

**PLANNING COMMISSION  
SOUTHAMPTON VILLAGE  
JUNE 7, 2018**

Due notice having been given, the public hearing of the Planning Commission for the Village of Southampton was held in the Board room of the Municipal Building, 23 Main Street, NY on Thursday, June 7, 2016 at 5:00PM.

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

Chair opened the meeting.

First, the Trustees have passed the GFA changes as recommended, with one exception, they kept current zoning for the Hillcrest area which is an R7.5 district. There was a Public Meeting held in the Hillcrest area. It was a good meeting with very open dialogue. The Planning Commission has asked Glynnis Berry to look at the existing conditions in the neighborhood. They will conduct field surveys and focus on lots, utilize visual materials, aerials, as well as photograph street fronts. The Town GIS may not be completely accurate since many of those houses were not formally filed. A house by house survey will be the most accurate way to secure the data. It will be helpful to get an accurate survey of the area so that beneficial recommendations or exceptions can be made. That area that will be covered is from the railroad tracks north, it encompasses Hillcrest, Miller and Winward. This study will show how they currently meet or do not meet the requirements. It will help to know if they are conforming or non-conforming. Once the data is collected they can discuss the implications of codes and concepts and show examples of changes of code and the effect it would have. On the one hand, they need to make sure that people can build if they want to and people have expressed they desire to maintain the current neighborhood. There is a lot of open space in the neighborhood because the homes are smaller and unhedged, which is a pleasant character.

Focus group feedback and the options come back once the study is presented at community meetings. Chair Travis feels that they have learned that there are many issues that will be important, County Department of Health is one that will constrain and side yard setback conditions. Few of the parcels will be able to meet the side yard setback requirements of 15 feet, that will be major implication for review. He noted that there are very few garages currently, the layout of the lots will make that a challenge. Laura Devinney stated that it would be great to get a grant for that area, that way they can investigate sewage possibilities for that area. The Board feels it is a good idea, it could be a pilot program for the Village. Marc Chiffert felt that the area is limited in size and the sewer grant will probably not be an option. Although, it is felt that they will eventually be growth in the area. It is an area that is somewhat affordable, that makes it attractive to build or add on to existing housing.

Michael White, a contractor, stated he hasn't heard of a Department of Health problem there, they cannot stop you from growth. Marc Chiffert stated that for expansion, they may need more flexibility. The question came up are the new systems economically feasible for the homeowners. Michael White asked why they are looking at the neighborhood, the people seemed satisfied. Laura Devinney noted that people have asked about options at meetings for their properties. They do desire modifications and want a better understanding of how the new zoning requirements affect their future growth. The conditions of other neighborhoods are different than this area. Chair Travis noted that they were asked

by the Village to look at all the neighborhoods that have smaller lots and properties and this is the most affected by the zoning regulations, that is the reason that the Trustees want a special study of this area. About 50% of these lots are non-conforming. Michael White stated that zoning should apply to all, however, Chair Travis stated that you must have different standards for unique areas, that is why overlay districts are created. The feedback from the neighborhood was that they are underrepresented; they want to be helped. He wants to give options to everyone equally.

Michael White stated that the new zoning is making people not want to build in the Village. The Board and Trustee Allan stated that simply is not true. He stated people do not want 3 or 4-bedroom houses. The Chair noted that there have been many zoning changes, they decided to take a pause and look how it is working out. East Hampton is strict, more so than Southampton and it has been successful. In time, we will find out if the changes have been successful here. Michael White stated sales are down 40%. Chair Travis stated that the statistics on sales show Southampton is up and stated that the statistics do not match what he is saying. Michael White disagrees, he says he is very aware of the trends. Chair Travis stated that we need to make the unique character of the Village is preserved, in fact that is why the Planning Commission is in place, it is a balance. Laura Devinney stated they do not choose what they are asked to consider, they are commissioned by the Trustees and Mayor who request what they would like them to investigate.

Chair Travis stated that they will conduct the study and look at the data and make recommendations, it may be that they do not change anything. However, nothing can be done until the study is complete.

Marc Chiffert stated that the Commission wants to investigate sewer options for the Village as part of a master plan. Chair stated that they, in the past, investigated a sewer district for the Village Center. They conducted a study at the time. When the Commission had H2M study the building of a sewer district, the capital cost was very high for a sewer district. The Mayor and Trustees at the time had to shelve the idea because of the cost. Currently, there are alternates available. They want to make a formal recommendation to do an RP on these new systems. Laura Devinney asked who is installing the first system on Hill Street? Marc Chiffert stated that any cesspool/sewage system can install the new systems. Edward Corrigan asked the number of gallons they can handle per day? It is 15,000. There are smaller systems that do not treat as much effluent. Chair Travis stated that in the Village Center there are generally groups of buildings around parking lots and therefore potential to put 3 or 4 systems to support the group in those lots. Marc Chiffert stated that a mini-sewer district needs to be created. Laura Devinney stated that people hate that word, it means taxes for them. Chair stated that he focuses on retail and if it was him looking for retail he would not be inclined to put a business there because of the current state of retail without these new systems. It will address the problem of the high-water table, they can get closer to the water table with these new systems. Southampton is very close to the water and in the water shed from North to South. Our problems are more significant than other neighboring villages regarding dealing with waste water.

**The Board held a vote on the recommendation to the Trustees to issue a new RFP to analyze options for sewer systems in the Village Center.**

**On Vote: Chair Travis, Marc Chiffert, E. Corrigan, L. Devinney, Joseph McLaughlin and Edoardo Simioni**

Lastly, Laura Devinney wanted to address work force housing. She stated that Water Mill was up in arms because of the raising of taxes, it would possibly make affordable housing unattainable. WHB Coast Guard housing is going to be auctioned, she feels that is a great option for affordable housing by Grabesky Airport. Chair stated that there was a fund set up that could be revived, they need to investigate doing that. Second, there will opportunities in the Village for parcels for affordable housing, however, there is no mechanism to put affordable housing as an enforceable code. They can set aside units for affordable housing in development or pay into the fund for the affordable housing.

Perhaps the for the Hospital site, it would be better for them to know before than after they conduct an RFP. The fund is in the code currently, they just need to implement it. It seems someone will look at those sites, there is no mechanism to force affordable housing when building is done. To reactivate the fund, they may need to go back to the Trustees and publicly comment on it. Laura thinks that Karen Wynn, the Town affordable housing point person, needs to come and speak to the possibility to fund that fund and how it would operate. The Village does not have a goal of what type of work force housing, is it senior housing, families, they may need to define that more. Chair stated that some people look at the most modest part of the tier, some are doing lower middle-income housing and some staying with upper middle income. They may need to redefine what is affordable, especially for our area, it needs to be clear. Chair Travis use as example on North Sea Road, if someone wants to build a housing development they can choose tax abatement, possibly a 10-year abatement, to incentivize it.

Michael White stated he likes the idea, however, do the people that live here actually want that. He feels the average Gin Lane resident does not want affordable housing. Marc Chiffert stated that possibly cooperation with the Town would be a good thing. Chair Travis stated that they need to get a consensus what people want, public meetings are a good forum for the hearing of the public. Michel White stated that the average person doesn't understand zoning. He feels that the only way for it to happen will be a sewer system/district, he feels there is enough money in CPF to accomplish it.

Trustee Allan stated that they have contributed \$160 million in CPF funding since 1990, it has received \$40 million back. They do not get back what they put in, it is put in and at the aggregate Town level to see what is most beneficial. Laura Devinney asked if they can revise the rules, the answer is no. Trustee Allan says they have purchased 14 properties, they are moving in the right direction. Chair stated that we need to unite with the Town to solve this issue. Sewers are critical to the Village. The Southampton Hospital has a sewer plant currently, it would need to be improved, but he site will be attractive because of the existing sewer.

Chair stated that next meeting is July 5, 2018. Laura asked if the Hillcrest neighborhood could be invited, Chair stated they want it discussed first. He stated that you can't have a public meeting with just one group of people.

Chair closed the meeting.

Respectfully Submitted by:

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JoLee Sanchez

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

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Village Clerk