

**PLANNING COMMISSION
SOUTHAMPTON VILLAGE
AUGUST 2, 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, Southampton, NY on Thursday, August 2, 2018 at 5:00PM.

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

Eldon Scott acted as chair for the meeting.

Chair opened the meeting.

On the agenda is a discussion regarding the Southampton Hospital site that will become available once the hospital moves to its new location. The Southampton Hospital Neighborhood Association, a newly formed organization, composed a letter regarding the Southampton Hospital. Their aim is to discuss the lot, zoning, etc. The Board are in an information gathering mode at this point. There is information coming in from stakeholders, those most affected by the future of the site. Chair Scott asked for comments regarding a letter that was addressed to the CEO of the hospital. Chair Scott read the letter into the record. It was from the Southampton Hospital Neighborhood Association. The letter states that they are in full support of the hospital and its relocation, however, they feel the neighborhood no longer feels residential. They feel the parking, noise, etc. is of concern. They expect to be included in the future decisions for the parcel that will become available. L. Devinney asked if the letter is generating the Committee's involvement. Chair Scott stated they don't know when the hospital will be moving but the Village are stakeholders and they want to put a face in front of it. Mayor Irving requested that the Board review and address the issue. R. Essay asked about the Parrish WWII Veteran building and what will happen to the historically significant structures. He feels that there may be environmental issues for the future, it could be a significant clean up if the use is changed. Facts need to be gathered regarding the buildings. The CEO of the Hospital has not reached out to the Planning Commission.

Walter Dean, member of the newly formed above stated organization, has a prepared presentation. The members of this organization live close to the hospital. They have over 40 members in the organization. They are interested in working with the Hospital for future development. They met with the President of the Hospital and let them know they wanted to be involved, however, they got the feeling that they will not be informed or involved. They have had three meetings and had about 50 people in attendance. The hope is that the outlying lots but not the hospital will be residential in the future, that was their original zoning. He provided a map of the area and would like to see those houses to change the use from medical zoning to residential as part of the negotiation. They hope the Tower House will be kept and the Parrish memorial will be considered historic. Many of the addresses around the Hospital were homes but are used for parking or medical buildings. They hope they will be returned to residential use once they are not needed for hospital use. Their group would not want to give recommendation about the hospital itself, they hope it will not be multi-family housing. They would be grateful if the roads around the hospital be restored to what they were before they became parking lots. He presented a series of pictures of the properties that have potential for residential use. He showed

Bishops Pond as an example of what they do not want to happen in their neighborhood, they do not want any large condominium development. He stated that traffic is terrible, they feel that on that side of the Village they are trapped. L. Devinney asked how many houses are deemed historic? W. Dean is not sure, but he feels that some of them are since they fall in the Historic District. Their hope is that they make sure before they proceed that the historic nature is considered. He mentioned they are an inclusive community and welcome to share their community with others but with less congestion. He also provided a current zoning map. Chair Scott stated that an investigation of the current houses or buildings that the hospital owns will need to be reviewed regarding historic status.

Chair Scott noted they want to begin with a planning point of view and start with the sewage treatment plant is a factor. Chair Scott noted it will have to be updated anyway. L. Devinney asked are the buildings owned by Stony Brook or Southampton Hospital. W. Dean stated that it appears all the properties have transferred. Chair stated they will have to review all the records regarding the properties. W. Dean stated that he will be happy to bring anyone to view the houses, if it is the desire of any on the Board.

Evelyn Conrad, asked about the moving of the ER, she feels it will be out of reach for the Village once it is moved. She feels that it would be hard to access from the Village. Robert Essay stated that traffic has become out of control. Edward Corrigan asked for a copy of the map he provided. The current zoning is M for medical, the outlying houses though are not zoned medical.

E. Simioni asked if the zoning changed with the use? W. Dean states they are not medical zoning and noted that houses are residential and administration. Chair Scott had the current zoning map, the site is MV and across the street is HA, they will look up the definitions of that zoning. Those blocks were rezoned from the appearance on the map. Chair stated they will have to look at zoning, but State has the last word on the zoning, but they will probably deal with the Village. R. Essay asked how they feel about something like the Pointe as a development? W. Dean stated that he can't speak to that. Chair stated they need to speak to the Trustees about funding for a public review. M. Chiffert stated by the next meeting they should have enough data to discuss the matter. R. Essay stated there are some radioactive rooms, the clean up may be a problem. Chair Scott noted that W. Dean can speak to him but there will probably be an outside agency to deal and study the situation. He feels it is an important site.

Evelyn Conrad asked if ER services can be split off from the others. She felt that the supermarket location would have been perfect, however, it was clarified that it has been sold and it will be offices.

L. Devinney stated that overtures should be made that they be included in the process with the Village, we need to be friendly.

Mayor Irving in audience stated that it is a community issue, he feels the Village needs to be the lead agency on the whole issue. He states they want to protect their community.

W. Dean stated that after the letter they submitted, they are meeting with the press tomorrow at 11AM. R. Essay stated there may be no jurisdiction, so they need to find where pressure can be placed. E. Corrigan stated that if it is sold to a developer it would come back to the Village for whatever is to be developed.

Chair will circulate the information and submissions that they received regarding the Hospital.

Next, there is discussion on the ARB process, they need to gather information so probably next meeting they will be able to discuss that further. R. Essay stated that there was a consultant who stated that they needed to expand the Historic District, it never passed, however, he feels that needs to be done. E. Corrigan stated they just spoke about this and we have moved up this on the agenda, he asked about the date they agreed upon. The Commission changed to the 1950's as the date for the Historical review process.

Evelyn Conrad stated that the process of the ZBA and Planning Board have problems as well. The Board stated they need to review the whole process of all the Boards, that can be done. The role of the Planning Commission would be to facilitate the discussions. It is a goal that they could be useful in, but they cannot make determinations stated E. Scott. E. Simioni stated the way it was presented made it sound like they were taking the lead.

Trustee Kimberley Allen added that they are training online and in house and SEQRA is part of the training. She stated that they will designate a required amount of time for training. They will look at the training process regarding SEQRA. R. Essay stated that ARB had problems with ZBA in the past, it can be difficult to have consensus among the Boards. Chair Scott stated that he agrees that the problems with process need to be analyzed so they can be put into action.

Evelyn Conrad would like the attorneys to have their decisions to the ARB be public before hearings. She wants to prepare a memorandum of the issues that she sees. L. Devinney states that is why they have public meetings. Chair Scott noted that he's not familiar enough of the process to know if they are using "Best" practices.

Jay Desing, provided an example of some of the ARB/ZBA problems in showing a pictorial of a house that has a flat roof that contains a putting green. He feels that the ZBA and ARB need to be coordinated. The Building Department needs to be involved in the process as well. He stated that Captain's Neck and Hill Street is a perfect example of a house that is too large for the lot. M. Chiffert stated that the interpretation should be by Boards and not the Building Department. J. Desing states that it is being seen more and more. He also spoke about Job's Lane proposal for the planning, he feels it is critical to be vigilant regarding this. He feels the proposal is not in keeping with the character of the street, it is a redevelopment of the neighborhood and takes away the character of the existing stores.

Evelyn Conrad stated that the Job's Lane proposal is against the SEQRA law, it needs to be done now. Chair Scott stated that the Planning Commission can't enforce.

L. Devinney, stated that the Beechwood Latch passed, it calls for 2 units of 10% for work force housing. She had a meeting with the Housing Commission regarding Work Force Housing. Before a C of O can be given they will need to comply or the money is given to the Village before the C of O is given. The Trustees are looking at a church on Powell Street for affordable housing. Also, Bishops Pond gave money instead of units, at total of 500,000, the Town received 250,000. They have two affordable housing units on Bailey and one in Hampton Bays. There is 150,000 in Escrow that is not in their fund, she is not sure as to why. Also, there is property that has been designated, off Sebonac Road by the Police shooting range, there was a portion that was going to be retained by the Village. The time limit elapsed but the Town will allow the Village to be part of that or take part of that. That is the report on the Work Force housing. E. Simioni stated possibly the hospital site for affordable housing. L. Devinney

stated that she feels that they would not be opposed to some affordable housing at the site but probably not the hospital lot itself.

Motion by Chair Scott, seconded by L. Devinney

To close the meeting.

On Vote: Chair Scott, E. Corrigan, M. Chiffert, L. Devinney, R. Essay, J. McLaughlin and E. Simioni

Respectfully Submitted by:

JoLee Sanchez

File Date: _____

Village Clerk