

**PLANNING COMMISSION
PUBLIC HEARING
SOUTHAMPTON VILLAGE
SEPTEMBER 5, 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, September 5, 2019 at 5:00PM.

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

Chair opened the meeting.

Chair introduced Nick Bono to present a Power Point presentation regarding the Sewer District Plan for the Village Business District study that was conducted by H2M.

DRAINAGE AND WASTERWATER TREATMENT

H2M presented a review of findings from Sewer District Plan for Village Business District. Nick Bono was the Engineer retained by the Village in 2014 to come up with map and plan to service the District. George Desmarais, VP of H2M was present as well. Time has elapsed since they conducted this study. They want to bring everyone up to speed with what was done in the past. Many things have changed over the last five years. They are here to develop the plan and system.

- Slide 1 presented a flow chart. N. Bono stated that the first step is a feasibility study. If it doesn't make sense at that point, then you don't move forward. If the analysis shows it is a go, then it goes to SEQRA analysis. That identifies all environmental impacts and the scope of work to implement. The municipality puts engineering docs together after that analysis. There is grant money available throughout the process.
- Slide 2 – showed projected overview of steps after the initial process; he noted that is the point they got to the last time it was presented.
- Slide 3 was a system overview and showed everyone who would participate in the district, not all benefit but all participate. It was 204 lots and 120 acres.
- Slide 4 – 200,000 gallons per day was covered in the service area, it would be gravity sewers where feasible and a significant amount of small sub service stations. Initially it was sited to go in the vacant lot by the police precinct, that has since been utilized for ambulance station. The areas were outlined for the proposed plant.
- Slide 5 was an overview of the SEQRA findings; it identified historic issues and growth impacts.
- Slide 6 was a cost analysis, he stated the plan will most likely change so he's not going to get caught up on that at this time.

Chair Travis asked to go back to Slide 1-Flow Chart, the existing flow was 135,000 gallons per day, it was projected to increase 70,000 per day. N. Bono stated it was to add as of right and zoning flow, not for growth. He asked N. Bono to explain the sewer service area, N. Bono stated that what it means for those in the District is that there is no maintenance for your onsite sewage, and it improves the water

quality. Chair Travis asked there are options for individual actions. N. Bono noted that there are individual things that can be done, an owner is obligated to file plans for Health Department, his understanding is that they will allow up to double density on a lot. They will allow IA for commercial properties; they could change use but are obligated to Suffolk County HD code. If they proceed with doing their own IA system, they can later hook up to the sewer system.

Chair asked them to explain what Westhampton Beach has done to form their District. They are located close to SD 24, that is the area at Gabreski Airport where they are building a warehouse district. They are flowing at 20% of their capacity, so the Village approached them and conceptualized to be part of the district and allow 60,000 per day. The Village is obliged to expand the plant to accommodate greater flow when needed. They are in the process of finalizing their plans and they need a connection agreement, when all is done the Village will publicly ask for bids. They are hoping next off season to begin. Their Commercial District is on board to begin as well. It comes down to doing the feasibility study, public outreach, etc. E. Corrigan asked what the WHB load is, N. Bono stated that it varies due to the season. The winter flow is less than 20,000 per day. During peak is around 40,000. They have opportunity for growth for more wet uses. They will have flow meters to monitor what they are using.

One more question, asked if there are water issue, Moneybogue Bay and Quantuck Bay. M. Chiffert noted that it is important to understand the allowable flow is directly related to the size of the lots, the small lots have minimal growth for wet use without a sewer district. These requirements go away with a central sewer district.

Chair Travis noted that the other situation was potential use for sewage plant at Southampton Hospital. Initially they looked at the hospital, at the time it was not deemed viable. They were only seeing 40,000 gallons per day but had 100,000 capacity. They were permitted because it was standard for the per bed count, it can be looked again because they are moving, and it could be viable. It may be good to revisit that to try to get the County to entertain a meeting. Down the road when the hospital leaves, they need to work out if they would convey all flow to new hospital; they need to be considered in a feasibility study. R. Essay asked if the plants can be split; N. Bola noted that there are 200 plants public and private. They need to leverage the infrastructure they have; they may be in more support of having one plant and potentially pump to new hospital. The new hospital is the same distance as Gabreski Airport to Westhampton Beach.

R. Essay asked about hurricanes and sewage plants, the 1934 hurricane flooded Westhampton Beach and came over Montauk Highway to the college. N. Bola stated that they seal or locate above flood plain.

E. Simioni was under impression municipal facilities were for that use solely and not for private use, N. Bola stated there is no precedent. There would need to be a sewer agency agreement. It may be a concession that the Health Department would be willing to make. It is all possibilities and not realities right now.

S. Stevenson, resident and ARB member, at the time went to the meetings and noted that people were concerned what was considered part of the sewer district. Specifically, people were concerned the schools was not part and the neither was Town Hall. After going to five meetings, they found it was very expensive. N. Bola stated that they had to draw the lines somewhere and Town Hall and the school were not included, so that is where line was drawn. However, they can be reevaluated. Schools are

considered exempt because the Town residents who do not reside in the Village would possibly be viewed as double taxed. It was topic of discussion and there is no reason it cannot be reconsidered. M. issue was to keep size of plant smaller per M. Chiffert.

Chair Travis discussed forward cost vs. benefit. The first issue is how you create a plant and with whatever technology to permit wet uses currently not available. There will be future growth which needs to be accounted for, i.e. medical offices, restaurants and other uses. He stated the other thing that was never gotten to originally was the public sector have public funding available. Westhampton Beach applied for and received CPF, there are also DEC and other grants available. This is like talking about flood control, there will need to be payment one way or the other. Buildings like the School or Town would be better for IA systems. E. Corrigan asked about the property formerly located. If they tie into the hospital they would tie into their adequate recharge to. The College has plenty of property, they would recharge on their property.

Chair stated that the report can be put on the Village website. It is easier for the public to navigate now; it is a useful place to start.

SHALLOW LEACHING AND ORGANIC TREATMENT

Rob Coburn, ARB member and resident, has a friend who is an environmental remediation expert, he introduced Dave Potts to give a brief presentation.

He used to work in the sewer business, he started to look for other options that would be more cost effective. He cited Lake Pokopogue in CT, located in East Hampton CT. They have a polluted lake and they installed a sewer district; it didn't work. He stated it is important to make sure why that didn't work. Really the issue is that there are there things that can be done now and are less expensive. Wells, cesspools and drywells are antiquated. The solution lies in stopping the problematic things, the things that need fixing are the deep underground things. The obvious and less expensive is to change those things first. Even once there is a sewer district, a leeching system can still be utilized. The shallow silo under streets are horizontally oriented and are easier to treat. Sometimes when you need hydraulic capacity, you can agree to build those right under the street, try to mimic it by synthetic blend and put it under a system. The phosphorus is the real problem in the Lake. The Federal Clean Water Act states that you must do the most cost-effective measures. He feels that there are other options, he feels the important question to ask will the Lake be clear again with a sewer district.

Chair stated that there are multiple causes that have been studied. Fertilizers, wastewater, storm water and cesspools are all causes. No one believes the sewer will solve the Lake issue; however it will help with one source of the contamination. There are several other sources that the sewer will not be relevant to. Chair asked does he have examples of leeching pools. Connecticut has used them, Chair asked whether incorporating it in areas with density is difficult. D. Potts mentioned doing leeching fields under pavement, you still have microbes in that situation. They thought it would be a negative by doing it under roads, but it can work. Before the leeching field is constructed, the solids are retained.

E. Scott asked if it is residential sewage or storm water that can utilize leeching fields, he stated both. Putting it in the ground is not necessarily positive. R. Essay asked if they recommend wood chips, he stated they can be very effective. There are other things out there that are bigger than nitrogen and phosphorous. There are other more difficult things that nature is not used to dealing with in our

environment, the wood blends are better at all those things. R. Essay stated the Presidio has a mountain lake that was as polluted as Lake Agawam, there was a cleanup. They dredged the Lake and put wood chips all around it and got rid of all the invasive species.

D. Potts stated that he met with G. Goleski, he told him to get the right group that know how to clean up already. Do it on a small scale, do it in a way that could be done and studied to see if it worked. Sometimes the same treatment doesn't translate for every body of water, what worked in California may not work here. J. McLoughlin asked if they can use pavers under that parking lot and possibly do a leeching pool under, possibly they put pavers and grass. There are lots of innovative ways to do it. R. Coburn showed pictures on a site of geomad leeching system, there are before and after pictures of installation. These systems can be done in top 2' of soil. It will wick up and grass will grow over and flourish. These shallow leeching fields can provide irrigation and fertilization. E. Scott asked if Health Department approves the types of systems. D. Potts approved only in Suffolk County after treatment units. They don't want to get rid of all the nitrogen or phosphorous. They have had waivers to do it. M. Chiffert stated that sewage treatment can treat water almost to potability standard and can be used for irrigation. Leeching field is good for grass. Laura Devinney stated that a leeching field can be put under Agawam Park. That way they can combine technologies. They can try it by taking a small section.

Paul Bola, resident, feels that there is no reason to have any fertilizer use around Lake Agawam. He feels it is low enough that a system can be utilized by raising the road and create a green surface around raised road. He states it would be great to use the road runoff to hydrate the park.

PROPOSED LOCAL LAW

Chair Travis stated that the Trustees have asked the Commission to comment on a new local law for attractive screening of vacant storefronts. The law is that windows of vacant stores be covered with art, historical photos, etc., while retaining some visibility into the building. The displays would be at the owner's discretion but would have to be attractive and it would have to be changed regularly.

L. Devinney asked if there is a process to decide what is appropriate, Chair Travis noted that the building inspector would decide. He went on to state that this is common in zoning code, instead of seeing empty vacant windows, there is a display or décor to maintain the streetscape.

R. Essay stated that they used to put decorations in the windows off season, i.e. Sak's Fifth Avenue. The building owner would be responsible for decor, it would be screening or a display, it could be art or historical photos. Basically it would be administered by Building Department. It's fair and not exorbitant stated E. Scott. If you have a lessee in a shopping mall, they are still required to have something in the window even if they are currently vacant. L. Devinney stated they need oversight or cohesiveness; E. Corrigan agrees it should be standard. M. Chiffert states it's the only way to control what could be displayed. E. Scott noted it should just be something attractive, the other requirement would that they be changed he believes every six months. Some storefronts are vacant for a long period of time, L. Devinney wondered about the notification to owners who don't comply.

R. Essay noted that absentee landlords could be a problem if they choose not to do it. Chair Travis stated that there are fines for enforcement, and this is standard in a lease for malls. The proposed legislation read that a fine of no less than 700.00 and no more than 3000.00 for each offense. Chair

thinks generally people will comply since business owners do not want to be fined and most properties do have management. He encouraged the Commission to read the proposed law.

Alan McFarland, Planning Board, he believes this has been fought many time in NYC, it is essentially a tax on vacancy. He is in favor or the new law and it just becomes part of the maintenance that is required. Chair Travis asked for a motion from the Commission.

MOTION by E. Scott, seconded by J. McLoughlin

The commission is in favor of the new legislation regarding vacant storefront displays and feels it is a good idea for the Village.

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

Chair Travis noted that the Commission had a very productive workshop meeting two weeks ago, E. Scott is leading an effort to look at the Historic District and Ed Corrigan is leading the work on a plan for reconstruction of the central parking lot. They will set a date for another work session.

The Southampton Press is aware of the Village Business District issues and plans and is sponsoring a workshop, Mayor Warren and Trustee Allan will be part of that panel. Village Business District Master Plan copies were passed out last meeting and it's on website as well.

MOTION by E. Scott, second by J. McLoughlin

To close the meeting.

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

Respectfully Submitted by:

JoLee Sanchez

File Date: _____

Village Clerk