

**PLANNING COMMISSION  
PUBLIC HEARING  
SOUTHAMPTON VILLAGE  
AUGUST 1, 2019**

Due notice having been given, a public hearing of the Planning Commission for the Village of Southampton was held in the Board room of the Municipal Building, 23 Main Street, Southampton, NY on Thursday, August 1, 2019 at 5:00PM.

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

Marc Chiffert acted as Chair for this public hearing. Chair opened the meeting.

**HISTORIC DISTRICT CODE REVIEW**

Waiting on Eldon Scott to cover this agenda point.

**CENTRAL PARKING LOT REVIEW**

Central parking lot tabled to next meeting. Joseph McLaughlin is covering this agenda point.

**RESEARCH AND FEASIBILITY STUDY FOR WATER QUALITY AND WASTEWATER MANAGEMENT UPDATE**

M. Chiffert stated that a few years ago a central sewer district study was done. The purpose of that would connect all the businesses with wastewater to the back of the building. Those existing systems will go to new pumping stations to new pumping plant that would be located behind police station. Because of funding and other concerns it did not happen.

Now, they are looking at possible public private partnership. They need to discuss the area where the sewer district could serve whether only Village Business or expanded to Lake Agawam and behind. E. Corrigan asked where the historical information of the Lake is located, Chair stated the study was online at one time. The report was very well done, and he stated they can make it available again. The size of the plant was limited and the area it would serve was limited as well. He feels that the area should be enlarged. E. Corrigan noted there are new technologies since the study that can be investigated. Chair stated that the new technology is at the plant itself and the water quality of the affluent. For example, in California they mandate sewer systems everywhere and they use purple pipe, the affluent is recycled and it is used for their irrigation systems for public works through this purple pipe. The technology is available. We need to decide where the plant can be located and the service area. R. Essay stated that Suffolk County Water biggest problem was pumping treated water into the ocean and not back into the aquifer. The water should be treated to be injected back into the aquifer. This is a priority because the water table is rising, and it is impossible to get any new use without a system. It is imperative for future Village development.

The other element is that presently the health code restricts the possible development on any site by gallonage based on size of lot. We have many small lots and the amount of flow is minimal, nothing can be developed. Sewage treatment plants change that and makes that minimal flow not an issue. R. Essay

noted that he was asked where the source of water is for Lake Agawam; he wasn't sure if it was drainage.

Rob Coburn, Hill Street resident, a friend of his who is an expert believes that it is an underground flow from 20 or 30 locations. It is catching water from Hill Street, up to the Highway and further east. He also made the point that it doesn't flow evenly, the silt changes the flow. One of his recommendations was to use some testing and geological study on the flow. Chair stated that this water is untreated that is going into the Lake. R. Coburn stated that his friend noted that to that point there is not much biological activity, so it gets carried along, but it doesn't pull all the impurities out and leaves a trail of the pollutants. The sewer system will not take care of the problem but is necessary going forward. That will all get carried since it is still in the soil, for a period. There are buoys that can help to map out the flows. If we are lucky and there are 5 or 6 places where 50% or more are flowing in, then it is easier to remedy the affluent. Using carbon and helping to build biologic material, maybe on private properties and put in treatment trenches, they are not expensive. To do a 100' trench and test and add fill, it could be 25 to 40,000 dollars, so not tremendously expensive. E. Corrigan asked if the flows are in valleys, R. Coburn stated it's not exact because depends on soil and layers of clay.

Next step, to have a study for possible location of the plant and possible area of service. R. Essay noted the Town Trustees must be on Board, the Trustees own the Lake. The Town won the lawsuit with NYS regarding the ownership. Subcommittee is the next step to go over the aspects discussed. E. Corrigan stated it was discussed that there is a Homeowners Association around the Lake, it would be important to reach out to that Association.

R. Coburn noted that there is a study that was done, he suggested that maybe someone can put two or three of the studies on to the Planning Commission web page, he thinks that is where people expect to see it. He feels people need to be aware and alarmed a bit. The webpage is a good resource in his opinion. M. Chiffert feels the last study was very complete and it should be available.

R. Essay noted that he was just in San Francisco and they had a lake as polluted as ours, very similar, same color and level of pollution. He tried to find out if there were books regarding it and he wants to know what they did to clean the lake up; he plans to reach out.

## **OTHER BUSINESS**

Suggestions that the public would like them to think on, possibly looking at number and quality of sidewalks. M. Chiffert feels it should be more pedestrian friendly. R. Essay feels they should extend the sidewalk up Hill Street. You should be able to walk from the western Village line to the Eastern Village line on a sidewalk. There should be a sidewalk by the train station.

R. Coburn owns Halsey house, there used to be an 8' wide sidewalk in the right of way to the Village, in addition to sidewalks he agrees. Crosswalks are part of the walking issue; it happens every year that it is a struggle for pedestrians. On Hill Street there are no crosswalks and pedestrians and bikers wait for 2-5 minutes to cross, many people with little kids. They must dash across the street; the idea is to find maybe on a test basis a crosswalk. No wants to urbanize, however, little reminders let drivers know they share the road.

M. Chiffert feels that the parking issue and enforcement is critical, he thinks that employees don't park in customer parking areas. It needs to be more enforced. Citarella is going to be expanding and that will be an issue. E. Corrigan stated that at last meeting there was extensive discussion and J. McLaughlin is heading that subject. E. Corrigan is excited about topics to address, he feels they are very important topics.

We have strict and thorough zoning that will control development. R. Essay noted that Sag Harbor had no sewage treatment plant and the waste went right into the Bay. There are concerns that flow will be existing if a plant breaks down. R. Essay stated the new plants are so much better than in the past. The wells north of the facility are worse than the south around the Hospital. The schools and condos are septic as well. There are only two sewage treatment facilities in this area.

Audience member noted that in Patchogue it is densely populated. They have very forward-thinking regarding sewer system that may be helpful to explore.

Chair Paul Travis joined the discussion. Eldon Scott will join in five minutes.

Chair Travis noted that they want to host workshops that will be more interactive and split up. This month, in two weeks they will meet. They want to try to get a date and time that is easier for the Village residents. After breakfast on Saturday, perhaps at 9 and be out by 10:30 or 11. Friday afternoon possibly. M. Chiffert think Saturday is better for public. Mayor Warren suggested that Friday at 3 be decided by the Commission, Chair Travis feels like it easier for residents, so they don't give up a Saturday. Friday, the 23rd at 3 PM was decided.

Chair Travis would like to a large map of the Village center and we can put it up or on a table so that when we talk about parking lots we reference. The survey shows the parking lots and they'd like to get into issues pertaining to the lots and he'd like to invite Siamek Samii to bring the drawings that were done. He also thinks that there was a parking demand study done at same time as Master Plan. The problem at the time was the distribution of spots and the management. Employee parking as an example. Chair stated that on the West Coast panel, charging for parking helped the Village. Employees drove off the main street because it was not worth it to park for them. M. Chiffert noted that you can develop an app and pay on the app. In that area it was high summer demand; it was similar to here.

More talks with Trustees about wastewater management. Finally, when the zoning was redone, one of the things that came up with issues in Historic District, boundaries are outdated on the list. Some that are important were not deemed important but now they may be deemed important, and modernize our regulations so they reflect best practices by other Villages on LI. E. Scott has been researching the issue and put together a task force, possibly talk about that if wastewater is not ready to be discussed. It is outdated and needs to be addressed. The Boards need a clearer plan guiding the review. R. Essay stated that the fining process is low. His suggestion is a two-year moratorium and they must go before all the Boards again to penalize the activity of taking down historic structures. Chair Travis noted that Building Department is more on target with handling the issue. M. Chiffert stated that the guidelines should be clearer.

Trustee Allan noted that the guidelines are still on, but they must be resolutioned. The design guidelines are available in the Building Department. H2M should be looked at as well.

The H2M study did look at the current load in Village center and projection of reasonable build out over twenty years. The water usage is actual, and it was the basis. The base number was 110,000 was what was needed but it is 30-35,000 currently. M. Chiffert noted that in case of failure you need to have an expansion. You need to know you have full capacity once you establish as sewer district to handle the max growth. The hospital plant could be used for present use but was not able to handle future growth. Those are the options that can still be explored, in the current use but not future.

Mayor Warren noted the potential to tap into the Hospital. He is excited to have the study rolling on the wastewater system, the expansion of the Historic District and parking. Those go hand in hand as well. He feels that we are off to a good start and is happy to work with the Commission. Chair Travis noted that copies should be made of the documents for the public. Many people do not go online, so hard copy would be helpful.

R. Coburn wondered regarding hospital septic, he knows it is older and wonders out loud if that may be a use for excess capacity. There is an intensive use, schools and condos, in couple hundred yards of hospital. The hospital plant is at a good location per M. Chiffert, it would be a prime location. R. Coburn stated that the guidelines for historic structures are on the ARB website, J. Desing spoke to him that perhaps someone would like to underwrite the copying of the guidelines for public use.

Eldon Scott joined the meeting.

R. Coburn would appreciate looking for areas on non-conformity and get rid of those problems. Merging codes may be a solution, in Sag Harbor everyone needs to do X and if you're in the Historic District then you need to do X and Y. They took size and GFA in prominence in their code. In his opinion, those revisions would relieve confusion and angst regarding size. R. Essay stated his pet peeve is that realtors do not let people know that they are historic district and they simply do not realize when they purchase a property. The tax bill could have coding that shows they are in the historic district. Many people are unaware that they have a house in the Historic District, but they may not know. He feels the Village and the Commission may be able to do more. Chair Travis noted that one thing they said, the more you defined it the less fighting you had. The worst thing is to feel that it is arbitrary, it is tighter but easier for people to know what they can do.

R. Coburn noted that for better or worse they get enough into a house hunt and people become scared off from the Village for value reasons. Trustee Allan disagrees. M. Chiffert noted that he feels that quality of life is better.

Eldon Scott noted that the timing is great, he's spoken to many heads of Boards and he thinks that the time is now to deal with these issues.

Trustee Allan noted that the GFA analysis, flat roof law, easing application process with tennis courts, those things have helped. She engaged one if not two law firms to investigate R. Coburn's concerns and tee up current Mayor and see where it stands. She feels a lot was accomplished.

Chair Travis noted that there are grants available to do this type of work. Eldon Scott spoke to a person in Albany regarding preservation, nothing terribly wrong with our code but look at usage. The existing guidelines need to be reprinted. M. Chiffert feels the requirements are very strict and he thinks that they could require more at the application process. E. Scott noted that process is important, and he

noted that other projects he works on budget generously for the review process. ARB is not fed what is needed to make decisions. R. Essay stated they had classes that they had to attend to help. He feels it would be useful for architects to have the guidelines. Historic structures need to be added in a useful way instead of something worse added on. The community needs to be a part of the discussion.

R. Coburn looked at places that have strict codes, many places have outcomes that are dependent on the community input. They are better when the process is easier and streamlined. Chair Travis noted that the zoning clarity helps the public to be clear and it gets easier. Houses built now are compliant and zoning is accepted. Chair Travis stated that they wanted to encourage detached garages, the Village residents expressed that desire. He thinks Village residents haven't been able to express what they want from the ARB. The ARB work session have disappeared, on a smaller house asking people to develop plans on something that may never be able to be built is difficult. Work sessions would be able to help with that problem. R. Essay stated that they encouraged people to come in with a drawing in the past, but that doesn't happen now. Sag Harbor operates in that manner. ZBA does a good job and some codes allow or require kicking things to the ARB. Discretion is given to ZBA and they can have them send from ARB, that may coordinate the Boards a bit.

To end, this issue has been discussed for a long time, possibly have a staff person or staff review. The code is fine, but the interpretation can be the problem.

The special workshop will be held Friday, August 23<sup>rd</sup> at 3 PM.

Respectfully Submitted by:

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JoLee Sanchez

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

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Village Clerk