

**PLANNING COMMISSION
SOUTHAMPTON VILLAGE
DECEMBER 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, December 6, 2018 at 5:00PM.

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

Chair opened the meeting.

On Saturday at noon, there will be the first meeting to review the proposals for consulting service to study the hospital site neighborhood. The Commission has invited ARB members, Trustees, the Mayor and hospital administrators. They will review the six received proposals. There has been good cooperation in working with the hospital. They have officially begun the fundraising for the new hospital, they are moving ahead with their plan. The Board would like to have a plan in place well before they move. The hospital is the largest employer on the East End and the Village, the move will have an impact. Those are people who use the local businesses and there needs to be planning for the impact to the Village.

Second, the Commission presented to the Trustees last month a formal recommendation on the zoning for the Hillcrest neighborhood. Those changes consist of a change of the office district zoning to R7.5, change of side setbacks for narrow lots of 60' or less and applying the Village's existing GFA code to the neighborhood. Hopefully, that will come to resolution soon.

Tonight, Lake Agawam and the issue of drainage will be discussed. There was an article in the Southampton Press about the number of vacancies in the Village. Suffolk County Department of Health have put a freeze on wet use businesses in the Village. The economic ability to survive as a commercial center without those uses is difficult. Lake Agawam, freshwater lakes and water resources in the Village are affected by our geography, that geography carries the drainage north to south. The historic use of the Town was farming and now petroleum products carried by that drainage have had lasting effects. The Business District of the Village is at a low spot geographically, and the drainage goes directly into the freshwater ponds. The Lake is the most polluted freshwater body in NYS. This Fall, the issue became so severe there was an algae bloom.

The Village has under taken some steps to deal with the problem by adding catch basins and adding further control of drainage on Job's Lane under CPF. However, the more essential issues in the Lake need to be addressed. M. Chiffert stated that one solution years ago was a centralized waste water plant, they had addressed the location for the plant to be by the Police Station. However, that proved to be too expensive. He attended the P3 conference in Washington D.C., the focus was on public private partnerships for infrastructure work. It was very interesting, and he feels that he met people from the EPA who because of location would be interested in providing money for grants. Laura Devinney asked who's providing the money for the grants. Chair stated that when the current President came into his office, he wanted infrastructure to be handled privately. The new Congress wants to focus on infrastructure, there will probably be public money with the private sector doing the work. M. Chiffert

stated that private work does not have prevailing wages and is therefore more affordable. Chair stated that the first project done that way was the Tappan Zee Bridge and LaGuardia Airport is currently being done as well. Those have been the P3 projects to date. Those have generally been more on time and more on budget by having private sector participation. M. Chiffert feels it would be a great project to be the first done on the East End under P3. There is a tremendous need for that for future development. Laura Devinney stated it should be a focus of the whole East End. She feels they should reach out to East Hampton Village, Sag Harbor Village, etc. They are looking for a very large project so combining would be a good idea.

M.Chiffert also feels that regulating fertilizers being used within 200' of a body of water would be appropriate. The landscapers are not aware that the fast-acting fertilizers give off more nitrates. Chair stated that in the past, proposed properties did not have lawns that went all the way down to the Lake, there should be a buffer. There can be an education of landscapers, so they understand fertilizers. J. Warren asked if it would be a possibility to recommend proposed legislation to the Trustees regarding fertilizers to use, a list of the approved. Chair feels the Commission can make that recommendation. Possibly mandating a buffer zone as well, they can run it by the homeowner's first. These are easy steps but can have a positive immediate effect.

Joseph McLoughlin stated they can have a time period for compliance. Chair brought out that phragmites are not a buffer, it is an invasive weed. Instead they need actual native species planting. The Trustees did revegetate on the South side of the lake and it has improved. A few homeowners on Lake Agawam have done the same thing. Old Town Pond was crystal clear and now it looks polluted, so fertilizers and lack of buffer are an issue. M. Chiffert stated they can reach out to SUNY Stony Brook and Cornell to see what they recommend. Chair Travis stated it is homeowners and Village working together that will have the best result.

Ann Welker, Southampton Town Trustee, after the last meeting she reached out to Edwina von Gal from Perfect Earth Project and Shawn O'Neal of Peconic Bay Keeper. Both would be more than happy to work with the Village to help homeowners in the process of upgrading septic. He is working with North Sea Beach Colony homeowners now with the process. E. von Gal deals with fertilizers and plantings to prevent polluting of wetlands. Both would be an excellent resource. Laura Devinney feels it should not be so specific to Lake Agawam but should apply to wetlands and other bodies of water since it is a greater problem.

Chair Travis also noted that the Village of Westhampton has decided to move forward with a sewer district. They will buy a site at the airport to use for their plant. He would like to meet with them to find out what their economic plan looks like. Laura Devinney asked can they approach the homeowners at Lake Agawam to discuss the proposed changes. The Commission felt that going to their neighborhood is beneficial.

Christine Sullivan-Wicker, Village Resident, she feels it is great to do something about pesticides. She grew up at 400 First Neck Lane. Even as a child she was not allowed in Lake Agawam. By the Lake there was not an obsession with landscape in the past, so there was no pesticide use. The homeowners probably have no idea what is used on their properties. Lastly, in 1978, she lived in a farmhouse on Seven Ponds Towd, she feels that pesticides used were linked to her still born child. M. Chiffert stated that now subdivisions that surround agriculture understand there will be pesticide use. That fact is

covenanted with the subdivisions. Farmland is not regulated as to pesticide use at all other than a few restricted pesticides.

Jesse Warren added that it ties in to the overall action plan. Tom Loutham put together a checklist or action plan and all the things being discussed tie into it. This is the framework for moving forward. If these are all addressed there will be a distinct overall improvement. Chair agreed that it will not be one single step. First, money is becoming available and second, the County is more open to innovating technology than when it was originally brought up.

Michael White, Village resident, he feels the problem is the Lak needs to be drained. The Village is not upkeeping the drains, the bottoms are silted up. They just cleaned them on Lee Avenue, and it improved for a week. He feels the septic systems are not a solution to the problem with Lake Agawam. Chair stated it is a Town/County initiative. Chair stated that this Lake was never a crystal-clear Lake, but it has gotten worse. M. White feels that the homeowners are not the issue since they are out for three months out of the year. He contends that a fresh body of water will green up if not dealt with. Chair Travis noted that the homeowners may not be around, but the houses are up and running all year.

M. White asked how it could be cleaned without silt dredging. He feels the representation of the Village with CPF is non-existent. Chair stated that the Village is active and more recently they have received funding. M. White continued that WHB got more money. Nobody from the Village is going to CPF to get fair share. Chair stated that the Village needs to come up with a plan and then there is an openness to obtain funding, CPF will not give funding without a convincing plan and they are working on presenting that plan.

J. Warren mentioned that a lot of what he is saying is critical to the solution, however, they want to make known that each step is part of an overall plan. He noted that 19% of the problem is the sediment and the septic and landscape make up the other part. As far as septic, there are several grants that are available from State, County and CPF. The costs are covered through those three agencies. They need to raise awareness that these are available. To the final point, he agrees that the competition is fierce getting CPF money. There are all the East End Villages competing for money.

M. White stated he feels the IA septic is unnecessary for many properties, like his on Bishops Lane. Chair stated that most of the Village are in areas for watershed sensitivity. Full time residents can obtain the grants. J. Warren stated he will send M. White the water shed area sensitivity map.

M. White doesn't understand why the Village does not have an engineer to map it all out. Chair stated that only recently can CPF funds be used for water sources. L. Devinney asked if he presents at the Trustee meetings. M. Chiffert showed a map that was done by GIS showing Lake Agawam. The proximity of the water to the business district is close.

Chair feels they should look at how West Hampton Beach assembled their sewer system funding and learn about their plan. M. Chiffert stated the issue is where to locate the plant. In our case it would be better to create three or four smaller plants. J. McLaughlin asked did the P3 include doing the smaller cluster systems. M. Chiffert stated to have a study done on a cluster plant system because he feels that the funding is there for cluster plants. Chair stated what is difficult for the public to realize is the cost now and the benefit later. They don't see the benefits for a while. There is also a public versus the

private benefit issue. M. Chiffert brought up the possibility of using the hospital existing system. Chair stated that his understanding is that it is old technology.

M. White, the other thing he wondered about was if there is not going to be more density why have a septic system. The restaurants can't survive in the Winter because the Village is empty. Chair stated that they passed zoning for allowing for three story buildings in the Village center with residential units. We have more than enough parking. The study deals with parking availability to support those units. There is a market for those who desire to live in the Village without cars. The study talked about Windmill Lane and Nugent Lane being sites for the 3-story residential, the Health Department approval is not there currently. He asked M. White to visit Villages further West to see their models. Sag Harbor has residential units where you can walk into the Village and it has a direct influence on the businesses.

Christine Sullivan, Village resident, wondered that if they can talk to Quogue, or other Villages and perhaps pick a day for a fundraiser for the bays and lakes.

Regina Grieven, a Village resident, she had shock of her life in Brooks Brothers, she found out they are closing because of steeply escalating rents. They will close that location and hopefully find somewhere else. She feels that it is one problem. There is very little shopping in Winter and they are paying the sky-high rents. The Commission feels that allowing wet uses will attract more people. In Southampton Village and East Hampton Village they can have pop up stores for Summer stated J. McLaughlin. Chair stated that many of the landlords are absentee.

Laura Devinney and J. McLaughlin had a meeting with Diane Weir at the Town regarding affordable housing. Since the Discovery Plan passed in East Quogue, they will do 11 units off site for affordable housing. There is a project with Southampton housing authority now on Powell Avenue and Plant Street, it was formerly a church. They will use funds from Bishops Pond for a total of \$350,000. They will make three units that will be Section (8). They would like it to be project based to keep the voucher with the property and not the tenants. Also, the fund in the Village for work force housing and is ready for accumulating funding, we can start funding it with various parts of fees collected. Building permits will give part as funds, that was discussed. The Village may be eligible to get their own vouchers. Southampton Town has code for affordable housing. J. McLaughlin said they have accessory apartments on their code. They will amend that code to reduce the lot size to put an accessory structure. The Village attorney could write similar code to include 40,000 square foot lots as eligible. The Village fund is ready, and they would like to get their own vouchers.

Again, Chair reminded that there will be committee hospital meeting on Saturday, at noon in the Board room. The focus of the Commission for the next few months will be the hospital site development, clean water and affordable housing.

Chair Travis closed the meeting.

Respectfully Submitted by:

JoLee Sanchez

File Date: _____

Village Clerk