

**PLANNING COMMISSION  
HYBRID PUBLIC HEARING  
SOUTHAMPTON VILLAGE  
AUGUST 3, 2023**

Due notice having been given the public hearing of the Planning Commission for the Village of Southampton was held on Thursday, August 3, 2023, at 5:30PM as hybrid via video conferencing and in Village Hall, 23 Main Street, Southampton, New York.

The chair opened the meeting. Pledge of allegiance was held.

Present were Co-Chair Marc Chiffert via zoom  
Co-Chair Michelangelo Lieberman  
Michael Anderson  
Christian Picot via zoom

Absent was Pamela Gilmartin

Village Planner Alex Wallach was absent.

**MINUTES ADOPTION**

MOTION by M. Lieberman, second C. Picot  
**To approve the June and July Planning Commission minutes.**  
On Vote: Chair, M. Lieberman, M. Anderson, and C. Picot

**WELCOME FROM OUR NEW MAYOR BILL MANGER**

The Commission would like to reduce the number of members to five and will make that recommendation to the Trustees. M. Anderson is Village liaison to the Town, as such a meeting was held with Jay Schneiderman and Janice Scherer was contacted.

The Mayor has specific initiatives that he would like explored.

Chair Chiffert met with Mayor Manger, he expressed a desire for improved cell service in the Village. In the Village, Verizon is good, but others are terrible. C. Picot is spearheading this issue and he can update the Commission with his findings, and he is happy to share where they are in thought process. A presentation can be added to the agenda for September. He has a lot of work put together already and will speak to the Town of East Hampton who has worked with City Scopes, a recommendation of Harry Wades with A&S Advanced Networks, they will give some scope in consulting work to consider.

Currently they have four cell towers to service the Village and a massive deficiency in southern and western parts of the Village. One tower is located on the hospital, a large tower east of the railroad, and all three operators are for the west and north mainly. Another tower is west of Magee, at east end of Southampton Driving Range and this primarily services CR39. They are positioned where density is, however, not broadcasting too well to south and western areas. Verizon also has mini towers on Coopers, but Verizon is not issue really an issue nine month of year, it is only the summer months when

the coverage is not good. AT&T and T-Mobile are most problematic, but even Verizon in summer is not great. Broadband within the Village has Verizon with a 48% market share, T-Mobile 15%, and the balance AT&T. There are many times when you just cannot get onto a tower. Some possibilities to improve would be to implement a cow tower, which is a cell tower on wheels, this is a temporary solution but could possibly help AT&T and T-Mobile. If they decide to put a tower on Village Hall it would need to have three operators not just Verizon. Next is speaking to consultants and getting bids in. AT&T needs to agree to come on a tower.

They need ideas for cell tower sites and provider of cows, used for density. WIFI is a good option for home, perhaps explore price competition to deal with crisis and then dealing with complementary technology like antennae. Three cell towers are all on private land, Powell Avenue is Capital Towers Holding, the owner delegated to a company to sort out operation, construction, etc. SHV is not an attractive market because of low density during most of the year.

The Mayor also expressed his desire for the Commission to come up with regulations to help the Village to develop work force housing. This will involve a report of what Village has signed on in regard to CHF, there are no funds in yet, some have been collected by the County, but not yet redistributed. Chair noted that how funds are redistributed is not finalized, there are 17 advisors that will review applications for assistance and use. He will put together a report and present it in September after Planning Commission meeting. C. Picot asked if in the appropriation of funds if there is a difference between CPF and CHF, is there a different process for funding with CHF. They want to commit all the funds due to Southampton. but how they will be used is up to the 17 advisors.

Quality of Life, regarding fines and enforcement of regulations, they need to come up with a way to handle code violations. Very few fines have been imposed on violations. Fines are 99.9% related to traffic violations, not code violations. M. Lieberman wants to work on affordable housing; Chair would like him to work on the enforcement guidelines as well.

Creation of BID for Village to strengthen the retail activity. Eldon Scott will spearhead a group of retailers to draw people to business district.

Trustee Zinnanti, would like focus on making Village greener and more environmentally sustainable. M. Lieberman will come up with ideas. No mandatory recycling now and he will look into existing. M. Chiffert feels demolition debris being recycled should be a recommendation. M. Lieberman noted Town partnered with Habitat for Humanity, it is different type of recycling. Habitat for Humanity processes and sells up the Island in their shop, something similar was tried in Ithaca and successful. Solar panels on houses could also be a recommendation. C. Picot asked about NYSERDA, he feels important part of equation for green movement. He feels it is important since 2/3 carbon emission is in the built environment. M. Lieberman stated that Stretch Code was not successfully adopted by Village, whereas Town did adopt. Chair Chiffert stated maybe put it back on the table. M. Lieberman hasn't heard that from the Mayor, he was told to focus on work force housing. He feels three areas should be focus of the Mayor, and the rest is ancillary.

### **UPDATE ON TOWN OF SH AFFORDABLE HOUSING INITIATIVE (PROP 3)**

Presentation to be held by Kara Bak in September.

## **UPDATE OF SEWER/WASTE-WATER COMMITTEE**

Chair had a meeting with the committee, it is still ongoing, but they may need to look into possibilities. M. Lieberman noted that they made it very clear they need assistance to have work force housing, it falls in line with mayor's agenda, the sewer was not part of his agenda. Chair stated that sewer has need and requirement for health issues. Climate change and brown water needs to have sewer system, also septic overflows, it is an issue to be addressed. It was noted that the current administration has specific committee, if they need input they will call upon us, we have to be careful not to overlap with that committee. Direction has hit walls, maybe look at new solutions. They haven't been assigned the sewer, but Chair feels they can help.

## **SPECIAL PRESENTATION AND DISCUSSION**

There is now a moratorium on battery storage for study, County Planning Commission is the right place to begin and they are lead agency.

R. Essay, audience member, asked ex-fire chief about this subject, and he warned to stay away from battery storage. Further adding that it is toxic, and they must have special remediation, with the recent fire they had to evacuate area because the gases are poisonous. R. Essay also added that he feels that Majors Path is best option for affordable housing.

Chair noted that there is a need for battery storage, but they need to come up with solutions in regard to safety. R. Essay worries that there is nowhere to evacuate in emergency.

## **UPDATES ON RECENT EFFORTS OF THE PLANNING COMMISSION, AND TASK FORCES**

Chair Chiffert noted that the ZBA is exploring ocean front property that takes into consideration the entire property for calculating lot coverage and GFA. This is yielding large homes on lots that have a lot under water, other municipalities use the coastal erosion line or crest of dune. C. Picot asked if M. Greenwald requested help, because he feels they should have agency and it should be left with them. Chair feels there is a built-in conflict of interest, and the Commission is the proper forum if the Board of Trustees agrees. C. Picot feels they should concentrate on what the Mayor has asked them to pursue.

M. Lieberman noted that in regard to work force housing there are already many recommendation in the Master Plan that they could implement. He feels that having the framework in place and ready would have them able to apply for grants. C. Picot and M. Chiffert feel they want to understand the total situation with work force housing, it will take time before they dig in and once they present phase I, then "peel the onion" on phase II. M. Lieberman feels it is moving, there are already recommendations they can pursue. M. Chiffert stated with CHF, the recommendations have code amendment recommendations and that could take time with grant mechanisms, adjusted code may be a good idea. Zoning is a big element, other elements are grant and subsidy. M. Lieberman asked C. Picot to possibly present that to Trustees when they have the initial phase.

## **UPDATES ON VILLAGE NEWS/DEVELOPMENT**

Alex Wallach was not present.

Chair noted that Reconnaissance survey is ongoing. Town license acceptance amendment is fully signed and executed. Recycling work for waste is being explored. An update can be given next month.

**PUBLIC COMMENTS AND DISCUSSIONS**

C. Picot mentioned that the improvement of government transparency is really for liaison with Board of Trustees and with Building Department and he doesn't feel it needs to be a commission focus, he noted the Mayor was clear that cell towers was a priority, and he has to be head on with that focus. They have used Civic Plus module for permit applications, and M. Anderson will speak to Charlene on how they are putting records in electronic format, but the understanding is that all were being digitized. Issue seems to be more for Building Department use of it.

Robert Essay, a Village resident, feels that the Village needs left hand turn arrows on village, especially at intersection with Jobs and Meetinghouse, really all should have turning arrows. Also, crosswalks have been put at Captain Necks Lane on Hill, but there are no sidewalks that correspond to them. Meetinghouse Lane is main artery, one side no parking, there is a lot of parking on South side, he feels that should be no parking for ambulances and other emergency vehicles right of way. This is proving to be an issue with Village since new driveways don't go deep enough and people park on the street.

He feels that Sunrise Highway needs expansion. M. Lieberman and C. Picot noted that the answer is work for housing and public transportation. Possible extra trains with secure park and ride. R. Essay mentioned parking garages can be made to blend and not resemble garages and that can be an answer for parking in the Village.

C. Picot feels left turn arrows are a solid idea, but public session at Board of Trustee meetings would be the forum to present the idea, he encouraged R. Essay to attend those meetings and share the comments that he shared with the Commission.

Next meeting is scheduled for September 7th, 2023 at 5:30pm.

MOTION by Chair, second by M. Anderson

**To adjourn the meeting.**

On Vote: Chair Chiffert, M. Anderson, M. Lieberman, and C. Picot

Respectfully Submitted by:

\_\_\_\_\_  
JoLee Sanchez

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

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Village Clerk