

**PLANNING COMMISSION
SOUTHAMPTON VILLAGE
OCTOBER 4, 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, October 4, 2018 at 5:00PM.

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

Chair opened the meeting.

On the agenda tonight is the Village release of the qualifications for the adaptive use of the Southampton Hospital land. If there are firms interested in submitting they should do so. There will be public meetings once those submissions are received. The elected officials will be invited to participate.

Second, there is a public meeting on October 15th for a review of the study conducted by Studio A/B of the Hillcrest Area Zoning. This will provide community response and representation regarding this study. That meeting will be held at the King's Chapel Church at 7PM.

The main topic tonight is to kick off again the study of the drainage and sewage issues that exist within the Village Center and the impact on Lake Agawam. Despite efforts on the Village's part to address the issues, the Lake continues to deteriorate. It is the most polluted water body in NY State, the worst algae bloom on record noted last week. A few years back there was a study of a potential sewer system and the Board at that time felt it was too expensive. There was concern regarding the efficacy of a sewer district on the condition of Lake Agawam, and lastly, the local owners in the Village would bear a large part of the cost, which was unpopular.

Now, the County Health Department has finally begun to allow use of some of the alternative systems which could be less costly. Secondly, some property owners around the Lake are now interested in a more comprehensive approach.

The Board wants to look at a fresh approach. Nick Palumbo is present and has been on the Sustainability Committee and is a professor at Suffolk Community College. He has agreed to assist with this effort. Jesse Warren was asked to lead the committee, specifically in outreach to the community.

Marc Chiffert stated that the study that was done by CDM Smith was a good study and the solutions were very good. Unfortunately, the cost became very high with prevailing wages. The restrictions regarding the gallons per day no longer are a problem. He feels that we should look at other technologies perhaps using a public/private partnership. Mini substations in parking lots around the Village Center may be possible.

Robert Essay mentioned that sewage, road run off, the people around the Lake and the geese are the main polluters of Lake Agawam. The residents cannot use nitrates around the Lake. The Town Trustees own the Lake. Chair Travis stated that the Village is responsible for what goes in the Lake and they can

control that. Robert Essay feels that the problem is long standing and the sediment at the bottom may need to be cleared out.

Nick Palumbo opened that he is happy to participate with the Village effort toward cleaning up Lake Agawam. There is a lot at the Town level relating to water quality. There has been a change of CPF legislation, 20% can now be used for water quality. The Phase I has already come together and in the future, there is potential funding.

Bill Chaleff, made a very informative presentation. He is on the Sustainability Committee in the Town. His partner is a founding member of the sustainability committee. His professional qualifications are that of an architect, but he has been working on this with Studio A/B for 12-14 years. He presented the Southampton Village Community-Scaled Waste Collection System presentation. The first slide pointed that there are over 36,000 private septic systems and half before 1972 which means their effectiveness is poor. The amount of Nitrogen can be 400 times the safe level for a healthy estuary system. About 80% of the nitrogen flooding the system is from deficient septic waste disposal systems. There was a slide with a County map that showed the impact areas for groundwater and surface water quality. The second map showed the border of the Village, there was an orange space that showed the proposed sewer district, it is 1/5 of the Village. Individual systems that are now approved they barely come down to the level of 5mg of Nitrogen per liter, it is not anywhere near the level of purity for a healthy estuary system. There is a federal standard for drinking water nitrogen of 10mg, however, for healthy estuary is .5 per mg. The County approved systems are simply not enough to improve the estuary system, it is better for drinking but not for the estuary. Any system needs to approach the recommended .5 to be considered useful for the district. At some point, the industry will raise the bar and if we install septic that addresses our problems if new technologies come out that are better, do we pull them out and then put in the new ones? It's a pervasive problem, the individual solution is not enough, we need a collective solution for waste.

Choices are do nothing, bring each residence into conformance individually, install community collection with treatment system. H2M study looked at the vacuum, low pressure and gravity systems for collection. The system proposed by H2M was a combination of Low-pressure and Gravity. He feels the benefits of the vacuum system were not properly addressed. The problem with what was proposed was that it had 44 pumping stations – most with back up power. At the time it was estimated at 35M and that was three years ago. Chair stated that number was based on a 2020 start, but acknowledged it is a huge amount of money. Bill Chaleff feels most the expense is in the pumping stations. In less than a square mile to have 44 stations is just amazing. They suggested a stand by power station per pumping station, it is a tremendous amount of work.

Chair stated that it was to cut the Nitrogen into the Lake, Bill Chaleff stated that it didn't cover the whole issue. It was about 30% of the solution, not a complete answer to the problem. There are two separate issues, collection and treatment. There may be two or three plants to take care of the whole Village. The updating of the system to bring them up to that .5 mg. The vacuum systems have tremendous advantages, they were invented in WWII to use on large ships. Small diameter PVC Vacuum Systems work very well, and they have no power at the collection point, one hydraulic rams for every two buildings. The only power is at a central building about the size of a garage and that one pump serves to handle the collection system with a range of 2.5 miles, so a collection diameter of 5 miles. There is a lot of freedom to place the treatment systems but still service the Village. The largest pipe is 4 to 6 in, there is no power at the collection point, it is not difficult to install and does not need monitoring

at each collection point. Maintenance is much easier on the vacuum system. He feels these systems will do a great job and they are necessary if we follow the new master plan, he feels it is outstanding. He feels it is a pedestrian based and responds to all the problematic issues facing the Village. He feels those are bound together. Implementing the new downtown and housing is dependent on the new systems. One slide had the contacts for the treatment plans and products.

Robert Essay asked what is the vacuum, is it 10in. He feels it is critical for flex with the ground, if there is a leak then you lose your system. Bill Chaleff said it will not pollute though. Robert Essay asked what is done with the water after if it is purified. He stated that one of the problems was not being recharged back into the earth, it was pumped out into the ocean. Bill Chaleff noted that the water cannot be used for drinking water but can be used for irrigation. He stated that it is global issue and they are working toward making it potable in different parts of the earth. Irrigation in farm land is a good and acceptable use. Eldon Scott asked about estimates for homeowners. Bill stated there are two ways to do it, whether you just take the effluent right out of the septic tank or engineer the system directly to the house. The cost to the homeowner is simply PVC pipe. The AI systems are around 25,000. Marc Chiffert stated that one of the issues was to have a manageable size of treatment plant. Bill Chaleff stated that they can be located outside of the Village, they can be remote. There will not be as many, the fewer you have the more space you will need. He has seen examples of these systems and they work very well, and they are more cutting edge and more organic. Conceptually, this step is one to consider in his opinion.

Eldon Scott asked what other communities are using these systems, Bill stated several on the East Coast. Robert Essay stated that there are two that he has worked on SH Hospital and Rehab Center, there is a stigma to the plants in that no one wants them in their area. He feels that school kids would enjoy coming through these, these systems are so clean that some of the fish can be eaten. Marc Chiffert asked Nick Palumbo if the Town has plans to treat the effluent that comes out of Town Hall. Nick Palumbo stated that Town Hall is part of the Village, so it is appropriate to be considered. The schools as well, all of them could be assessed. These systems cannot handle the road run off. You must keep them separate. Paul Travis stated that the sewer and rain drainage are separately treated in most communities.

Chair Travis thanked Bill Chaleff, noting that it is helpful. They need to be open, there may be a variety of solutions. Marc Chiffert stated they need to speak with the Health Department and review the problem with them to solve it. Chair Travis stated that Bill mentioned that there are multiple issues that need to be addressed. We also know that there is a similar problem around other freshwater ponds in the Village. There are long term issues, it's a decades long problem. Clearly the Board needs to make a plan that will help over time, it needs to be a plan that is comprehensive to win public support. The Village residents are wealthy, but people do not want to pay so they need to educate the public to show the benefit of participation. He feels that outreach to constituency is key to making it work. The homeowners are keenly aware of the problem now. Getting everyone involved in the beginning is critical, Bill Chaleff agrees that the process needs to be transparent and it needs to be education to the public. Open forums are important in the process. Nick Palumbo said to frame it as a collective problem.

Michael White, Village resident, he feels mother nature has breeches on Dune Road for a reason, he feels that closing the breaches is the problem. Mecox Bay does not have the problem because it gets cut twice a year. He feels that draining the pond and letting mother nature take care of the problem is

the answer. He was pro the sewage system until he found out that it was a density issue use. CPF has capital projects from surrounding Villages and we don't go and put together projects.

Robert Essay stated there is a drain and the Board stated that they drain it. Lake Agawam is higher than the ocean though. WHB is lower and prone to flooding, the Lake is higher than the ocean. He remembers as a child seeing all the topsoil and pollutants going into Lake Agawam.

Chair Travis stated he's not a scientist so does not know the answer, it's complicated and there is not just one answer. It's not true that the sewer district was primarily to drive density. The ultimate problem why everyone pulled back was the feeling that an answer that addressed just a piece of the problem was not going to work. That is why they have asked experts to build a consensus in the Village.

Evelyn Conrad, asked about looking at industrial revenue bonds to pay for some of the projects? Chair Travis stated that the issue is pay back. It is a means to accomplish things. Eldon Scott asked who they should turn to have the facts collected, look at the full range of issues so that they have information to decide.

Marc Chiffert stated the size of the plant was the problem before. Consultants need to offer a wide variety of options. Nick Palumbo stated that it is a phased approach, it is important to get the technology right. Maybe a request for ideas instead of proposals was brought up by Eldon Scott. There is funding from CPF available, so they need to start stated Nick Palumbo.

Jesse Warren added that there are a lot of good ideas, the sewer system may or may not be the answer. They need to go out and pound the pavement to provide funding for what they decide to do. The Lake residents want to clean it up, so the public can be involved. They need to identify the causes and the solutions can be looked at once you know that. Once that is done, they can go forward to take the necessary documents to the representative.

Chair Travis stated that they have had success at public talks in a more relaxed setting as a dialogue would be beneficial. They can start with that quickly.

Bill Chaleff stated there is a process where a facilitator is hired to educate the public for a day. Eldon Scott does not know the solution because every time it is discussed there is a different solution. Several professionals can be available to speak.

Chair Travis stated they will need consensus regarding the facts to make this work with the public. Nick Palumbo stated it may not be one cause. There is no one single answer and it is a long-term problem.

Michael White stated that they should be honest about preserving the Village by the sewer system. On Lee avenue he built a house that the street floods into Heady Creek all the time, he would volunteer to go around with an engineer to get these spots taken care of. He recommended putting in requests for projects using CPF funds for these "low hanging fruit" problems.

Chair Travis spoke about addressing the Village parking lot since it is large, and drainage could be done there. That is an example of a project that the CPF could be presented. Marc Chiffert stated that the sewer plant could be near the Hospital property. Robert Essay stated that the Health Department would not allow use of that.

Chair Travis closed the meeting.

Respectfully Submitted by:

JoLee Sanchez

File Date: _____

Village Clerk