

**PLANNING COMMISSION  
SOUTHAMPTON VILLAGE  
MARCH 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, March 1, 2018 at 5:00 PM.

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

Chair opened the meeting.

The agenda began with a discussion regarding the Historic District. When Mayor Irving was elected he recommended a few items for discussion and study to the Board. One was to assist in developing a study of the current Historic District and code.

Eldon Scott has been working on outline for this study and presented it to the Board. He started with writing a draft RFP. He reached out to Zac Studenroth and Curtis Highsmith of the ARB, both were very helpful. The next step will be an RFP to hire an outside consultant regarding preservation and State law. Phase I is about process and Phase II is about boundaries. Phase I will be quick in data gathering but Phase II will be a greater undertaking.

Phase I will look at the ARB caseload, their volume and what they are handling. They will investigate how an application comes in and how the ARB analyzes it. It will be clearer going into the process what the outcome might be. They suggest that they look at the existing guidelines and update the document. They can further clarify the issues that are looked for, so that potential buyers know what the Historic District means for them as a buyer. Also, a plan for educating the population regarding how the ARB operates will be helpful. Edoardo Simioni asked would the ARB or ZBA investigate the Historic issues. Chair stated the ARB gets a wide range of issues to deal with and their Board handles those. If a house or structure is inside the Historic District then referral to the ARB is automatic. However, the Building Inspector decides outside the Historic District if the building or house is historic, it is his discretion to refer to the ARB. He also reviews if a house can be demolished or if it should be referred to the ARB before demolition. The code is not clear on how the ARB should handle the homes that are outside of the Historic District. Eldon Scott feels that good laws will make it easier for the Village to get ahead of some of these problems. Laura Devinney asked if there is a current Historic District. Chair stated that yes, however, it is thirty years old. She asked where it is, Chair will find out the boundaries and circulate a map of it. Edoardo Simioni stated that it is a District and each house in that District gets referred automatically to the ARB. The criteria outside of the Historic District is very different than in the District regarding demolition. Since the criteria is unclear and vague it is challenging to the ARB. Outside of the Historic District there is limited control by the ARB. Laura Devinney stated that people can choose to make their house historic through process. Eldon Scott stated that there are Districts and most people do not choose to designate their property, it is usually commercial use property owners who choose to designate. The reason for that are the tax credits that are given to historic structures.

Chair Travis stated that the ARB has experience with what is currently working and what is not working. They have a lot of feedback on what they should and should not be reviewing. It needs to be clearer. There is written guidelines for the ARB, but they are not utilized as fully as they could be. They

investigated the Tuxedo Park guidelines and they are very clear and easy to use. Guidelines are not code and open to interpretation.

Eldon Scott will circulate all the documents he has to the Board. He feels that they should keep the two-Phase approach since the review of historic district boundaries will be lengthy and the Phase I process should be first. The first task is data gathering. That involves meeting with ARB Board members and architects, reviewing the steps in the process and then updating the guidelines for the process. The Village also needs to look at the RFP draft. The Board agreed that it needs to be clearer about where to go first, i.e. ARB, ZBA or Planning Board. It is a confusing process. The ARB deals with everything from gates to extensive houses, it can be a lengthy process. Laura Devinney asked about the ARB not having guidelines in the Code. It was clarified that the ZBA has the zoning laws, but ARB does have vague guidelines. Chair Travis stated that most ZBA Boards exist in large part for hardship purposes. The Village ZBA guidelines does not deal with the hardship issue but the ARB has that in their guidelines. Again, Eldon Scott suggests looking at all the documents he has and circulate comments.

Phase II will be to go through the process to look at the boundaries of the Historic District and see if there is reason or rationale to expand the District. That will require a survey of the structures to see if they are historic. Edoardo Simioni asked if it makes sense to view structures instead of a set District. Chair stated that the District is important because it is historic context, it gives a definition to the neighborhood. There could be a value of ranking structures for buyers, many buyers are stating that they did not fully understand that the house was historic. In the Village, you are told you are in the Historic District, however, that does not mean that each house is contributing. Laura Devinney stated a ranking system could be helpful. Edoardo Simioni's idea of ranking houses outside of the Historic District could be a good one as well, some houses outside of the Historic District are truly of historic value. Eldon Scott noted that historic districts laws are well established. Laura Devinney asked who did the historic designation, it was not clear who did it, possibly Buckhurst Fish. Chair stated that Zac Studenroth has noted that there are historic structures outside of the District, in 1986 certain styles were not considered historic, however they could be viewed under a different lens now.

Eldon Scott asked should he gather comments. The Board feels that would be a good thing.

The next agenda point for discussion was Work Force Housing. Chair Travis noted there are several properties that may come into availability including the existing Southampton Hospital site that could be utilized for this purpose. The current code has no provision for affordable housing in condo or apartment complexes. Eldon Scott also noted that there could be "Granny Flat" provisions for accessory structures on private properties. Joe McLaughlin stated that possibly they could incorporate the new septic systems in the Village to make for these affordable housing option in the Village center. Edoardo Simioni feels that private owners will not choose to charge reasonable rent. It was noted that the Town would have to have incentives for affordable housing. Joe McLaughlin reiterated that it is important to do the septic for apartment use in the Village center. Laura Devinney asked about the trust fund that the Village used to have, maybe it would be possible to reactivate that account. Paying into an affordable housing fund is mandatory over certain limits in many municipalities. For affordable work force housing to happen it would have to be municipal, subsidized or taxed to make it possible. Laura Devinney noted that Trustee Allan is very interested in the Work Force Housing study. Joe McLaughlin stated that the Village could adopt what the Town has for affordable housing. Chair Travis noted that when the Shopping Center was not adopted on CR 39 they noted affordable senior housing could be an option in that location but that has not been decided yet. Edoardo Simioni noted that many seniors in the community own their homes, the need may not be there for this type of housing. However, Chair

stated that there are seniors who do need an affordable option. Laura Devinney stated that she will look up the Town code on that. Edoardo Simioni noted that some parking lots in the Village could be condos. The North Sea overlay district could be a good area for affordable housing as well. CPF funds cannot be used, so the trust fund may be an idea to consider. Edoardo Simioni stated it would be hard to fund. Laura Devinney stated that large developments could fund it, he feels that it won't be enough from those projects to fund. Eldon Scott stated that is tough to build these funds. Chair stated it really needs to be developed in conjunction with the Town. The Board needs to reach out for possibly a partnership.

Eldon Scott asked about the Dark Sky Initiative. Chair hopes that it will be ready for discussion at the next meeting. That is currently being prepared by Edward Corrigan.

Chair also stated that he wanted to discuss the development for the current hospital site. There are a lot of issues and they may develop guidelines and zoning for the site. Right now, it is zoned for a hospital but in the future with a zoning change, it is a large lot for development. The Board may be able to get an idea as to what the Village is looking for in this site so that it can maybe guide development. Possibly, it could be a good option for affordable housing.

Lastly, the Village Attorney contacted Chair Travis asked for comment about charts that are in circulation. He doesn't want to make any editorial comments on the charts. He was asked to look at the math. He believes in the current code that accessory structures are not counted in the larger than R40 zones. The chart needs to be changed to reflect that. Eldon Scott stated that they may need to look at areas like the basement and attic regarding GFA. Laura Devinney stated also attached garages. Edoardo stated it is currently not part of the GFA and he feels that it should not be part of the GFA. Most houses in the smaller zones do not have accessory buildings stated Chair Travis. Edoardo disagreed, many small lots have accessory structures like sheds, pool houses, etc. Chair stated most houses have finished basements with bedrooms, so it would count as GFA. Edoardo Simioni does not agree, it must be based on zoning. Chair stated that they presented that there would be restrictions on GFA by 6 to 15% based on lot size. Edoardo stated that basements are not part of GFA, the zoning does not count in GFA. He feels that accessory structures were the real issue. Chair feels that the basement is part of the impact of the house in the neighborhood. Edoardo Simioni feels that if the basement is not part of the zoning, it should not be part of the GFA.

The net change on the house of the GFA is reflected on the chart. On half acre it goes from 3900 to 3500, it is reflected on the chart. He stated that 3500 square feet plus 552 for garage counts not as GFA but as accessory structure. The chart that was produced by Edoardo Simioni is viewed by the Board to be open to interpretation. The change proposed now is clear and concise, the change is up to a 15% difference. His chart is confusing and not what was discussed as a Board. Laura Devinney stated that his chart is stated as fact. Chair stated that as a board they decided not to include the basement. The proposal before the Trustees has nothing to do with accessory buildings.

Eldon Scott noted that the reason for the proposed modification to GFA was because people feel that homes are getting too large, it is a compromise position. The study and workshops conducted over the last two years differ from Edoardo Simioni's view. He feels that larger lots were not considered. It was noted that the changes that were presented were for simplification of the current code.

The Board's comments to the Trustee's regarding the confusion will be based on pure math and strictly on GFA regarding the chart. Chair stated that it was a prolonged process that had been voted on as a

Board. This was based on a comprehensive study, there were a few options and the Board settled on this measure as the best way to deal with the issue. The Board is trying to shape development of the Village character by studies and suggestions. Laura Devinney feels that Mr. Simioni's comments do not reflect the views of the Board but may be considered that way by the public. Chair stated that he wants the comments from the Board to be: That accessory structures are not considered in GFA on larger lots. Pure GFA is figured at 10% plus 1500 and it will reduce house size by a maximum of 15% in the larger zones.

Jay Diesing000, an audience member, brought up about the Southampton School District interest to buy a property on Narrow Lane, he feels concerned regarding the zoning of that lot and what will be proposed. Chair Travis noted that should be discussed or investigated.

A comment from the audience noted that the materials considered will be on the website. Public comments are welcome.

The next meeting will focus on Dark Skies. Chair encouraged the public to attend and comment at the upcoming Trustee Public Hearing.

Chair Travis closed the meeting.

Respectfully submitted by:

JoLee Sanchez

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

\_\_\_\_\_  
Village Clerk