

**PLANNING COMMISSION
PUBLIC HEARING
SOUTHAMPTON VILLAGE
JANUARY 16, 2020**

Due notice having been given, a public hearing of the Planning Commission for the Village of Southampton was held in the Board Room of the Municipal Building, 23 Main Street, Southampton, NY on Thursday, January 16, 2020 at 5:00PM.

Chair Paul Travis, Marc Chiffert, Joseph McLoughlin, Tonoa Pender and Edoardo Simioni were present. Edward Corrigan, Laura Devinney, Robert Essay and Eldon Scott were absent.

Chair opened the meeting.

MOTION by J. McLoughlin, second E. Simioni

To approve the minutes of the December Planning Commission public hearing.

On vote: Chair Travis, M. Chiffert, J. McLoughlin, T. Pender and E. Simioni

There are three main initiatives that will be the focus for 2020.

1. Sewer District and Clean Water

There was a meeting with the Clean Water Committee, in summary M. Chiffert stated it was productive and there was a lot about improving the Lake, adding buffer zones and in conjunction with Lake Agawam Conservancy. Also, there was discussion of a sewer system for the Village. Pio Lombardo has proposed a cluster system and a lot of progress has been made. The Clean Water Committee has been working to assemble and summarize all the efforts being made, the management plan was updated in 2017. First, through various Village administrations there have been many steps taken with catch water basins, and practices around the Lake have improved. They are trying to undo 150 years of drainage into the Lake. There was a summary of 30 items by the Clean Water Committee, major buckets of things that are underway, yet to be completed and yet to be done. There are technologies that can be utilized, there was a study about dredging. There was research in the 60's regarding a dredging and that should definitely be studied more. There was discussion about release of water into the ocean, every so often a valve is opened to flush out into the ocean. The water is noxious. There was a comparison with Mecox Bay that was breached and improved the situation. Lake Agawam is fed by underground spring, so it has less opportunity to cycle. J. McLoughlin stated that Lake Agawam Conservancy is getting active, that's important. The administration is getting active in working on the problem as well.

Chair Travis noted that back in 2012, they started to look at the Village center. There was a study of the center, but before addressing sewer. They had to look at a limit of structural development and then 2014 was a study by H2M regarding a sewer. That study gave a guide of potential need and how a centralized system could work, and it was expensive and lacked support at the time, so wasn't moved ahead. The focus is again on this issue and there is tremendous focus on Village vitality. The Clean Water Committee and Trustees have been working together. The Commission's key role will be more legislative, figuring the right

technology they need to create a sewer district. That will allow to work long term. Their role is to address things that take more time. It will eventually not be voluntary, and they need to look at the regulatory things that need to be done. J. McLoughlin stated that they will have to come up with regulation. E. Simioni noted that the State can step in, R. Coburn noted it is the State, but counties can issue emergency intervention, but mostly State. M. Chiffert stated that for pesticides there is little regulations. Chair asked M. Chiffert if they are required to put in enhanced sanitary systems with new builds, only adjacent to certain water bodies.

Rob Coburn, resident and Chair on Clean Water Committee and ARB Board member, they have a one-page summary of challenges and solutions for Agawam but there are other bodies of water that need attention and template for other bodies. Even ground water protection is a focus. Septic is a big issue but in terms of solution they want to play a role in coordinating, but it is in the Commission's court. He wanted to comment on planning, comprehensive plans are good because the more it gets wrapped into a plan it is simplifying for SEQRA. It opens up to funding opportunities, they have come as large comprehensive plans that have gone through comprehensive SEQRA process. One goal is to recommend to Trustees a comprehensive plan. Last week they sent recommendation to Trustees, they want to do an educational forum to inform public about issues. The other is a budget recommendation, this is not a question of whether the money will be available, it won't impact but need highlight in budgeting process. Earmarking money for the soft costs, planning, legal engineering, etc. Dredging draft study by Nelson, Pope and Voorhis, in consult with G. Golesky was done, it is mapping of sediments and their depths and characterization in Lake Agawam. There are some conclusions about the feasibility regarding dredging. A lot of material is in certain areas that have drainage, some contaminants get taken up by plants but capturing them on land before the Lake is the real focus. There will be a follow up meeting that will be held regarding the dredging. Direct ocean dumping is very controversial, when it is done at the right time of year it can be done safely. Kevin McAllister was one of the persons who felt it could be a good thing and effective with low impact, but it is something to recommend the science behind it. M. Chiffert stated the Village regularly does the dumping right now of the water. The only other thing is that Mayor Warren is very much on this topic, Trustee Allan is doing lots of work and G. Golesky mentioned that he didn't know about water quality, but he is a real asset in terms of open mindedness to use his budget in small ways. M. Chiffert feels the PC should be involved in the educational forum. It needs to be in a large venue because this is an important issue and more people are and need to be aware. Most people don't realize that they are part of the problem. A true public forum with high attendance would be most helpful, perhaps 1000. M. Chiffert has been a liaison on their committee. Their goal is to gather information right now and they are advisory.

Chair stated they want to get started because it takes 2-3 years before it gets enacted, so it is time to begin. Everyone will need to contribute, not just people on the Lake, the issue involves everybody. J. McLoughlin stated the County is allowing technology that they did not allow in the past. M. Chiffert stated that there is definitely a change in the last 15-20 years, there is an impact from global warming. Algae blooms globally have become an issue. Chair stated the Mayor wants the Planning Commission to address the wastewater issue, it is a piece of the issue. Pio Lombardo will make a presentation in the future. The change in retail is different than an economy issue. J. McLoughlin noted that there are ideas for marketing. There are some major projects, the hospital, the accelerator at SB, there is a lot of economic activity in our area.

R. Coburn noted that there was a presentation he attended that had Mayor from five different Villages over the County, it was stressed that you have to stay open to the one catalyst that can make a difference and getting the right retail mix, experience, hospitality are all more relevant. Until solving that problem then there will not be revitalization. J. McLoughlin noted that 25 wet uses are existing, but they are under-utilized. Chair feels that the other thing is cultural resources, we have SH Arts Center, Performing Arts, Art Galleries, those can generate economic activity.

2. Historic District

E. Scott has been working on historic codes and he had a workshop with SHPO to make recommendations and some were quick to implement and others long term. They need to improve current code and also process for people to implement that code use. M. Chiffert feels the Building Department have improved substantially, there is more tendency to get Board involvement. Trustees have been focusing on buildings not occupied and their upkeep. J. McLoughlin stated there has been talk of a vacancy tax.

R. Coburn has had suggestions for E. Scott regarding updating the code, improving the clarity of expectations, what are the expectation of homeowners, simplifying and upgrading the code and user friendliness of the code. The ARB implemented a resolution to simplify signs, that is a small step. They also spoke about landmarking and blue form homes. Z. Studenroth brought out maybe a historic overlay district, it could give further oversight to the Building Department and/or Boards. E. Scott asked him to put together a narrative of what would be necessary. He has a follow up meeting with SHPO tomorrow. The model law has been updated by SHPO and they can be a model to consider.

J. McLaughlin asked what the ARB feels that we should do regarding overlay, R. Coburn noted they are early in the process. They have capacity to landmark; the ARB may need to regularly review a prioritized list of things that require landmarking. The overlay district can be a real key to getting a handle on the situation, however it is 6-12-month process. The Planning Commission had recommended the date to 1940 for historic review, however that was never acted on. M. Chiffert noted the Town has a good process for preservation, any demolition permit has a review. Procedural changes can be done but there is more than just that and they have just started. Chair stated the historic district regulations are more available and better at providing that information to the public. There has been better coordination between the Boards. One of E. Scott's recommendation is to have a hired architect or person to coordinate the process. The other thought is that they create documentation helpful to the Board's so that they have help at beginning of process with historic properties.

3. SOUTHAMPTON HOSPITAL VILLAGE SITE

The SH Hospital is going through initial steps of making the move to Montauk Highway location, they hired architects and they're advancing their plans. There is no doubt left whatsoever that the move will be happening. They are largest employer in the Village, it is an opportunity because we can look at what Village will look like in the future and be a part in shaping it. If they don't take the initiative, the private sector will, that person or group will drive the conversation will be a real issue later. J. McLoughlin noted the need for underlying zoning. The Old Town

Road business owners are assuming much of their activity will be moving, they are interested, and awareness is rising. There is a planning process for that. They will follow up with James Lima, recommend to the Mayor that they move forward with planning. E. Simioni noted that the people in the Hospital don't shop much so it may not make a difference. The existing buildings can be townhouse for work force housing. That is part of the study to find out how much the hospital contributes to the economy. Chair feels that hospital employees use local businesses much more than we think, for example the dry cleaners will be stunned, they may have more than they think. There are 1,800 jobs and 500 visitors a day, that is business brought to the area. When they move, businesses around Montauk Highway and County Road 39 will cater to their needs, the impact may be larger than people realize. They need to be proactive, that is a lot of space and is an opportunity to rethink its use.

MOTION by M. Chiffert, second J. McLoughlin

To adjourn the January Planning Commission meeting.

On Vote: Chair Travis, M. Chiffert, J. McLoughlin, T. Pender and E. Simioni

Respectfully Submitted by:

JoLee Sanchez

File Date: _____

Village Clerk