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3 MR. COWEN: The next applicant is Judith
4 Massa. It's a proposed single-family dwelling
5 on a one acre site along the east side of
6 Pleasure Drive, south of New York State Route
7 24, in Flanders, again, in the core area.

8 I hope you won't be listening to a
9 duplicity of events, but I'm Augustus Massa, the
10 owner is my wife, I'm here on my wife's behalf.
11 We have had this property for about fifteen
12 years, I guess, and we never had intentions to
13 sell it because we thought maybe one day my son
14 would build on it himself, but he never did.

15 It was about two or three years ago when
16 Southampton reevaluated all their properties and
17 tripled our taxes, so instead of paying \$300,
18 they upped us to \$1,100 for this piece. Since
19 he didn't want the land, we didn't have any
20 reason to keep it, so we decide to put it on the
21 market about three or four months before we
22 received the communication from you. We told
23 the realtor that we received this paper, and, I
24 guess, she said she couldn't do anything with it
25 until this was resolved.

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2 The piece of property we are talking about
3 is small, it's only an acre, and it's on
4 Pleasure Drive. It's quite a developed area.
5 On our side, on the east side of Pleasure Drive,
6 there are about 38 homes established. Across
7 the street, there are two developments, if
8 looking at the property across the street, one
9 on the left and one on the extreme right.
10 Although we don't have anything to show you,
11 it's only a piece of land with deciduous trees
12 on it. We couldn't see how it would have such
13 an impact on the environment when everything is
14 developed around us. We thought we would apply
15 for a document that would allow someone who
16 bought it to put a structure on the property
17 according to the building codes of the area. We
18 are here to see if we can get some kind of
19 notation from you establishing the fact.

20 MR. COWEN: Do you own any property
21 adjacent to this property?

22 MR. MASSA: No. Just this piece. It's
23 just a one acre piece.

24 MR. COWEN: I'm going to ask you the same
25 question. Are you in a position where it is of

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2 utmost importance that you pursue the
3 application at this point in time?

4 MS. MASSA: What would the advantage be to
5 wait?

6 MR. COWEN: In the development of the plan,
7 some of these issues that are being discussed
8 here, such as ownership of single and separate
9 lots on developed roadways, I believe, will be
10 addressed definitively and it will say, perhaps,
11 such owners of single and separate lots may have
12 the right to develop. It could be that simple,
13 and, if it is, you don't have to come before us
14 at all.

15 MR. MASSA: Would it come to it that the
16 person who purchases the land would have to
17 submit something to two parties, other than the
18 building code to the Town and something for you
19 as well?

20 MR. COWEN: No. It would not necessarily
21 work that way. Again, I'm postulating on what
22 might be in the plan, but, either way, the issue
23 of single and separate lots will be addressed
24 under the plan. At that point in time, there
25 will be a clear indication as to how you have to

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come in front of the Commission or a clear
3 indication that you don't have to come in front
4 of the Commission. Right now it's a little
5 nebulous in that you don't have a specific
6 project in mind.

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MS. MASSA: No. We just have it up for
sale, but would you buy a piece of property that
you couldn't build a house on? I don't think
so.

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MR. COWEN: So what is your position at
this point? Do you have to pursue this at this
time?

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MR. MASSA: Suppose I don't wait, what
happens?

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MR. COWEN: Your application will be
reviewed by the Commission.

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MS. MASSA: Suppose it's denied. What can
I do in March?

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MS. FILMANSKI: First we will be asking for
some additional information. The building
envelope. The extent of the clearing that you
are proposing.

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MS. MASSA: That would be up to the person
that buys it.

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2 MS. FILMANSKI: So we can determine how it
3 conforms with the interim regulations.

4 MR. RIGANO: We would like you to prepare a
5 map showing the development. You told us
6 verbally, but we want to see how many homes are
7 developed.

8 MS. MASSA: How do I do that?

9 MR. COWEN: You could get a copy of the tax
10 map from the Town of Southampton. Now, with
11 respect to your question: What happens if
12 you're denied, what happens in March? The
13 development of the plan is going to go on
14 whether or not we deny your application, and,
15 whatever provisions are going to be in the plan
16 with respect to single and separate lots, will
17 be in there in March. Again, you're going to
18 have to come back and reapply, if that's what
19 the plan says, or if the plan says you're
20 exempt, then you won't have to come back.

21 MR. MASSA: Do you think the plan will have
22 provisions that if you deny our application,
23 there is some other way you can resolve it by
24 saying get another piece of land that is
25 comparable in value?

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3 MR. COWEN: Well, there will be a provision
4 for transfer of development rights program where
5 your property will be worth, the development
6 credits on your property, will be worth a
7 specified amount of money which you can either
8 sell to a bank or sell to a private developer.
9 It probably will not be equal to the entire face
10 value, in other words, market value.

11 MS. MASSA: They said it's worth \$50,300.
12 Where they got that, I don't know. That's what
13 I'm paying taxes on. All right, I'll wait until
14 March.

15 MR. MASSA: Will this be put in, our piece
16 particularly, would be put in this thing in
17 March or will we have to go through this again?

18 MR. COWEN: It depends on what the plan
19 says. I would urge that in late March, early
20 April, you call the Commission Office and
21 inquire as to what the final plan says about
22 single and separate lots.

23 MR. MASSA: I'm wondering whether an acre
24 lot here would be comparable to a acre of land
25 there. I just wonder about that.

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MR. COWEN: Those are some of the questions under consideration. How do we put a value on each of these development rights?

MR. MASSA: That's about it. Thank you.

(Continued on Page 39.)

