

**PLANNING COMMISSION  
SOUTHAMPTON VILLAGE  
JANUARY 18, 2018**

Due notice having been given, the public meeting of the Planning Commission for the Village of Southampton was held in the Board Room of the Municipal Building, 23 Main Street, Southampton, New York on Thursday, January 18, 2018 at 5:00 PM.

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

Chair Travis opened the meeting.

First, the Trustees passed the code that now extends the Pyramid law to all the residential lots in the Village. Chair noted that there was very good cooperation from everyone in successfully shaping the expansion of the current code. The Pyramid Law now applies to all non-conforming residential lots regardless of zone, so the larger lots now are covered.

Second, at the December meeting this Board voted on a GFA of 10 plus 1500, they have been trying to see how it plays out with the public. This zoning is still more generous than the Village of East Hampton. R7.5 would have 4566 square feet under the new zoning. The Village of East Hampton does not permit attic or third floor. In R120 allows 29,000 square feet, it would go to 25,000 square feet. That would include full amount of building on the lot, actual living area. Edoardo Simioni questioned figures regarding the attic and the living space. Chair noted he will double check the figures. The changes are most significant in the larger zones and less significant in the smaller zones. It will go through a very thorough public review.

Chair believes the public hearing will be March or April. It will probably be more than one hearing to give the public ample opportunity for discussion.

Lastly, dark skies are the discussion for tonight. A Town of Southampton Regulation Code for Dark Skies was handed out to the Board members. The Village currently does not have regulations for dark skies in the residential code. Marc Chiffert thinks that studio LED lights are not addressed, he feels that perhaps exterior and interior should be addressed. Edoardo Simioni feels that governing interior light goes too far. Edward Corrigan feels it's too complicated. Joseph McLaughlin agreed that it is too complicated. Chair stated that outdoor lighting is done by a contractor usually, interior is so changeable that it would be too hard for indoor lighting to be enforced. Edoardo Simioni noted that it would have to be super bright from inside to affect the exterior. Edward Corrigan feels the outdoor needs to be addressed but interior is too difficult to enforce. Chair noted that it is probably a separate issue because this is for dark skies.

Chair noted that in the handout there are excellent examples of Southampton Town's regulations. There have not been complaints and compliance has been good. Marc Chiffert noted that lumens on signs for commercial use should be limited. The Southampton code does not allow neon lights, flashing lights and includes restrictions on illuminated lights stated the Chair. The code provides illumination limits, it controls fixtures to be used and it controls distance of motion detectors and it controls length of time it can be on. Chair felt the approach of the Town code is reasonable. This code is residential and commercial. Edoardo Simioni asked if he feels the Village would welcome the change, it was agreed that

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yes, the Village is ready for this change. Marc Chiffert noted that the current lighting will need a shield cap put on the top of them. Chair noted that any new lighting considered should have the dark sky requirements. They would need to grandfather the code so that it would not be burdensome.

The Board feels they would like time to review the Southampton code packet that was passed out at this meeting. Edward Corrigan noted that up lights on landscape is slowly being replaced by above “moon lighting”.

Paul Bollo, an audience member, questioned if up lighting could be a seasonal element. If it’s summer, it could be the up lights could be shielded and the lighting could be soft. Seasonally it could be appropriate under a full canopy. Edward Corrigan noted the code makes allowance for it but with wattage restrictions. It only impacts when building a new house or requesting a building permit. This will not affect residents that are not seeking permits.

Marc Chiffert noted that Code Enforcement will enforce when there are violations, it could fall under their jurisdiction. Edward Corrigan noted that the industry is going in this direction anyway so that will not be a huge problem. Edoardo Simioni noted that there should be a code so that electricians know the proper fixtures for replacement. There is an exception in the code for Christmas lights. Glare is addressed in the code, light trespassing is the term used in the code (page 12), that addresses Marc Chiffert’s earlier concern. It was noted that the code is older, perhaps 2010. The East Hampton Dark Sky code is newer. It’s a helpful summary of the code on their website, it has the basic guidelines for homeowners.

The Board agreed that the code was very extensive and well written. Paul Bollo questioned whether it is the extent or direction of the light that is the issue. Chair noted they want to control the extent and the direction, both are necessary for dark sky. Edward Corrigan noted that the night maps that show the level of brightness on NY and Long Island shows the true effect of not having any restriction.

Marc Chiffert noted that maybe they should choose a new Village light that will be used going forward. That will involve Gary; it was agreed he needs to be involved. Chair noted that California code states that LED must be used, and electricians can be fined and lose their license for installing a non-LED light, there code is one of the strictest in the country. It was agreed by the Board that LED’s have changed everything for the better when it comes to commercial lighting.

Chair asked that Edward Corrigan review it and at the meeting in February they can discuss it further.

As a side subject, Marc Chiffert noted that the Health Department has made changes that have come into effect on January 1, 2018 regarding waste water collection. Possibly, a plan can be made for a waste water collection system in the Village with the new guidelines. Nitrogen reducing systems are required in sensitive areas for new construction currently. It encompasses a good amount of the lots. Marc Chiffert noted that the new guidelines involve an actual piece of equipment, so it needs annual maintenance. A house that has not been utilized in a while, within six months, needs to have added bacteria to function properly. Health Department mandates the system needs to be used. It is only

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required in sensitive areas. It's within a certain distance of water that it is required. Marc Chiffert will bring a map showing the sensitive areas for discussion.

Paul Travis closed the meeting.

Respectfully Submitted by:

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JoLee Sanchez  
Recording Secretary

File Date: \_\_\_\_\_

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Village Clerk