

**PLANNING COMMISSION  
SOUTHAMPTON VILLAGE  
FEBRUARY 1, 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, February 1, 2018 at 5:00 PM.

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

Chair Travis opened the meeting.

Chair wanted to review what has been happening at Commission meetings over the last few months. In December there was a proposal sent to the Trustees regarding a recommendation to modify the GFA to 10 percent plus 1500. Village code has been drafted showing these proposed changes. The public hearing will be held on February 8<sup>th</sup> of this month. He encouraged the public to go and weigh in on the subject. There will be a presentation of the analysis in the Studio A/B report that was presented in the Workshop meetings. It will discuss what is built and how other municipalities handle zoning. The Trustees will probably hold the hearing open for greater public response.

Last meeting there was a discussion about Night Skies regulations. Ed Corrigan is working on a draft to make the existing Town Code applicable to the Village. M. Chiffert noted that an exceptionally large property may be able to be exempt by means of a waiver if there is no impact to neighbors, it was noted that the Southampton code contains allowed exemptions.

Next, Chair noted that the Board has been working, especially Eldon Scott, have been working on an RFP for examining Historic district guidelines; the process used in the district and potential expansion of the district. Mr. Scott is working on a draft RFP for potential firms regarding historic preservation. The historic code is fairly dated; for example, there are buildings built in the 1930's which under the current code are not deemed historic but as the historic consultant on the ARB stated they have perceived to have merit at this time. Chair is hoping for a joint forum, ARB members and the Planning Commission. The ARB members will be the ones that have to work with the results, so it seems fitting that they would have a say in the construction of the guidelines.

M. Chiffert spoke about waste water treatment. He went back to his files from 2014 when they attempted to make the central plant model the choice for the Village. The cost was \$28 million which was considered prohibitive at the time. Among the issues was that construction of a Municipal plant would need to use prevailing wages. The other proposal was to use a different type of system that was not then approved by the Suffolk County Health Department. Now the Health Department have approved this other type of system. The new system will operate differently than a single large municipal facility. This new system uses a septic tank; like a conventional septic system, they only treat the effluent from the system. It is much smaller, Mr. Chiffert felt that perhaps that maybe mini systems in key areas would handle a lot of the area and allow for more businesses of varying types. Chair asked about the expense. M. Chiffert estimated it would cost a third to half of what the larger system would cost. A Sewer District would still need to be created so that it is managed and maintained. It will be mandatory to use because of the creation of the Sewer District. He feels it is merits suggestion to the Trustees to fund an additional study with the new guidelines. The facilities will be smaller and could

cover a specific area and those owners will have to cover the expense. Specific areas in the Village are very limited to use because of the current septic situation.

J. McLoughlin noted that if the septic and parking improvements were done in tandem it would be beneficial to get both done. M. Chiffert noted that possibly they could get grants through the State for these new systems for clean water. CPF allows use for clean water but not for sewage treatment plants noted Trustee Allan from the audience. Chair asked if other Towns or Villages are doing this. Montauk is studying the new system for possible use and Westhampton is doing a traditional sewage system. The question came up, is there a limit to the effluent that these systems can handle. That needs to be determined.

The change in retail has made less of a need for retail store space, with internet sales a prime factor. Chair feels that if there were more restaurant use or possible other use it would be good for the Village. M. Chiffert said it could be phased in where it does not have to be done all at once. The cesspools on the South side of Job's Lane are the most compromised so it may be a good place to start. M. Chiffert said they could put together a proposal to put together a study so that grants could be applied for. Chair stated it must be a public conversation as well. They public needs to be on board, especially the business and property owners.

Ed Corrigan then discussed some of his work on the Dark Skies regulations. The current regulations in the Town don't make residents go and change their fixtures but any new ones must be compliant. Electricians are held accountable. He felt that page 8, section 6 may not apply to the Village, he needs to speak to the Village regarding that section on public street lighting. What is the Village's ability to replace lights? In the Town code it states there is allowance for exceptions. Chair asked that something be written up that they can vote on and take it to the Trustees. E. Corrigan stated the Town is already doing this successfully.

Chair Travis closed the meeting.

Respectfully submitted by:

JoLee Sanchez

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

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Village Clerk