

**PLANNING COMMISSION
VILLAGE OF SOUTHAMPTON
JULY 6, 2023**

Due notice having been given, the Planning Commission of the Village of Southampton met as a hybrid meeting via zoom and at Village Hall on July 6, 2023 at 5:30 pm.

Board members Co-Chair Marc Chiffert, Michelangelo Lieberman, Pamela Gilmartin, Christian Picot, and Michael Anderson were present.

Alex Wallach was absent.

3. REVIEW AND APPROVAL OF PREVIOUS MINUTES

The minutes were tabled for the next meeting.

4. WELCOME TO OUR NEW MAYOR BILL MANGER

4.1 Discussion on reduced number of PC members and Mayoral Citation to Laura Devinney, Edoardo Simioni and Bob Essay. The Board welcomed the new Mayor. The citation was read to thank Bob Essay for his service. The other citations were saved and will be given to Laura Deviancy and Edoardo Simioni.

There was a suggestion to reduce the number of members on the Board from 8 to 5 from the Mayor. M. Chiffert would like to have six. P. Gilmartin feels it depends on the number of committees. M. Anderson stated that the Mayor must know what they want, and they serve the Trustees and Mayor and that they can make do with 5 or 6. C. Picot feels that there would be no point in disputing this suggestion since they serve the Trustees. M. Chiffert stated that they will make do with five members then.

Tom Anderson was voted as the Town of Southampton liaison. The Board unanimously agrees.

5. UPDATE ON TOWN OF SH AFFORDABLE HOUSING INITIATIVE (Prop 3)

Kara Bak was invited back but this was postponed due to the fact that she is in the process of moving offices from Southampton to Hampton Bays. They will have her presentation in August.

6. SEWER/WASTEWATER COMMITTEE UPDATE

This discussion has been postponed.

7. SPECIAL PRESENTATION & DISCUSSION

7.1 Discussion on Proposed Battery Energy Storage System (BESS) just outside the Village in Hampton Bays by the Bridges.

Chris Picot stated that there will be thirty battery enclosures with twenty-four batteries. The location was indicated by map showing it by the bridges in Hampton Bays. They will be lithium iron phosphate batteries which is an older form of battery, but the manganese helps to prevent explosions. Rome Arnold said he is a full-time resident of the Village. He feels that there are a lot of incomplete issues, and this is a concern. It was questioned who owns the property as to who is responsible? What type of batteries are proposed? What does the

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Drainage Design Report not address? Is the site well protected from vandalism or a more serious attack? What happens if there is a fire? There is to be one fire hydrant on five acres, and this will not be manned. These are also just promises, the plan is not set. The felicity ship with a car fire that was inextinguishable and took 7 days to be put out. This puts things in the same ballpark. If something happens it will affect the whole South Fork. M. Anderson asked if this is a LIPA sanction project, but Mr Arnold stated not necessarily. M. Lieberman stated that he feels that this is a result of zoning. The design stators were given and then the dominion code was met, this is why this parcel was selected. If this becomes set on fire it is not clear what way this is put out.

Mr. Essay stated that with electric cars you wonder what poisons are coming out of them and will the hoses contaminate the water table. Mr. Essay stated that Mr. Arnold concerns are understandable.

Mr. Arnold stated that they reignite.

Mr. Essay stated that if you put water on a magnesium battery it explodes, you let it burn.

Lynn Arthur is on the subcommittee of energy and deals with sustainability for the Town of Southampton. The battery use is what is discussed. Six thousand megawatts will be required by 2030. On the south fork has a summer peak. The consumption data for the entire year was shown. In the summer months the demand quadruples. She has been collecting data for the last 10 years. Battery storage will provide relief. M. Chiffert stated that the need is not in question, but the location is what is. Ms. Arthur stated that this question should be directed to the departments that have selected this site. In her experience their expertise works out the best scenario. M. Chiffert stated that the public hearing is still open. These are valid concerns, they want the technology but do not want to be boxed in, in the event of emergency. Evacuation is a concern. Mr. Essay stated that 1/4-mile evacuation is what is recommended. Ms. Arthur recommended fact checking.

8. UPDATES ON RECENT EFFORTS OF THE PLANNING COMMISSION and TASK FORCES

8.1 Review of efforts and findings of new Task force to review Local Law 7 / 2020 to review the penalties for local code violations (Chapter 1 Art II) - M. Chiffert and C. Picot are working on this, and they will meet with the lesion for the Village Court to review fines and how to enforce code better. C. Picot feels that they should meet with Mayor and Trustees to find out what needs to be worked on in priority order. M. Lieberman agrees.

8.2 Real Estate Task Force - Update - M. Anderson is reviewing a parcel of property by Linda Riley's office, he was contacted today by Trustee Arresta. They will be in contact with the owner.

8.3 Mobility & Transportation Task Force. - Review of Section 4.3 Master Plan

8.3.1 Possible Grant from the County for study on the Hike Bike Route/Master Plan - M. Lieberman stated that the 3.8-Million-dollar grant was awarded to Town of Southampton and East Hampton. A study will be done to review the intersections to see where things need to be improved. This would be a 2024 start date. This is a long-term project.

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8.4 New Zoning Task Force to review the following items.

8.4.1 Definition of Lot size for Oceanfront & Bayfront Property - the calculation is to the high-water mark. This is one of the reasons that the houses on Gin Lane are so large.

8.4.2 Validity of Certificate of Occupancy during Renovation - this needs to be discussed to find out whether or not this is grandfathered.

8.4.3 Checklists of SHV Bldg. Dept. review prior to submittal to ARB - Alex Wallach will be handling this.

8.4.4 Possible Repeal of Section 116-20 - again these task force need to be reviewed with the new administration to see if this should be handled. M. Lieberman will handle this.

9. UPDATE FROM VILLAGE PLANNER ALEX WALLACH

9.1 Update on the architectural and historical structures reconnaissance survey.

9.2 Update on LL 12/2022 for the Village Bldg. Dept to accept the Town Issued Home Improvement Contractor's Licenses and signed IMA

9.3 Review of Demolition Permit Requirements and C & D recycling efforts.

9.4 Other suggestions by Planner Alex Wallach to improve land use approval process

Mr. Wallach was not present, so these items were held over.

10. UPDATES on VILLAGE NEWS/DEVELOPMENTS

10.1 Initiative to Improve Government Transparency. Village documents to be available in electronic format & available on website - Civic Plus Module for Building Permit Application - it is possible that the Village records will be digitized.

The Board will produce a list to present to the Mayor and Trustees and they will have a meeting and see what is priority.

10.2 Village Activity Updates

11. PUBLIC COMMENTS & DISCUSSIONS

Bob Essay stated that Mr Epley has 7.5 acres for affordable housing, this should be reviewed and acted on. These roads were not built to handle this traffic. Sunrise Highway needs to be expanded.

M. Anderson stated that the Deer Management Program has been looking out for properties, if there is any interest in having your property used, please reach www.suffolkcounty.deermanagement.com.

12. ADJOURNMENT & SCHEDULING of next meeting to August 3, 2023 at 5:30

MOTION by M Chiffert, seconded by M. Lieberman

To adjourn to the next meeting.

On Vote: M. Chiffert, M. Lieberman, C. Picot, M. Anderson, P. Gilmartin

Respectfully submitted by : Antoinette Edwards 7-10-23

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Village Clerk