

**PLANNING COMMISSION
SOUTHAMPTON VILLAGE
NOVEMBER 6, 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, November 6, 2018 at 5:00PM.

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

Chair opened the meeting.

Chair Travis began with an update of the Community Meeting that was held in the Hillcrest neighborhood. Studio A/B presented the study they had conducted, and the meeting was well attended. There were two items proposed that had general consensus. First, is to allow a 10' side yard setback on homes with less than 60' width, this will help the existing homes to be conforming and have options for possible growth. Second, in combination with that, to have the same GFA apply to that part of the Village as the rest of the Village. Those two proposals have general support by the public.

More thought needs to go into not allowing combining lots in that neighborhood. There is a big difference between the sale prices there and the rest of the Village. There were mixed thoughts about that and a survey should be done to get a broader idea of the feeling of the people in the neighborhood. L. Devinney also mentioned that the shifting the boundary to include the lots in the OD district was discussed. Chair Travis noted that is needed because some of the lots are zoned in the OD, it is probably an accident in the history of the zoning. J. McLaughlin felt there was a mixed bag of support. L. Devinney feels the question is whether the Planning Commission is ready to propose the changes to the Village Trustees, are we there or not? M. Chiffert thought it was a positive meeting and feels the changes talked about are good for the neighborhood, he's not so sure about the proposal regarding not combining lots. J. Warren feels that it is important to keep it simple and not overly restrictive. M. Chiffert mentioned that there was a waste water involvement there and it was thought they could possibly tie in to the septic at the Southampton Rehabilitation Facility, they need to investigate that possibility. E. Simioni noted that the residents need to have their property values protected. R. Essay stated that if they start combining lots then the rules change, and they must comply to the Village codes. Chair Travis stated the issue could be if lots were combined then that would change the zoning.

Chair Travis proposed to the Board:

Propose to change office district zoning to R7.5 in the Hillcrest Neighborhood.

On Vote: Chair Travis, Marc Chiffert, Laura Devinney, Robert Essay, Joseph McLaughlin, Eldon Scott, Edoardo Simioni and Jesse Warren

Second, Chair Travis proposed to the Board:

Propose to amend the minimum side setback of lots of 60' or less to 10' on side setbacks. Provided that lot boundaries are not altered. Ask the village attorney to make the language clear that it is for existing lots.

On Vote: Chair Travis, Marc Chiffert, Laura Devinney, Robert Essay, Joseph McLaughlin, Eldon Scott, Edoardo Simioni and Jesse Warren

Third, Chair Travis proposed to the Board:

Propose to use the Gross Floor Area now existing in the remainder of the Village, ten percent plus 1,500 square feet.

On Vote: Chair Travis, Marc Chiffert, Laura Devinney, Robert Essay, Joseph McLaughlin, Eldon Scott, Edoardo Simioni, and Jesse Warren.

The Board agreed that the proposal on combining lots needs more study, the views were mixed on the Board and in the audience at the Community Meeting.

M. Chiffert stated that a study of the possibility of using the Southampton Rehabilitation Facility for the waste water needed to be done; he will follow up. R. Essay asked where they would put the plant. The idea is to possibly hook into that existing facility or have a new efficient system. R. Essay mentioned that when that was proposed at the time there were concerns about the Prospect Lane water wells, there may not be a possibility to do that. J. Warren noted that at the time the community were promised that there would be no negative effects from the sewage wastewater plant.

Chair Travis realized the benefits of reaching out to a neighborhood and holding the meeting in the neighborhood. L. Devinney asked that should we do that more often? The Board felt it was an effective way to present and hear from the neighborhoods.

Second on the agenda, the Board has been talking for several months about the future of the existing Southampton Hospital location if they move to the Stonybrook Southampton campus. The State legislature has now approved the move. The Mayor asked the Commission to study potential re-use options and zoning frameworks for the Hospital site.

Eldon Scott and Paul Travis met with the Hospital and those meetings went well. We need to start working together on the public process. The RFP responses were due last week and six were received. Aecom, BHC Architects, Environmental Design and Research, James Lima Planning and Development (with FX Collaborative), Nelson Pope and Voorhis and BFJ Planning. Three of the companies are from NYC, two are from Long Island and one is from Upstate. The next step would be to bring them in for interviews. Chair Travis noted that this the Hospital is by far the largest employer on the East End, what they do is important. They will move from the Village into the Town. It is a once in a lifetime opportunity to do it right for planning, it needs to be a net Village benefit. The other concern is the impact on the Village businesses especially in the off season, these employees utilize the Village businesses. E. Scott felt the response from planning firms was very good, he was pleased with the response.

E. Simioni asked E. Scott to explain the RFP. E. Scott stated that they invited companies to look at the site and zoning and see what the possibilities would be for future use. Chair Travis feels the idea is that they will come up with some options that everyone can think about. There are a lot of ideas out there, but we can manage them and see what makes sense for the Village. E. Simioni stated it may be best to state development instead of specific use, manage the development more generally.

R. Essay is concerned about the Parrish Hall since it is a WWI memorial of all the names of local Veterans, and it is historic. Chair Travis stated that Historic resources would be necessary to look at that building. J. Warren said it should be recommended to make it Historic now and not wait. J. McLaughlin

stated that they are looking for green space in the planning and it may be able to be preserved in a green space area. E. Scott noted that it is preliminary and getting things rolling, this is just a beginning. L. Devinney asked are they making a PPD? Chair Travis stated that he thinks that it will not be necessary. They are leaving it open for these firms so that it can be viewed freshly, they purposely did not define it. Our Village is not the only Village that has dealt with the issue, so looking at what other Villages have done is a good idea. The move will make the Hospital more modern, it will be a needed change. R. Essay brought up concern regarding County Road 39, how will people turn left into the new Hospital site? He is concerned about the ambulances from East heading West. Chair Travis noted it will take planning and noted that the current hospital site may have some medical use.

Regina Grieven, a Village resident asked about speaking to Walter Deane. He has formed a committee and the Hospital is not dealing openly with them. E. Scott isn't sure, but this is the Village's effort at managing the issue. L. Devinney asked E. Scott if Walter Deane was at the meeting or invited to it, he was not sure.

Allen McFarland, a Village resident and on Planning Board, he has been asked to work on legal opinion regarding the Windmill that sits on the proposed Hospital site. Specifically, who owns it, and can it be bought and moved back to Windmill Lane. The corner of Windmill Lane and Nugent Street has an open space to place it and it could be moved if the money can be found to do so. It will need to be moved down Hill Street, the price to move can get high. Some of the wires would have to be dealt with from Optimum and PSEG. Many people have donated to preserve it and move it back to the Village. R. Essay stated that the mate to it is in Georgia in East Hampton.

They will move forward with this matter and the next step is a series of interviews, they can possibly have a special meeting and invite the neighbors and Walter Dean's group. Chair will make more copies of the materials, there are currently only four copies.

Lastly, at the last few meetings they have discussed the possible Sewer District and deterioration of the water quality in Lake Agawam. There have been some notable private efforts and the Village has quietly undertaken efforts regarding the Lake. These are historic issues and the geography of the land makes the freshwater ponds vulnerable to runoff. They had looked at a possible Sewer District, there had been studies done. They spoke at a meeting about undertaking it again and find all the issues, then deal with them holistically. There are now CPF funds available and the Village can possibly be more aggressive in applying for them. M. Chiffert noted the Health Department is now more innovative, which opens up possibilities. Chair Travis would like J. Warren to speak tonight. He also noted that although he is not here, Nick Palumbo, has been a helpful resource in the study of this issue.

J. Warren noted that there is a lot going on regarding water clean-up. There was a good first step and there are a lot of good resources. The study done in 2009 has a relevant framework laid out that they can work from, a checklist. He'd like to start there, there is a lot of money available via CPF and grants. They met with Suffolk County representative and there are also NY State funds available. He'd like ideas regarding how to get that money from the rebates, grants, etc. He was pleased to see the Village get a grant for the runoff of watershed. Gary Galesky was able to help with that, but the watershed can be covered more broadly. Sewer District and new technology, permeable barrier and buffer systems are available and should be investigated. Getting the word out and letting the public be involved is critical. He did invite Assemblyman Thiele to the next meeting. There is Town, State and CPF funds available for use. A point person to help get that money would be helpful to the residents since the application

process is complex. R. Essay asked if the Trustees have been reached out to since they are involved in the management of the Lakes. E. Scott stated it would be good to pull out that check list of items; and see where we stand on each of them.

R. Essay stated they need to find out what is in the sediment on these lakes. Lake Agawam and Olde Town Pond have been tested, but not all of them have been tested. Laura Devinney stated that they talked about dredging, Chair Travis noted that it is expensive. He stated that even cleaning won't be permanent without removal of sediment. R. Essay stated that geese are an issue. L. Devinney feels that the layer of Phosphorous, storm water and sewage are the greatest issues from that study. Also, the Village Center is low and adjacent to the drainage of the Lake. L. Devinney feels that a bond could be used to get the cleaning done. Chair feels that Nick Palumbo could be called in to give the facts regarding the Lake, they are a good resource because they are scientists and don't have an economic stake in the Lake. He feels there are short term things to be done and there are more fundamental things that will take a longer period of time.

J. Warren stated that the blue print is in front of them for them to begin. E. Simioni stated that he remembers that the dredging could make matters worse. J. Warren feels the core issues need to be addressed before any steps they take, so that once it is cleaned up that it doesn't become polluted again. The beauty of the environment is that it repairs itself if the pollutants stop. R. Essay stated that there are seven items that are pollutants outlined, so they need to start with those items on the list. E. Scott asked shouldn't there be coordination with other Villages who have dealt with similar issues. M. Chiffert stated that is a good idea. E. Scott noted that officials met over Georgica Pond last year.

Kimberly Allan, Trustee, stated that we do have a framework and the Village has done a lot and that has not been understood. The warmer temperatures are making it a bigger problem. They may have to revisit the legislation regarding septic system upgrades. Lake Agawam is surrounded by some open space, they are working with CPF to preserve what open space is left. The watershed filtering has received every possible grant to help that and work more closely with the Town. Many residents want to take advantage of the septic upgrade rebates, an effort to help residents with the process should be made. She also noted that Village has undertaken a lot in the last ten years.

Chair Travis noted that many residents on the Lake have desired to clean it up but not all the residents, so they need to be reached out to. He also wants to emphasize that the Hudson River got cleaned up by limiting the pollutants and it started to heal itself. They need to do things that help the Lake to heal, perhaps less costly measures. M. Chiffert noted that the residents are stakeholders and they will be looking to participate. The Lake Agawam Preservation Association can be reached out to, they may consider the upgrades.

Anne Welker noted that a couple of weeks ago she attended a Concerned Citizens' of Montauk and East Hampton meeting. They had an informal open house to help the residents who were looking to upgrade their septic systems. She recommended, possibly Peconic Bay Keeper, Shawn O'Neal to help the residents with the process. They may be a possible point person. There are within the Town, 165 septic systems that have been improved, in comparison to other Towns we are doing well. In Brookhaven which is a much larger township, they have upgraded 166. There are funds, but it can be laborious process, however, when properly applied for it can be no cost. The homeowners themselves on the Lake need to address the pesticide, fertilizer use and even just having a buffer. The runoff from lawns get washed into the Lake and compounds the problem. That would be the "low hanging" fruit to target

and their landscapers as well. Chair Travis noted that Lake Agawam Preservation Association did create buffers but not all the residents participated. The homeowners are realizing the seriousness of the situation, they may be more willing to participate. E. Simioni asked could the Village cover the buffers instead of legislating.

Chair Travis noted the use of the check list as to what has been done to date will be helpful. For example, aeration needs to be done but the residents do not want it in front of their house. They also do not want the drainage on their street. The residents have great resources and the annoyance for them is that this study has been talked about since 2009 and it is 2018, we are still discussing it. It's time to take the next step.

Trustee Allan stated that she would like to add that they are looking into licensing the landscapers to better control what is going into the Lake. L. Devinney asked how they put in a new bathroom adjacent to the Lake? Trustee Allan stated that the new bathroom is an IA system, in fact the first one in municipal use in the Village.

Chair Travis stated that there are lots of ideas to fix, however, it is necessary to take a long-term approach. Many of the more drastic measures that have been offered up will not be a long-term fix.

Chair thanked Jesse Warren and Nick Palumbo for their work.

L. Devinney updated regarding affordable housing in the Village and Town. They are meeting with Diana Weir, the Town of Southampton Affordable Housing point person, they are getting onboard regarding auxiliary structures for housing. Chair Travis noted that in California there are many municipalities are providing mini housing, small houses created in town as affordable housing.

Chair Travis closed the meeting.

Respectfully Submitted by:

JoLee Sanchez
File Date: _____

Village Clerk