

DeCarli, Jeremy

From: LORI PAWLOW <loripawlow@sbcglobal.net>
Sent: Sunday, November 1, 2020 7:08 AM
To: DeCarli, Jeremy
Subject: OPPOSSING DALY ROAD SPECIAL PERMIT

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Remember to hover over any links and if you suspect the email is not legitimate or a phishing email, please contact Tom McMahon at x363.

Jeremy, my name is Lori Pawlow. My husband and I live on Daly Road for 20 years. We are writing this letter to you clearly stating that we are in **opposition to any zoning changes to this neighborhood**. Zoning changes will change the quality of this neighborhood, increase traffic, air quality, and affect the value of our home in this neighborhood.

Please understand as a resident, I have great concerns with the request of the Rotary Club changing residential zoning to commercial zoning for their profit. There are many other commercial zoning areas in the town. Lets protect our residential neighborhood for the families that invested in them and this town. It's for us to enjoy not for the Rotary Club to profit from.

Thank you

Lori & Jeff Pawlow
37 Daly Road

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DeCarli, Jeremy

From: Mark Cunningham <mwc53@icloud.com>
Sent: Friday, October 30, 2020 1:58 PM
To: DeCarli, Jeremy
Cc: Mark Cunningham
Subject: 45 Daly Road Rotary Application

Follow Up Flag: Flag for follow up
Flag Status: Completed

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Jeremy:

I am writing to express my (our) displeasure with the recent Rotary application for 45 Daly Road. We have several concerns with the application and the potential negative effects on our neighborhood.

My wife Deborah and I bought our property and built our home at 40 Daly Road approximately 22 years ago. We built here based on the quietness and rural characteristics that this area provides. This application potentially impacts all of our property values and the financial investments made in our homes.

Along with traffic, there will be increase noise, strangers in our neighborhood and potential for crime. Overflow parking along our road will become an issue and only one access road available from Daly Road. This will undoubtedly create issues for police and emergency access.

The application is beyond vague with no specifics as to what is the "true" intention of The Rotary Club. At this time what types of "events" and "uses" are being planned and open to the public? Is this going to become The Rotary Club fairgrounds and future site of festivals, car shows, raffles, weddings and concerts as originally articulated.

There is no current site plan to cover what is being planned, i.e., for on-site parking, what type of park, what type of playground, or what type of public recreational area. How can any P&Z decision be made without understanding what the specific details are for this application?

Security during "events" is another concern. Who is responsible for providing security?

Electricity, water and sanitation along with many environmental concerns are all characteristics impact to our neighborhood.

There are many more issues concerning this application as referenced by abutting property owners and neighbors. In one way or another, our property values will be negatively impacted and the quiet, safe character of our neighborhood are at stake.

We are asking that Daly Road remain a quiet residential neighborhood so that we can maintain our current property values, safety and tranquility as to why we made the decision to build our home here. We love and enjoy our current neighborhood as is and hope to see no future changes as requested in this application.

Sincerely,

Mark & Deborah Cunningham
40 Daly Road

Sent from my iPad

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DeCarli, Jeremy

From: Debc40@comcast.net
Sent: Friday, October 30, 2020 2:20 PM
To: DeCarli, Jeremy; Kurt Ragis & Jacquie Futia Futia
Subject: Fwd: Fwd:

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Jeremy,
Please add this and the latter just submitted by my husband Mark into Public record.

Thanks,
Deb

----- Original Message -----

From: Jacqueline Futia <jfutia12@gmail.com>
To: Deborah <debc40@comcast.net>
Date: 10/30/2020 2:16 PM
Subject: Fwd:

----- Forwarded message -----

From: **Jacqueline Futia** <jfutia12@gmail.com>
Date: Mon, Oct 12, 2020 at 20:02
Subject:
To: DeCarli, Jeremy <jdecarli@easthamptonct.gov>

Greetings,

I am writing to express concern over the request for special permit at 45 Daly Road by the East Hampton Rotary Club. I live at 9 Portage Trail and purchased this home specifically because of the neighborhood and surrounding area.

The nature of the permit is expressly vague and invites a questionable foundation for any of the uses put forth thus far. The obvious reason for the request seems to be opening the property for Rotarians commercial use and financial gain. Neither of which are expressed in the original donation of the property and will cause a dramatic change in the culture, value, and form of this neighborhood.

Safety is a major concern. The roads are narrow, and in several areas do not allow for the easy passage of 2 vehicles side by side. There is limited or no ability to handle a fire as we found out with the recent and sad burning of the barn at Cedar Ridge Dairy. These are 3 dead end roads (Daly, Portage, Pecausett) with no ability for safe and orderly entrance and exit at 45 Daly which will most likely increase street parking and turn arounds using private driveways. There is no public water supply, no sewage / waste handling ability, and a lack of lighting for public events (which is a positive for homeowners and offers less light pollution) .

There are no R-4 zoned special permits to date that would allow such freedom as what is currently being proposed to the detriment of every single homeowner in this area. East Hampton has plenty of open space and empty buildings to encourage a more central and accessible space for the Rotary to conduct its business . The Rotary to date has had no issue conducting its meetings or hosting its gatherings.

The manipulation of standards and the lack of ethics is unacceptable . The Rotarians able to vote on this special permit must recuse themselves and the protection of R-4 zoning for those of us that purchased homes and pay taxes here need to be considered important. The groundwork laid for this project was done by a select few Rotarians over the past 2 years with no word to any neighbor until days before the initial hearing. Tree cutting, clearing, constant noise over the summer of 2019 had peaked our interest but no understanding of the nature of the bigger picture was offered until our lives and homes were in the balance and the voting was stacked with Rotarians to push it through.

Please consider the reality of what is being asked by this club and see it for what it is , to create a for profit space in an R-4 zoned neighborhood to hold commercially based fundraising at the demise of what currently is touted in East Hampton as one of "the most desirable areas to live in" . Putting forth a special permit in an R-4 residential neighborhood to conduct commercial business is unacceptable and jeopardizes its very nature and definition.

Thank you for your time and attention to this serious matter.

Jacqueline Futia
9 Portage Trail

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Jeremy , would you please add my letter to the list you have for the Nov 4th meeting regarding 45 Daly Rd ? I've looked through the documents attached and fo not see my letter from Oct 12.

Thank you ,
Jacqueline Futia
9 Portage Tr,

----- Forwarded message -----

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Date: Mon, Oct 12, 2020 at 20:02
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To: DeCarli, Jeremy <jdecarli@easthamptonct.gov>

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Jacqueline Futia
9 Portage Trail

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November 4, 2020

To: Planning and Zoning Commission, Town of East Hampton

Re: R-4 Special Permit Application PZC-20-022

Good morning,

As a resident of Daly Road, I am writing to you today on behalf of my family and many other residents of Daly, Flanders and Bear Swamp Roads concerning the above referenced application by the East Hampton Rotary Club. There have been many communications regarding this application and its overall intention. The Rotary Club claims to want to honor the property grantor's wishes, preserve the land and allow hiking, biking, etc. and even offer camping by reservation. They have demonstrated the exact opposite of this intention in every action they have taken thus far;

- 1) Having the field card description of the residential dwelling, in an R-4 zone, converted to a description of "Style – Clubs/Lodges" and "Model – Commercial"
- 2) Extensive, likely revenue generating, logging of the property with no regard for neighboring properties and possible non-compliance with the logging permit.
- 3) Submittal of PZC-20-019 with the intention of conducting "Commercial Recreation" on the site referencing the Fireman's Grounds on Rte 16 and Parmalee Farms in Killingworth as the models for their proposal. Both facilities are, in essence, on the highways (Rte 16 & Rte 81) of the towns that they are in and are mainly surrounded by non-residential property.
- 4) Submittal of PZC-20-022 in an attempt to obtain a precedent setting R-4 Special Permit and begin executing their own interpretation of the wording within the regulations to get them to their objective, some version of the previous application.

This application is not just about 45 Daly Rd. It impacts all R-4 Residential Zones in East Hampton. Daly Rd is, however, a unique neighborhood in its overall structure and character. People purchase homes on Daly Rd entirely for this reason. There are no thru roads from Flanders Rd on, resulting in little non-resident traffic. We are within walking/biking distance to the Airline Trail, the Village Center, Elementary Schools, etc. In addition, it is literally 5 minutes to the convenience of the commercial areas of Rte 66. Once areas like this are altered, via stretching of land use regulations for the sole purpose of benefiting a non-residential organization, they will never return to that original state.

There are established, traditional ways to execute land preservation that allow for hiking and biking trails that do not involve obtaining a special permit.

I would also like to point out (**bold, red, underlined text**) specific areas of the regulations that apply significantly to this application.

"Section 4.4. R-4 Zone - Rural Residential

A. Purpose

The purpose of this zone is to provide primarily for single and two family residential uses in those areas of the Town which are expected to rely upon site septic disposal and individual wells for water supply. **These areas are considered key to the maintenance of the rural character that defines much of the Town's historical and social identity.**"

“Section 9.2. Special Permits

A. Purpose

The purpose of this regulation is to provide the ability for the Commission to take into account a series of special provisions prior to the approval of a number of uses, as specified in Articles 3 - 6 of these Regulations.

These are uses, that due to various factors, including but not limited to, the intensity of use, the appropriateness of the location chosen for such use, environmental concerns, the generation of significant traffic, **the potential of adjacency of unlike uses**, the tendency of such uses to inappropriately affect the goals of the Plan of Development, the potential of adverse reaction relative to property values, infrastructure constraints of the Town, the ability of such uses to dominate development in a given area, and the potential for significantly altering the character of the areas and/or the Town, shall make compliance with the following standards necessary prior to approval of any such uses.

B. Minimum Requirements

1. The following, in addition to all other relevant sections of these Regulations shall be complied with prior to approval

- a. **A site plan in compliance with Section 9.1 and all other relevant regulations.**
- b. All approvals of local agencies, as required.
- c. Application and submittal of all fees in accordance with the requirements of the Commission and as administered by the Planning, Zoning and Building Department.
- d. **All materials necessary to demonstrate the following:**
 1. **The proposed use or development can be demonstrated to have a distinct benefit to the Town.**
 2. **The proposed use or development shall have no negative impacts, such as the concerns referenced in Section 9.2.A, on neighboring properties.**
 3. **The proposed use or development represents an appropriate use particularly suited to the property in question.**
 4. The proposed use or development represents the least impact reasonable to the environment upon the site and those areas likely to be affected by such use, during or after construction and/or development.
 5. **The proposed use or development is consistent with the Plan of Development as adopted by the Commission.**
 6. The proposed use or development significantly and specifically advances the purposes, as applicable, of these Regulations, as described in Section 1.2.
 7. The Hours of Operation, if applicable, shall be reviewed and deemed appropriate for both the proposed use and the neighboring properties (Effective 12-01-2015).
 8. The terms “Seasonal”, “Daytime Hours”, and “Evening Hours” of Operation shall be specifically defined by the Commission during the Special Permit application process (Effective 12-01-2015).”

We ask that the Planning and Zoning Commission seriously consider all public comments and facts regarding the application and deny it.

Sincerely,

Jennifer Mikulski

100 Daly Rd