CCOM
CONCERNED CITIZENS OF MONTAUK

Concerned Citizens of Montauk
6 South Elmwood Avenue
Montauk, NY 11954

September 17, 2025

East Hampton Town Board
159 Pantigo Road
East Hampton, NY 11937

**Subject:** CCOM Public Comment for 9/18 Meeting – *New Affordable Multiple Residence*

Dear Madam Supervisor Burke-Gonzalez, Deputy Supervisor Rogers, and Councilmembers Flight, Lys, and Calder-Piedmonte,

I would like to submit the following for public comment for tonight's Town Board Regular Meeting. This is in regard to:

*Notice of Public Hearing Adopting Local Law No. ____ of 2025, a Local Law to Amend Chapter 255 (Zoning) of the East Hampton Town Code, Section 255-1-20 (Definitions) and Section 255-5-50 (Specific Standards and Safeguards) to Provide for the New Affordable Multiple Residence Use.*

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## Public Comment from Concerned Citizens of Montauk

Concerned Citizens of Montauk (CCOM) has reviewed the proposed amendments to Chapter 255 regarding requirements for Affordable Multiple Residences (AMRs), with specific focus on Section 255-5-50 (d) as that subdivision addresses environmental concerns. While CCOM supports the inclusion of sustainability provisions, we believe the draft language should be strengthened with more meaningful specificity and enforceability.

In particular, with respect to energy-efficient design as part of site-plan review, the current draft language states: *"the Planning Board shall consider opportunities for energy-efficient design, including solar-ready siting and all-electric systems consistent with applicable New York Building Code and Energy Code."*

CCOM recommends that this language be revised to: *"require opportunities for energy-efficient design"*—making sustainability a clear standard, rather than a suggestion. Furthermore, instead of *"solar-ready"*, the language should state *"solar-powered"* to reflect a commitment to actual renewable energy deployment rather than mere potential for future use.

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This recommendation is supported by the Town's Climate Energy Declaration, which directs that climate impacts be considered in every decision made by the Town. Ensuring solar-powered and all-electric requirements—rather than merely considering solar-ready and all-electric options—would be more consistent with the Town's stated climate goals and responsibilities under the Declaration.

Additionally, CCOM acknowledges that some Town Board members have publicly expressed concern about the draft energy-efficient requirements applying solely to AMRs and not to all other construction. In alignment with those concerns and the interest of equality and environmental responsibility, CCOM supports extending these sustainability requirements to all new construction, where appropriate.

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Sincerely,

**Concerned Citizens of Montauk**

*KAY TYLER*
Executive Director
M: 917.922.8656
ktyler@PreserveMontauk.org
www.PreserveMontauk.org