

**PLANNING COMMISSION
HYBRID PUBLIC HEARING
SOUTHAMPTON VILLAGE
AUGUST 4, 2022**

Due notice having been given the public hearing of the Planning Commission for the Village of Southampton was held on Thursday, August 4, 2022, at 5:30PM as hybrid via video conferencing and in Village Hall, 23 Main Street, Southampton, New York.

Chair opened the meeting. Pledge of allegiance was held.

Present were Co-Chair Marc Chiffert
Michael Anderson
Laura Devinney
Robert Essay
Pam Gilmartin
Christian Picot

Absent were Co-Chair Michelangelo Lieberman
Eduardo Simioni
Summer Stelling

Village Planner Alex Wallach was present.

MINUTES ADOPTION

MOTION by R. Essay, second P. Gilmartin

To approve the minutes of the July Planning Commission public hearings.

On Vote: Co-Chair Chiffert, M. Anderson, L. Devinney, R. Essay, P. Gilmartin, and C. Picot

SEWER/WASTE-WATER COMMITTEE UPDATE BY PAUL TRAVIS AND D&B ENGINEERING

This update will be held in September

SPECIAL GUEST PRESENTATION BY LYNN ARTHUR, RENEWABLE ENERGY LONG ISLAND

Presenting Community Choice Aggregation (CCA) program from NYSERDA and Community Distributed Generation (CDG) program and how the Village will benefit from joining the program:

Chair Introduced Lynn Arthur to the Committee, she volunteers for the Southampton Town Green Sustainability Advisory Committee and chairs the Energy sub-committee. She is also Executive Director at Peak Power Long Island.

She began her presentation by noting that on August 11, 2022 the Town is expecting exciting announcements regarding the transfer station and an incentive to produce and generate power locally via solar panels. It can interconnect with the local grid.

NYSERDA awarded the Town money to encourage homeowners to use renewable energy, and motivating municipalities to use Climate act. The ideal is that over time, mandates come to municipalities, but there is a need to meet deadlines.

- Climate Act and NYS Goals: The Climate Leadership and Community Protection Act Commits NY to reaching net zero greenhouse gas emissions through a series of targets: Specific targets include
By 2025 – 6 GW of solar energy installed to serve NY
185 trillion BTU energy consumption reduction from forecast through energy efficiency improvements
By 2030 – 70% of state’s electricity from renewable energy
3 GW of energy storage capacity installed to serve NY
By 2035 - 9 GW of offshore wind installed to serve NY
By 2040 – 100% of state’s electricity supply emissions free
- Operating CCA’s in NY State: Over 150 municipalities adopted CCA enabling legislation and 80 cities, towns, and villages in NYS with an active CCA. Greater than 170,000 residential and small commercial electricity accounts. Greater than 38 municipalities are currently receiving 100% renewable energy as default supply. A pilot program/Westchester Power saved \$15M for 100,00 ratepayers in the first 2 years of operation. On Long Island, the Towns of Southampton, Brookhaven, Hempstead, East Hampton, and Village of Southampton have adopted the enabling Legislation.
- Southampton Town guided by its CCA Administration with public support and other legislators made a case for change on Long Island. PSC 15-E-0082 CDG only CCA: stakeholder proceeding: Strawman proposal CDG only CCA. Authorizes multiple CCA programs/Municipality, no requirement to competitively bid Power Supply, and authorizes separate programs for gas and electric. Assemblyman Thiele’s CCA Bill signed by Governor Hochul on December 2021 requires LIPA to adopt CCA program elements and all enhancements

2016 CCA provided that under Municipal Home Rule, local communities can choose the default source of energy. By “aggregating” local community electric demand, CCA programs are able to negotiate a fixed-rate energy supply contract with competitive suppliers, rather than the traditional utility business model based on a single energy supplier. A contract for all constituents can opt out.

2022 CCA/CDG provides for Community Solar; solar, solar paired with battery fuel cell (enabled by LIPA tariff). Owner of (public or private) parcel a lease reserve. Municipal Board determines distribution of 20+ years of electric utility bill credits: 60% to CCA members and 40% to municipal or small businesses.

R. Essay asked if the methane gas produced by the landfill can be used for fuel? L. Arthur answered that is had been addressed yet, but engineer can take a look at that. The Town of Southampton has landfill location and they invited developers to submit proposals to develop the site and the CCA administrator did all the work under Town oversight. An RFP was issued five companies submitted. From that a decision was made and the contract awarded over a year ago. Once awarded the economics was key the thing of most interest. In this case all the capacity generated comes to the CCA, but the way gets paid is via tariff for CDG, under terms and conditions. Economics are dependent on the size of project

for the amount of money generated, they want it to be substantial for homeowners. The Town has lease negotiated to the developer and Town and gest revenue. They would like another 10-15 projects and look at GIS and PSEG interconnect map, to see locations that can be utilized for the program. Solar, battery storage, combination of both. CCA only now Town, but there is a possibility for Villages to participate.

For it to proceed, they want to get this set up and then proceed with other municipalities. Now there are more opportunities for municipalities and there is Federal money with new bill for billions of dollars. The demand is tremendous out here so building generation here is very valuable, LIPA can solve the problems without more lines. The Town desires for Village to be part of it, and after August 11, 2022 meeting will help to utilize it in other Villages. The options are that the Village can run their own program, or they can piggyback on an existing RFP. Next step would be to issue an RFP, or they can arrange a meeting with the Town, and benefit from the shared. A member of the Planning Commission could be acting representative on CCA for the Village. Again, there is no risk because the Town can back out at any time. They are launching sustainablesouthampton.org for public to view incentives, there are tax credits and State rebates available for different programs.

UPDATE & PRESENTATION BY VILLAGE PLANNER ALEX WALLACH

Update on Master Plan – a draft was completed and will be circulated to Commission members. C. Picot feels that they did great work with it, on page 77 where it pertains to Tree Task Force, there are recommendations for private trees, they would like to tackle public first and then possibly next year, focus on private legislation. He would also like to hear their priorities out, so that the Commission can assist with recommendations.

Chair asked what should be written for enforcement, Chair will circulate to everyone and encouraged public input and attendance at the hearing. A. Wallach noted the 23rd of August is the public hearing and comments can be submitted in writing or spoken at hearing, at later date would be adoption, not on the 23rd. There will need to be rewritten code per recommendation for implementation. They expect several code changes and amendments. Chair also spoke about policies and procedures for Boards for certification or review of applications for compliance with Master Plan.

Update on the RFP for the architectural and historical structures reconnaissance survey – Trustees approved contract and sent by the consultant. That is waiting on Mayor for signature and then a kickoff meeting can be scheduled. They will need to complete by next September to qualify for State grant funding that has been awarded.

Possibility for Village Building Department to accept the Town issued Home Improvement Contractor's License in addition to/in lieu of only the Suffolk County License – this is on the agenda and next Thursday there will be a public hearing to discuss the issue. It will cover all home improvement. Chair feels it will benefit the Village to do so because it will easier handle disputes via Town. R. Essay feels that landscape trailers should have to be in driveways, it is too crowded on streets.

Also discussed at next meeting is there will be code change of height of retaining walls, basically a clarification of existing law. Chair noted that the process for demolition could be reviewed and enhance the code as well. R. Essay asked what the fine is for tearing down a building, R. Essay noted it used to be

\$800.00. He suggests a two-year moratorium and they need to apply all over again. A. Wallach was not certain regarding the fine and will look into the question.

UPDATES ON RECENT EFFORTS OF THE PLANNING COMMISSION AND TASK FORCES

Mobility – Chair noted the electric car use on app Circuit, he’s used it and feels it is excellent and seems to be well run.

Tree task Force – C. Picot noted that A. Wallach has been working on first draft of Code 107 revision and he forwarded to rest of members of Tree Task Force. The planning is for the reviewed final document be delivered by 30th of September and conduct a hearing on October 13th and leave open until November 10th, and then hopefully adoption before year end, they will work on Tree City USA application completion by Dec 31, 2022 which is the deadline.

Senior Center - P. Gilmartin noted that the Library has a lot of programs just for seniors and they serve lunch, and they are always interested in dealing with other providers that have programs. The Historical Society has a couple of events per year for seniors. St. John’s Church would like to get something going there for seniors, currently has a Knitting Club. Southampton Town Center in Hampton Bays and Bridgehampton is an amazing resource and there is nothing they won’t try to accommodate for a senior. Sometimes they need notice about a doctor visit or function at Library. They deliver meals as well. However, seniors in Southampton Village want a senior center locally, the Town won’t provide it in the Village. Last week’s press noted that Trustee Brown would be wanting to do more for seniors. P. Gilmartin feels that on website they could develop a calendar to write down everything that goes on for seniors so that they can access it and know what is available.

Chair noted that Veteran’s Hall is underutilized here, whether youth or senior, and feels Library has its own aim. L. Devinney noted that the Village has a senior/youth committee, and one person is listed as Chairman for that committee, and she is elderly, and point is that any program to utilize Veteran’s Hall will have to be instituted or run from Village administration, not from the Planning Commission. Should be something definitely looked into, perhaps make proposal to Trustee Brown and her assistant can develop something for the Village. Up until that can happen, there are provisions in place for seniors, a lot actually, and a schedule on the internet would be good.

UPDATES ON VILLAGE NEWS/DEVELOPMENTS

R. Essay shared the phone 631-904-3050 for presenting concern regarding left hand turning signals in the Village.

Next meeting is scheduled for September 1, 2022.

MOTION by R. Essay, second by Chair Chiffert

To adjourn the meeting.

On Vote: Chair Chiffert, M. Anderson, R. Essay, L. Devinney, P. Gilmartin, and C. Picot

Respectfully Submitted by:

JoLee Sanchez

File Date: _____

Village Clerk