

NOTE: THE PROPOSITION QUESTION IS ON THE BACK OF THE BALLOT!

Wording on the ballot:

EXCLUSIVE OF AGRICULTURAL PLANNED DEVELOPMENT DISTRICT (PDD) PROJECTS, SHALL A SUPERMAJORITY VOTE OF THE TOWN BOARD BE REQUIRED FOR THE APPROVAL OF A FORMAL PDD APPLICATION, OR THE AMENDMENT OF AN APPROVED PDD PROJECT?

Explanation

A planned development district (PDD) can alter the existing zoning rules of the town to provide a developer with flexibility in land use. In doing so the developer must provide a specific benefit to the relevant community. This flexibility is intended to achieve more desirable development through the use of more creative and imaginative design of residential, mixed use, commercial and industrial areas.

The Southampton Town Board is asking its citizens whether a vote of 4 of 5 of its members should be required to rezone land as a PDD, upon the application of a landowner or developer. That vote would be necessary for all new applications as well as for any already approved projects asking for changes to their existing plans.

In Support

- PDD's are the Town's most complicated, least regulated, most controversial, and often the largest development proposals and thus should require an increased level of scrutiny.
- Such a vote would demonstrate the seriousness of approving changes to the use of the land.
- Such a vote would encourage broader examination, with public participation, of the "specific benefit" offered.
- It would provide a mechanism to promote a wider discussion about the effects [which tend to be permanent] on the environment, traffic patterns, and density of the area.
- It would reflect a stronger support of the project by the Board than by having more split votes.

In Opposition

- It would slow down the progress of the project causing delays and impediments.
- Asking the voters to approve this referendum itself reduces the authority of the Town Board to make such decisions.
- It would cause developers with valuable ideas that could benefit the community to hesitate to apply for the variance.
- Absences of two or more Board member would not allow a vote to take place, thereby causing needless delay.

- **It could cause the Board to spend too much time on such issues, thereby ignoring or delaying discussion on other major issues affecting the Town.**