

**PLANNING COMMISSION
PUBLIC HEARING
SOUTHAMPTON VILLAGE
OCTOBER 1, 2020**

Pursuant to Executive Order 202.1 adopted by the Governor of the State of New York on March 12, 2020, Article 7 of the Public Officers Law (Open Meeting Law), is suspended "to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed."

The public hearing of the Planning Commission for the Village of Southampton on Thursday, October 1, 2020 at 5:00PM via Zoom.

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

Chair opened the meeting.

Motion by E. Scott, second M. Chiffert

To approve the minutes from the August 6th and 27th of the Planning Commission public hearings.

On Vote: Chair Travis, M. Chiffert, E. Scott and E. Simioni

Laura Devinney joined the meeting.

STATUS OF WASTEWATER MANAGEMENT STUDY

After the special meeting held last month, they reached out to Trustees and Nick Bono. He expects to be ready with the report the week after next. He has done a windshield survey which is a brief review and has concluded, the best site is the site adjacent to the Southampton Cemetery. It falls well in terms of geography and water flow. The Town also likes the idea that they can possibly benefit because of a larger plant. E. Scott wondered about the piping expenditure; the piping is relatively less than everything being done. The land acquisition is the costliest part at the initial phase, there would be additional pumping stations that will all pump to the plant on the new property. The Hospital plant will work as a first phase and could become a pumping station, but it is not viable for long term use, so a land acquisition is necessary. M. Chiffert and Chair were invited to meeting of Clean Water Committee, they have been doing particularly good work and any other Commission members that would like to join can let him know.

2020/2021 PLANNING COMMISSION FOCUS ITEMS

Next month the Trustees are interviewing new candidates for the Commission, there will be new members probably by the next session. Next meeting is start of new agenda for the year. There are a few items that had been identified as agenda focus items.

E. Scott stated that the things that they worked on last Fall with SHIPO representatives that were never acted on can be revisited. They would like to go to the Trustees to move forward on some of them. One of the things was to print up the Village guidelines for public use, putting it in a book format that is available to the public. Support for ARB regarding historic structures was also discussed. Chair stated they put together a form that every applicant fills out for those who wish to demolish. ARB had a proposal to set a date or 50-year rule that applies for demolition that they would have a hearing. M. Chiffert noted maybe review and propose to the Village to create more transparency and scan a view of the applications ahead of time, he feel the Village needs to be brought to the 21st century during the approval process. A FOIL still needs to be done by means of fax machine. Chair had heard that the new Administrator will be exploring the capability of the website to have the applications online. It is helpful to the public and many municipalities do that right now. M. Chiffert noted that there is one organization called ICC that has new programs to assist with creating system for online review process.

The other focus was the hiring of Joseph Lima Consulting to conduct a zoning analysis of the Village in relation to the hospital being moved and that planning. It never moved ahead at that time. The Trustees are willing to move forward so they have reached out to have them expand the study to include the sewer district expansion as well. In discussing potential scope they are interested in having the firm look at affordable housing as part of the study as well. E. Scott feels they are a great firm and with a large capital investment, you need to look at the impact of housing on the Village business, environment, etc. He feels it is a good investment. Chair noted they asked about a Village housing authority, we really use the Town at this time. M. Chiffert noted there is a Town Housing Authority and they could team up with them. The focus from the Trustees is really work force housing, that got tabled but the real estate industry has gotten stronger again, so it is a concern now.

M. Chiffert feels one other issue is a review of the area of the movie theatre, what could be done with it, perhaps CPF getting involved for possible community benefit. L. Devinney noted there are accessory structures that the Town has been looking at and they have earmarked certain properties already renting and she think Joe knows about the list. Affordable housing is getting really bashed in the Press so making the thrust toward work force may be better received, and she would like to work with Diana Weir on this because she is a professional. She was thinking about the Southampton Inn and what she is proposing and what could work there, that could be important for affordable housing. Make them integrated is the way to develop these ideas regarding work force housing. E. Simioni noted that there is low inventory, he does not know if subsidy could help with summertime. In the City there is a list and it is done by lottery and people on the list get access to the units. In that way you could avoid a City dweller from using an affordable unit as a summer or extra place and then renting the unit. Chair believes that going forward we are going to see more Village Latch type developments having to provide work force housing. M. Chiffert noted that in the City you have to provide affordable housing somewhere else if you are a developer, but it is harder in the Village. There is little inventory, it would take 10 to 20 years to get the other units provided for. E. Simioni feels they have to convert existing homes into multi family or make apartments in the basements. There is not enough stock to meet the demand, the Town is looking to use accessory units for affordable housing.

Chair believes these will make up core agenda. L. Devinney wants to go to Clear Water Committee meeting. He asked what the availability is for the Commission to meet with the Trustees.

M. Chiffert feels the Village has been doing a good job enforcing social distancing and mask wearing. L. Devinney feels the build out into the street for the restaurants is tough because more cars, but she understands the need.

Chair closed the meeting.

Respectfully Submitted by:

JoLee Sanchez

File Date: _____

Village Clerk