

Mount Sinai Civic Association Minutes of 10/6/14

Pledge of Allegiance 8:00 pm

Board Members present – Ann Becker, Brad Arrington, Saranto Calamas, Jennifer Roth, Lisa Pfeffer

Members present – 63

Treasurer's Report – provided by Saranto Calamas:

Checking = \$4,205.08 Savings = \$2,155.94 Total = \$6,361.02

Reading of Minutes of 9/8/14 Read by Brad Arrington

Corresponding Secretary's Report - Brad explained what took place at Pond View Estates re-zoning hearing.

Brad read letter from the Civic to the Town of Brookhaven regarding Pond View Estates and future PRC's in Mount Sinai. Summary: the Civic supports Pond View PRC, but will not support any further PRC developments due to density of existing and planned developments.

*Motion to accept the minutes and reports was made by Steve Koepper and Walter Becker.

Regular Business-

Welcome to Mt. Sinai sign damaged by Super Storm Nemo approaching completion.

Wartburg will be in touch and will be moving forward with PRC/Congregate Care Facility.

Guest Speaker: Jim Tsunis, Northwind Group LLC

Jim presented plans, need, and traffic study for Mount Sinai Meadows PDD (Planned Development District), a PDD/Assisted Living with small amount of retail in front w/access to King Kullen Shopping Center. Summary: 162 units of PRC housing. Separate 140 bed private nursing home, not connected with the PRC housing. 10,000 sf of retail.

Chick Voorhis (of Nelson, Pope, & Voorhis, consultant paid by Northwind group) spoke described the project in positive terms.

Opened the floor to questions and concerns from residents.

Multiple concerns were raised by residents, including: density, dilution of voting power by existing residents, allotment of units for current Mount Sinai residents, traffic, need for workforce housing vs. PRC, existing density of PRC in Mount Sinai, and lack of community consultation by the developer. Some residents explicitly opposed the product; some supported it as an alternative to additional retail.

Motion to adjourn was made 1st by Peter Pranzo and 2nd by Ursula Costanza.