

Ralph F. Sweet

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Sorry for the last minute additions.

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CLUSTER HOUSING ADDITIONAL COMMENTS FOR WORKSHOP:

Workshop Issue: The working ASSUMPTION is that we are going to have cluster housing on Long Island.

We need to create a unique ordinance to allow Cluster Housing on the Island within the existing ordinances where possible. Existing ordinances can be included in the Cluster Housing ordinance by reference. We need to control and monitor the design and construction of this Development.

I do not believe that this workshop is the correct forum for a discussion about whether or not Cluster Housing is a good idea for Long Island.

As I noted in our proposed changes to the ordinance, we had additional concerns but we didn't know how to word the changes so they fit into the Planning Board's proposed ordinance.

Additional Concerns:

Will the access way serving the houses in the development be a town road?

Will the access way need to be constructed in accordance with State and Municipal standards?

Will the public utilities (power, telephone, internet, street lighting) need to meet other standards than the utility's construction standards?

Question: How much Deeded property does the homeowner have as private property that goes with the home?

Are there specific minimum requirements for a homeowners' association. Including something like who pays for septic tank pumping or repair if one of the homeowner's can't pay their share?

What happens if a homeowner just doesn't want to pay the association fee because they feel they have been unfairly treated? Who pays for an umbrella policy to cover liabilities that arise on the homeowner's land or the association land?

Can the owner of an existing house on a 120,000 sq ft lot apply for cluster housing to build a second house on the lot that meets all the requirements of a cluster housing development?

If the 120,000 sq ft lot has 80,000 sq ft of wetland can two houses be constructed on the lot within the meaning and constraints of the Cluster Housing Ordinance?

Can a trailer be moved onto a house lot as part of the Cluster Housing development even if the current trailer restrictions are amended?

Can a tar paper sided house be allowed on a cluster housing lot?

Can a trailer without the wheels, the axles, and towing bar, that is mounted on a block foundation be classified as a house for Cluster Housing purposes?

Will the ordinance disallow home to be joined together such as town houses, condominiums, and duplex units?

Will the ordinance have sufficient control over the developer to prevent "cookie-cutter" houses clustered in the smallest possible space?

Can it be required that a Landscape Architect and a Civil Engineer provide stamped design drawings for any project with 3 or more homes?