

**PLANNING COMMISSION  
SOUTHAMPTON VILLAGE  
APRIL 5, 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, April 5, 2018 at 5:00 PM.

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

Chair opened the meeting.

First for discussion was following up on the status of the proposal to amend GFA . The Trustees have asked about impact on houses in the R7.5 zone and how the lots in that zone are affected by current zoning constraints. Studio A/B conducted a study in the Pelletreau and Hillcrest area. In the Pelletreau area there were no special conditions. The lots are standard and average prices are 1.1 million. The average building living area is 1500 square feet and the largest is 3300 square feet.

In the Hillcrest neighborhood it is very different. The lots are very small or larger but the lot lines of lots blend over between the Village and Town (In general, the Town cedes to the Village regulations). The number of lots that are not compliant are 54%. Half are non-compliant because of width. They have a much lower assessed value, and there are higher vacancies. The living area averages 832 square feet and the largest is 1500 square feet. Chair Travis stated that he does not know enough about the history of the neighborhood, but he feels they could have been developed before the current code. The issue is what happens if someone who owns the lots wants to build. The smallest with a lot of 20 feet wide, are under the existing code, not buildable. In those cases, the GFA is not a constraint because they can't achieve either the existing or new GFA because of site constraints. They don't have big enough space for compliant septic and the houses are very close together. The lots that are 40 to 60 feet wide have been impacted by the Pyramid Law. It is very difficult to comply with the front Pyramid Law. The revised setback rules make it difficult to comply. The GFA has no impact again, because of the current constraints they are limited to 1352 square feet. They can have a basement and attic, but it will be less than proposed anyway.

Chair stated that there are two ways to look at it. One, will be to set up within the code an automatic hardship relief to the Zoning Board within certain guidelines. Two, would be to allow front Pyramid Law relief. Writing in the code might be challenging because you don't want to create more problems than those that are solved.

Pelletreau, a piece of David's White's, Pulaski, Elm, Bailey and Burnett neighborhoods contain pockets with R7.5 zoning. Each of them needs to be visually checked..

Trustee Allan noted that Pelletreau contains an error to lot size on one of the lots, that is the error contained in the report that will become available. Marc Chiffert feels this thoroughness is very important to make sure that what is created will be helpful. The concerning lots do not seem to be an issue for the GFA. Chair feels it will self-correct, the lots will start being combined eventually to make more buildable lots, however they don't want to force people to combine.

Trustee Allan stated the analysis is very good. The concern for Trustees is that people who want in-laws to live with them are looking for more space and some of these codes are issues for them. Chair feels that study of Sag Harbor code will be helpful because they have a variety in lot size as well. East Hampton is very regularly sized. Laura Devinney wants to make sure it has the simplicity that was the goal. Marc Chiffert noted they need to review the sign off procedures, it should not only be the Building Department that signs off on compliance. He feels that they are not completely capable to enforce compliance. The GFA and Pyramid are all certified at compliance through the Building Department. Chair stated that there is no process for accountability to architects, surveyors, or other trade professionals. Edward Corrigan asked if there was a disclaimer that the Building Department is not responsible for non-compliance. Trustee Allan also reiterated that meeting with the Building Department is crucial for feedback.

Secondly for discussion, at the last meeting, it was noted that the Southampton School Board is in contract to purchase a house on Narrow Lane. North Sea Road was looked at for a year as to zoning changes, the Trustees decided to leave the Office district in place. North Sea Road has less vacancies since that discussion. The Village office market is weak in general, so the Village has been encouraging office uses to be in proper areas. The issue perhaps is the spread of non-conforming uses to houses. Also, it is a limited office market so if governmental agencies use these non-office buildings it is not a good precedent. Marc Chiffert stated that it may be allowed because of school use. They are using an exemption from zoning because of school status.

Julia McCormick, lives at Farrington Close, she represents 30 homeowners. They purchased knowing they live across the street from the school and a fire station. This change which is across the street will house 19 employees on a day to day basis and 8 parking spaces. They plan a parking lot adjacent to the athletic track with additional 30 spaces. The increase in traffic will be a lot, it is a public street, but the congestion will get worse. Frankly, she feels that the hours which they state will be 8-4, will be much earlier. They have concerns regarding the school campus moving across the street once they outgrow the administrative space. The school stated that they needed 12,000 square feet, this building will be over 7000 square feet. Currently, it is a 4000 square feet home. They feel it will be off the tax rolls permanently.

Peter Nowicki, Canterbury Mews, his concern is monetary. It is a \$5.2-million project. He feels that money can be utilized in better ways. He feels staff can be on campus instead of off campus. The parking digs into the running track. It is not enough space in his opinion. When the firehouse went in, they supported that, they want to work with the school to make sure the money is spent well. He feels the cesspool situation could be a concern for this lot, it's not the kind of lot that can handle that load. .

Mark McIntyre, 72 Narrow Lane, that lot is R20, the expansion will change the character of the neighborhood drastically. He wants to keep the feel of the neighborhood. His other concern is that you take a neighborhood off the tax rolls. They have already been real estate agents that have encouraged them to sell before their property values plummet. They will go to grievance to lower the taxes on each property as the values fall.

Jay Desing, a Village resident, asked if it is true that they can purchase any parcel? Chair stated that there is a process, but they are not governed through the Village. Jay Desing noted that on Pine Street there was a recent piece of real estate that may have been an alternative site; it was located right next to the school. Chair stated that there were a few office spaces on North Sea Road available as well. The

School District study showed that a house was less expensive to convert to office space than utilizing an existing office space retrofit. Chair feels that it may have precedent for other government agencies to utilize the same exemption status.

Regina Greven, a Village resident, asked is there was no other space available, maybe a deal with the hospital since they will be moving. Chair stated that it would be difficult to make a deal like that because of the current hospital status. She feels other options would not infringe on the neighbors in the same way.

Stuart Sklar, 72 Narrow Lane, the natural option to them is a permanent building where the current temporary trailer sits. They support construction but use the current space. He stated they looked at that as an option, but it costs more than that the 5.2 million purchase. He feels their analysis is flawed, why three years for the project and why would it cost that much from the beginning. In his opinion, the options have not been thoroughly explored.

Deborah Bates, asked about exemption status, does that make them exempt from all zoning? It was noted that the deal is contingent on voters. Chair stated that there is a process, but they fall under State code not Village code. Marc Chiffert feels that needs to be reviewed to make sure there is process. It is no different than if LIPA came and stated they need a site, they are a State agency.

Peter Nowicki, stated that the location in the paper was not correct. He feels that there needs to be correct dissemination of information.

It was noted that the BOE will meet next Tuesday night.

Third, Joe and Laura have been working on affordable work for housing in the Village. Laura Devinney noted they met with Diana Weir from the Town regarding affordable housing. Recently they had a lottery drawing for affordable housing. They have 900 people on their list desiring affordable housing. If the Village desires a department, it would take two years and require referendums to create. The other alternative is to partner with the Town, in that instance, Diana Weir, could be joined by someone designated by the Village. She noted that they were thinking of increasing the CPF by ½ percentage point, that funding would be earmarked for affordable housing. They can take out what they put in, they could take that money for developing affordable housing. There were only two opportunities up for lottery recently, it was noted that the need is staggering.

Roger Newicki, a Village resident, asked what about the Hospital site as a future possibility. Chair stated that they will be moving eventually, that could be a good option. Chair stated that there has never been a policy in the Village requiring affordable housing percentages for builders. It is typical in most municipalities to require a percentage be affordable.

Chair closed the meeting.

Respectfully submitted by:

JoLee Sanchez

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

---

Village Clerk