 York, with my wife Maureen. We have been
2 Huntington Town residents since 2000.

3 THE STENOGRAPHER: Spell your last name.

4 MR. CIMITILE: C-I-M-I-T-I-L-E.



And we're here to support the project. Both my wife and I are over 55 and we have love the Town of Huntington and want to continue to live in Town of Huntington. And as we have been looking for senior communities, we found that there's a dearth of senior communities in Huntington. So that's one of the reasons we support the project.

The other reason we support the project is because my understanding is that is that the property will be developed. It will either be developed as a senior community with 98 cluster condos or over 100 single family residences. If you compare those two options, I think the senior community option is much more attractive.

I think it's much more attractive because, one, it will preserve the golf course which is 120 acres of open space forever. Single family homes will have no

1 open space preservation. The senior
2 community is expected to generate over one
3 million dollars of revenue to local school
4 district with no additional cost.

5
6 B-146
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7 If you assume two children per
8 100 single families, that's 200 kids
9 attending school each year. At \$26,000 cost
10 per child, that's over five million dollars
11 that the Town has to absorb. I also think
12 seniors will utilize a lot less of the local
13 resources since at most they'll be two
14 people per residence as opposed to
15 approximately four or more people per
16 residence in a single family household.

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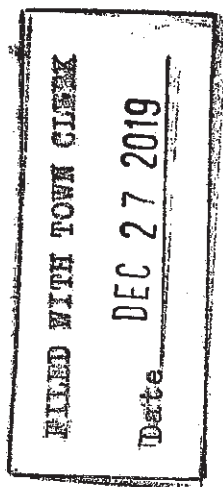
18 DEC 27 2019

19 Date

20 I think they'll generate less
21 traffic. I think there will be higher
22 disposable income and they have more free
23 time to frequent local businesses and
24 restaurants. Seniors also will create no
25 disruptions in their neighborhood. There's
no children, there's no teenagers, there
won't be any late night parties. Most of us
go to sleep by 9:00 o'clock.

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27 The golf course staff will be
28 responsible for the landscaping. This will



↑ confine all landscaping traffic to the development itself. Single family homes will have individual landscapers driving not only through the community but through also through the neighboring neighborhoods.

The new clubhouse will be built and can be utilized by the whole community, not the just members. And the golf course is going to be updated and improved.

Overall, I think if you look at our Town, our Town is aging and we do need additional senior housing. We need not only this project but more projects as well. Thank you.

CHAIRMAN EHRLICH:

Thank you very much.

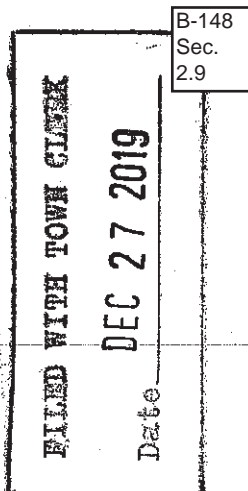
The last envelope is Christine Matis.

MS. MATIS:

Hi. I'm Christine Matis, 22

Fresh Pond Road, Northport, New York. We have talked about the environment, rising waters, contamination, septic tanks not being kept up and so forth like that. These new septic tanks do have to be kept up. They have to be maintained.

Presently the plan currently



1 talks about using -- I'm going to talk about
2 the ponds and so forth. Currently the plan
3 talks about with all these new ponds that
4 are being formed by Fresh Pond Road. Is
5 going use pipes and gullies for the overflow
6 of water.

7 ~~There's going to be ditches in~~
8 front of on Town property to take the
9 overflow of water that comes into running
10 down from Indian Hills. The issue I have,
11 if you look on Fresh Pond Road now, we
12 already have gullies on my neighbor's house
13 and the neighbors beyond me a little
14 further.

15 And these gullies fill up. And
16 the pond that is right there now, there's a
17 pipe like they are planning to present now
18 with the new ponds. Presently water comes
19 in, it overflows. I have seen ducks
20 swimming. That overflow goes onto the
21 neighbor's property into the wetlands, okay?

22 And there's no -- it does not --
23 it increased the flooding on our neighbor's
24 property and so forth. In addition, I have
25 a watershed area on my property. And the

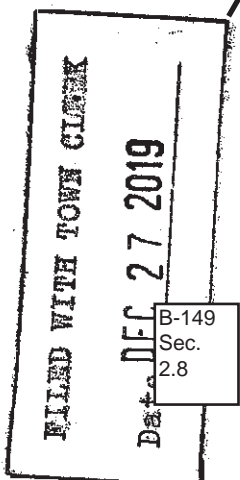
1 current water stream that comes, there's no
2 control of that water. There has never
3 been. We have constant flooding onto the
4 property and we need to deal with that.

5 When we talk about septic tanks,
6 septic tanks need to be maintained. These
7 new tanks have to be maintained because of
8 the nitrates and so forth. That means two
9 times a year they have to be cleaned and
10 drained. There's no provision with these
11 new septic tanks in looking at these things
12 and who is going to do it.

13 In addition, when you look at
14 when we talk about a 55 and older community,
15 and I'm just bringing this all in real
16 quick, there's no mention that there's not
17 going to be children. I'm one of the old
18 ones that had a child later. [BELL SOUNDS].

19 CHAIRMAN EHRLICH: 10 seconds, ma'am.

20 MS. MATIS: My child would have been in
21 middle school or in High School and would be
22 living. She's 23 years old now. So we need
23 to look at what the 55 and -- what the
24 covenant is going to say. And there's been
25 no conversation about that because that will



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1 ↑ increase further the overflow of traffic
2 from the club house, of kids driving, adults
3 driving and more and more traffic. And
4 that's all I'm going to say right now.

5 Thank you.

6 CHAIRMAN EHRLICH: Okay. Thank you very much.

7 Excuse me, sir?

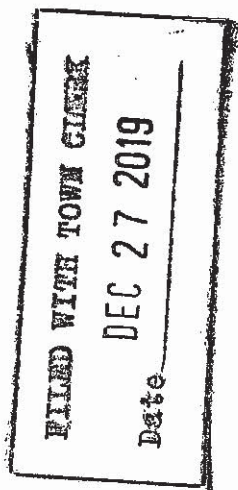
8 MR. TAYLOR: I filled out a card and was never
9 called.

10 CHAIRMAN EHRLICH: Come right up. I apologize for
11 that.

12 MR. TAYLOR: My name is Andrew Taylor. I live
13 in East Northport, 16 Arcy Drive. I have
14 been in the golf business since 1983 and I'm
15 currently a member of the Long Island Golf
16 Course Superintendents Association. I have
17 seen over a dozen golf courses built in that
18 time. Some of them are still thriving and
19 sadly some of them have been closed.

20 Over the last five years or so,
21 the following golf clubs have been bought by
22 developers, and this is my understanding of
23 their current status.

24 The Woodmere Club. This is the
25 last season of golf for them. The



1 development of the property is to begin as
2 early as next Spring as the building around
3 the golf course was denied so the golf
4 course is gone and houses are going in.

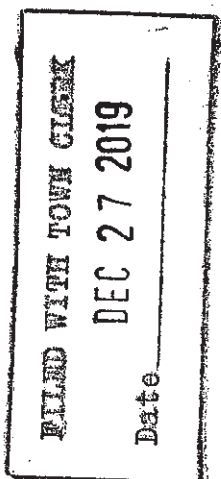
5 The Tam O'Shanter Club. It's
6 hoping to get a variance to build around the
7 existing golf course. If not, it will be
8 residential housing as well, no golf.

9 Engineers Country Club. Hoping
10 to get a variance to build condos around the
11 existing golf course. If not, residential
12 area, period. No golf.

13 Indian Hills Country Club in
14 Sayville is a deserted eyesore now waiting
15 for Islip approval, which is likely to come
16 shortly, to develop it and build houses.

17 The Links at Shirley, now a
18 residential area in an already overcrowded
19 school district.

20 My favorite, Tall Grass Golf Club
21 which was met by fierce opposition by the
22 neighbors that the developers abandoned the
23 condo project altogether and turned into a
24 hideous 150 acre solar panel field. I bet
25 you the neighbors wish they had the condos



1 there now.

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4 The Preserve at Indian Hills is
5 asking for no variance and has the right to
6 build 98 homes on the property. By
7 clustering, which they are permitted to do
8 by law, they will also be able to save the
9 golf course, the open space, and the
10 beautiful views for all the neighbors to
11 enjoy.

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10 The lesson to be learned here is
11 this; it's not if the developers will build,
12 it's when they will build and to what extent
13 they will build. I for one would much
14 rather have clustered condos and golf as
15 opposed to single family homes and no golf.

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16 For those of you who think that
17 golf courses are bad because pesticides are
18 used, keep in mind that the Preserve at
19 Indian Hills will incorporate new drainage
20 systems which will recapture and reuse
21 runoff storm water. So all this stuff that
22 you're hearing about running across road and
23 into Fresh Pond will be contained and
24 reused.

25 Something else to consider is

1 this; a golf course superintendent has a
2 degree in agronomy and is regulated by the
3 DEC. Anything sprayed or applied must be
4 reported to New York State and is subject to
5 spot inspections of inventory and reports at
6 any time.

7 I would feel much better about a
8 trained, educated professional and science
9 of turf grass [BELL SOUNDS] in applying
10 fertilizer and pesticides than I would about
11 a landscaper or, even worse, a homeowner
12 applying such.

13 I have a little more to say. I
14 guess that's it.

15 CHAIRMAN EHRLICH: Thank you very much.

16 MR. TAYLOR: All right. Thank you.

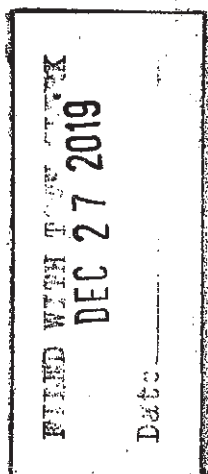
17 CHAIRMAN EHRLICH: This is going to be the last
18 speaker. Go right ahead.

19 MR. FODOR: My name is William Fodor. I
20 reside at 36 Makamah Road.

21 THE STENOGRAPHER: Spell your last name.

22 MR. FODOR: Fodor, F-O-D-O-R. I get three
23 seconds more.

24 I have been a 49 year Huntington
25 resident, born just down the road. So I



1 have seen a lot of change in our community;
2 some good, not some not so good. We have
3 three major issues but I look at Northport,
4 East Northport, Fort Salonga, let's look at
5 LIPA, why our house prices are where they
6 are, they are low because of the tax base.

7 ~~Let's look at the boondoggles of~~

8 Del Vino, what that's done to the west side
9 of the Preserve. Now we have the city at
10 Indian Hills. Let's call it that. This
11 cluster housing in Fort Salonga has three
12 issues I'm going address, aesthetics,
13 community safety, surrounding home value and
14 benefitting view.

15 This question been asked. When
16 was last time you were down Makamah Road?
17 When have you looked at this community?
18 When have you last been turned onto Makamah
19 Road from 25?

20 A not only am I going to have
21 traffic on Makamah Road but the new access
22 highway is cutting right in front of my
23 family's property along with eight
24 additional units. I work hard during the
25 week and I look for a respite when I come to

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1 my house.

2 I don't look and want to give
3 parties. I don't want to hear traffic. And
4 more importantly, it's about safety.

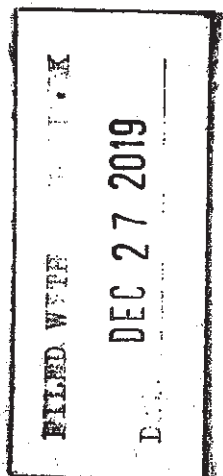
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5 I no longer run on Makamah Road
6 as an active road racer because it's unsafe.
7 That's only going to get worse. And if
8 there's more accidents and someone gets hurt
9 or worse, killed, remember this, the blood
10 will be on your hands.

11 Those houses do not -- and I have
12 an architecture degree by education. These
13 houses do not fit the environment. They do
14 not. Our home values will decrease, not
15 only from LIPA, potentially LIPA but also
16 this. We're talking 20 million dollars in
17 lost revenue for us. One million dollars
18 does not make an impact to a school
19 community. Trust me, I have three in that
20 school.

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21 The golf course will remain and
22 you can still have your charity events, that
23 should still stay, absolutely. The
24 developer here wants their cake and they
25 want to eat it, too. Who does this benefit?



1 I'd like to know. The Town's tax roll, the
2 developer or just Mr. Tsunis.

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3 Or maybe, maybe a few that are
4 standing in front of me. Town officials
5 need to do the right thing. We live in a
6 democracy and clearly the nays outnumber the
7 approvals. ~~The right thing to do is say no.~~
8 The zoning laws are there and they should be
9 adhered to.

10 You are going to ruin our
11 community and ruin our Town. Do the right
12 thing. [BELL SOUNDS]. I have said my 15
13 seconds. Save our community. Say no to
14 this city of Indian hills.

15 CHAIRMAN EHRLICH: Thank you very much. Thank you
16 very much.

17 I just want that say that that's
18 going to be the last speaker for the night.
19 I just wanted to thank all of you really for
20 coming out tonight. You have all shown
21 great interest in your community. I think
22 you should all be commended for coming out
23 and being so passionate, whatever side you
24 are on.

25 And I really appreciate it, I

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1 really do. And with that said, I just want
2 to remind everyone that the comment period
3 actually does go until October 18th, I
4 believe, right? So there will be another
5 month for concerned parties, individuals to
6 get your comments in. This isn't the only
7 opportunity we have. This is the Public
8 Hearing but there are other opportunities
9 to, you know, provide the comments.

10 So with that said, I want to
11 declare this Public Hearing closed. I'm
12 sorry.

13 FEMALE VOICE

14 FROM AUDIENCE: Hi. How do you make a comment

15 CHAIRMAN EHRLICH: You have to go through the
16 Planning Department.

17 FEMALE VOICE

18 FROM AUDIENCE: Can you e-mail them or do you
19 have to --

20 MS. EMBERTON: Just ask for the Secretary to the
21 Planning Department.

22 CHAIRMAN EHRLICH: We're declaring the Public
23 Hearing closed and the Meeting is adjourned.
24 Good night.

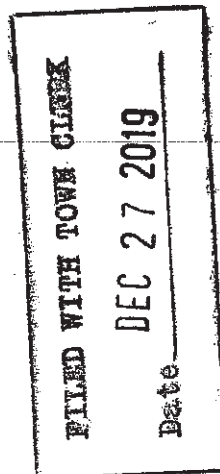
25 [WHEREUPON THE PUBLIC HEARING AND THE

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1 MEETING OF THE PLANNING BOARD WAS CLOSED BY
2 THE CHAIRMAN, PAUL EHRLICH, AT 10:11 P.M.]

3 oOo



CERTIFICATION

STATE OF NEW YORK)
) SS
COUNTY OF SUFFOLK)

I, JANICE L. ANTOS, a Shorthand
Reporter and Notary Public within and for
the State of New York, do hereby certify:

THAT the foregoing transcript is a
true and accurate transcript of my
original stenographic notes.

IN WITNESS WHEREOF, I have hereunto
set my hand this 11th day of October,
2019.


JANICE L. ANTOS

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Date