

**PLANNING COMMISSION  
PUBLIC HEARING  
SOUTHAMPTON VILLAGE  
OCTOBER 3, 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, October 3, 2019 at 5:00PM.

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

Chair opened the meeting.

**HISTORIC DISTRICT**

Eldon Scott has been working on a proposal to conduct a substantial review and updating of historic district code. The code was established many years ago and has not been changed. They are working to get the State Historic Preservation Office (SHPO) to come down and aid in best work processes. Wayne Bruyn drafted proposed modifications to the Code. It is not a clear code for applicants, it is far into the process before they know that they have a potential issue regarding architectural guidelines. It is unclear on what happens outside of the Historic District where important buildings can be identified but there is little authority to take any action.

The second piece is to look at if the Historic District should be expanded geographically or if other buildings are contributing outside of the present district. Eldon Scott is working on all those things to see what changes make sense. Joseph McLoughlin stated that it is being looked at and the number of contributing structures could double. R. Essay wants rules changed regarding tearing down buildings in the Historic District, a fine is not a strong deterrent when compared to the value of demolition. Chair Travis noted that substantial fines will not take care of the problem, taking a license away or not allowing work for a period is more of a penalty. L. Devinney stated a lot of demolition is done at night and then people beg for forgiveness later. The Building Department needs to have a way to deal with the issue. L. Devinney stated that she's seen examples of that.

Evelyn Konrad, resident, noted that Bruce Brockman received demolition permits for Four Fountains because of the age of the house. She stated that they need an additional law on architecturally significant buildings. Lots of buildings before 1926 could be contributing. Chair Travis noted that Four Fountains sits very low, FEMA is requiring to raise the house, but it is difficult because it is stone. People's opinion change, L. Devinney asked who would decide the significance. There are houses torn down by significant architects, it is a matter of taste. Modernization is necessary, sometimes it works out but not always. R. Essay stated it depends on the architect, whether they can handle the historicity with respect. Chair noted that due to the efforts of Trustee Allan, they have copies of the guidelines at the Building Department now. R. Essay stated that real estate people do not inform people that they have a historic structure.

Chair Travis stated that one of the things being discussed is that filing is now done online in municipalities. That could be effective because people will be aware and the ownership is on the

applicant. He feels it is a good way of doing it. It also has the filing in the system so the public will know when someone has filed. Nassau County has already begun to do this. L. Devinney asked if the notification would go online as well, that may not be good if the neighbor is unaware. Edward F. Corrigan stated that many people go in to ask what is going on.

## **PARKING LOT RECONSTRUCTION**

There is a lot of interest in finding out if we can do some of it by next summer. The Parrish parking lot was an example and Reed Hildebrand, the Parrish designer of the parking and landscape, worked on that regarding permeability, landscape and drainage. They are trying to set up a time to present their ideas to the Commission. R. Essay asked if they can save the trees around there. E. Corrigan stated that is a primary concern. Chair Travis discussed the site plan in the Village Center Master Plan, it would establish West Main Street as a more viable parking area using permeability. The curbs and the landscaping acts as part of the drainage. The high raised beds are part of the problem in our lots. Clarify the pedestrian access, bike parking needs to be discussed. L. Devinney asked about creating availability of access to parking.

The last parking analysis was in 2007, and they found that the lot could be better planned and will have ample parking and should include compact spaces. In East Hampton the rebuilt parking lot becomes a second frontage; a lot of the businesses have access and is vibrant retail. L. Devinney stated that bigger spaces are necessary in most the Village and doubts the need in our area for compact spaces. E. Corrigan stated that he agrees, and they must look at the demographics of our area. Chair thinks there is a code requirement for compact spaces. Chair and Ed will meet with the Village Engineer next Wednesday, he feels a phased approach is necessary. Repaving is essential to make it feel like a different space. R. Essay asked about wood chips that would allow drainage, something that can be renewed every year. Speaking to the Village maintenance people would be helpful to make sure that their snow removal, etc. are addressed. He feels something recyclable is the best. Chair Travis noted a long continuous narrow drains may be a possibility and they are effective. It's a very important project and they need to talk about the best way from a bidding and design approach to get it under way. After the paving and spots, the second phase is landscape, charging stations, bike parking, etc. L. Devinney added implantation of parking ticket system could be considered.

The Parrish parking lot was an early version of what they'd like to do, it is in good shape and the landscaping has grown in. It is worth noting that the drainage there is very effective. Talking to property owners around the lot is a good idea since private lots are adjacent to the public parking and could be unified. The private parking lots surrounding the public lot are in bad shape, incorporating them in will improve the situation.

## **UPDATE ON SEWER DISTRICT**

Mayor Warren noted there was an announcement with the Governor and DEC at Lake Agawam. The State has funded a plan to skim and suction off the blue green algae and they will process the water and put back pure filtered water into the Lake. This system worked well in Lake Okeechobee; it was effective. They must monitor it, it maybe it lasts a year they have to see. They will still need the sewer district and other more effective way to deal with wastewater. Possibly putting cluster systems under that parking lot for sewage. R. Essay noted that an engineer noted they should grid the lake and find out what is in there, have test wells all around and find out where the problems are. Mayor Warren noted

that the Village Environmental Consultant C. Voorhis conducted the study to find out the pollutants. R. Essay noted that there could be a coffer dam, high temperature furnace and dredge. The challenge would be where to put the polluted material. R. Essay noted that the Presidio Lake was cleaned up was that they had to use wood chip base around the Lake, they dredged and got rid of invasives. It cleared up the Lake. Mayor noted more bubblers have been added. The proposed permeable border around the Lake on the south side needs grants. They are starting small and going forward. L. Devinney stated Vermont is having problem with Lake Champlain, they are working on fixing that Lake, this is a problem throughout. Mayor Warren stated that it is necessary for vibrancy to have sewer district. Mayor Warren noted that on the corner of Jobs and Pond is a building they'd like to do a café there and they need to figure out how to help them to do so.

H2M did an analysis that came up with a total number both current and future sewage loads. Let's assume we do it over time and in parts, what is the order that is necessary. That will take that larger number and break it down into a feasible number. R. Essay stated that the new hospital could be an excellent place to satisfy a portion of the sewer demand because the recycled water could be used for irrigation, especially the golf courses. It's not done here but can be. R. Essay noted that there was study that they could handle 2.5 million but the treated water being pumped into ocean from existing sewer systems is a problem. L. Devinney noted that leeching pools can be done with more ease. R. Essay asked about a chemical used near Deerfield Road in Mill Pond to clear it up, it just increased the problem.

L. Devinney wanted to say something on deer culling. She felt a good spot to conduct the culling is a park on West Prospect going west at end of High Street. Former Mayor Epley, audience member, noted it is LIPA property, she thought that would be a great place for a deer stand. The trails come in there and they enter using that area. J. McLoughlin stated they got 50 deer last year from the culling. LIPA may not be amenable to using.

L. Devinney noted there is an Affordable Housing discussion at Union Cantina tomorrow at 5. R. Essay asked about accessory buildings as apartments, there are some properties designated for that. L. Devinney noted that it is important for people to realize that affordable housing is not public housing. She states that people need to be able to come and live and work in order to have a vibrant Village.

L. Devinney asked if we can perhaps partner with Town and enlarge the footprint of the sewer district, it may result in possibly more money. She feels that if other things are considered it helps to defray the cost, if they did it together and applied for everything together. The Town wants to go green. Chair noted that Town Hall and schools, properties left out of the district, may be better served by IA systems.

MOTION by Chair Travis, second L. Devinney

**To approve the minutes of the September Planning Commission public hearing.**

On Vote: Chair Travis, Laura Devinney, Robert Essay and Joseph McLoughlin

Respectfully Submitted by:

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JoLee Sanchez

File Date: \_\_\_\_\_

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Village Clerk