

**PLANNING COMMISSION
PUBLIC HEARING
SOUTHAMPTON VILLAGE
FEBRUARY 4, 2021**

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, February 4, 2021 at 5:00PM via Zoom.

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

Chair opened the meeting.

They had originally talked about topics that included a master plan update in VB District, work force housing, residential neighborhood character and entitlement process. Chair has reached out to Trustees and Consultants and wanted to report on that. He feels that purse strings are tight in the Village, but he thinks it would be wise to look at development prior to sewer district. Southampton Inn has made proposal for new building and there is forward momentum in the Village, so it makes sense to work on these objectives. He feels we should see this as an opportunity, if they can help to make the review process better and have best outcome for both the applicants and the Village.

VILLAGE BUSINESS DISTRICT

Chair reached out to James Lima and regardless of the person, the proposal is to drill down on urban design guidelines. A big one was the built to line for buildings on street, especially on larger lots to make sure massing is correct and in line with Village vision. Chair also mentioned to Trustees about working on guidelines. M. Chiffert congratulated him for the initiative and it has to be investigated. E. Simioni feels the guidelines that exist are good for controlling massing, as far as use, one thing that stands out was not to determine the uses and let the market be the determinant. M. Chiffert feels bringing all the buildings to building line is not necessarily the best; M. Lieberman disagrees. He cited Windmill Lane as having less street appeal because of not being build to line. P. Travis feels that coming up with design guidelines for Hill Street and Hampton Road would be a good idea because that never was really done. They can decide what those streets should be looking like since there are large lots located there. Southampton Inn is a good example; the owner wants to develop and is looking for input. There really is not dialogue and they want to open that up to applicants. L. Devinney noted that when Southampton Inn came there were three options presented, but the paper had one interpretation. When presented to the Village she chose getting rid of Vharadian Way except for pedestrian use and there were questions that needed further study, she is not sure if they are involved in this process.

Chair feels they need to move quickly about what they are looking for, and that there is lack of clarity regarding her work force housing.

WORK FORCE HOUSING

L. Devinney noted that her rendering shows hotel and then some work force housing above the hotel expansion. It was clarified that the plan is to put the work force housing in the commercial buildings, no hotel usage in those units. She feels there is still a question of egress. The larger point to Chair is that there should be a comprehensive look at the District and make sure it is the best quality development. Chair asked L. Devinney, if there are applicants interested in providing work force housing where would that fit into Village management. L. Devinney noted that if it is work force, she is not sure that there is a limit, if it is not affordable, she is not sure. Affordable housing has definite guidelines.

M. Lieberman feels they are interchangeable terms used within documents. Oversight depends on how they were created. Some are under the Town and some are Housing Authority. The landlord would have to have the tenant meeting with Diana Weir, he feels that there is a problem with the current system. L. Devinney wonders if work force housing has special guideline, M. Lieberman noted they are simply interchangeable terms but have same guidelines. P. Travis feels they are speaking of income bands, he feels they are thinking of middle-class bands that work here but cannot afford to live here and there may be sliding scale for rental. L. Devinney would like to keep work force as a focus, but it does not seem clear for applicants to set up. Chair proposes bringing a consultant board to specifically look at all the things that have been done by Town and Village which is for teachers, hospital workers, etc. That is the goal. The accessory apartment law is new and maybe there can be a sub section under that, it would have to be developed, but could be an opportunity. They can develop their own guidelines.

The accessory apartment addresses family members and people who work in the Village. The Law that they have is lacking in the opinion of L. Devinney. M. Chiffert asked about accessory permit requirements in the Law. The Trustees had a meeting in December where it was outlined. L. Devinney forwarded it to the Board. She feels it is not inclusive. Chair would like to get an update to land VB guidelines for streets not addressed a few years ago and incentivize work force housing.

RESIDENTIAL NEIGHBORHOOD AND CHARACTER

Chair reached out to Studio A/B and they are very affordably available to meet with Chris and review recommendations from 2017 and see what happened with applications and then report to the Commission and what has transpired since 2017. It is not expensive, and he feels it will be helpful. The Board agrees. Chair also wanted to address an easier way to bury power lines, he has spoken with consultants. There are one or two streets that have been organizing to try to accomplish burying utilities. Power Authority is not opposed to it but not set up to conduct the work, however, they are willing to put in contact with subcontractors. It could be done being amortized over a longer period of time. Doing it for VB and residential streets where residents prefer it. The trees are getting damaged for electrical line work so it may be a better situation, doing the work is preferable since it is more protected under ground. M. Lieberman asked about Broadband and electrical could move through together. M. Chiffert noted there are fiber optics on Hill Street, adding to a trench is much harder. L. Devinney asked about village wide and use of a bond. Chair noted it could be done privately and billed to residents that approve it, pipes do go in for future use at the time of work. Planning ahead for utilities for the future makes sense.

ENTITLEMENT PROCESS

Chair has been advocating that they do what East Hampton has been doing by putting a Village architect or planner in place to review applications. There is currently no one in place to help people in planning of applications. ARB is swamped and that person could be involved with municipal buildings and make sure applications are adhering to master plan. It would be good for transparency and it has been talked about before. He would like to keep advocating for it. It was asked could it be an extension of the architect helping the Village, current it is Nelson, Pope, Voorhis. It could be looking at larger budget and best bang for the buck.

M. Lieberman noted that he is a planner, and it could really help the public and they can write addendums to the Master Plan. The biggest problem for municipal development is that they get shelved and no one is enforcing. Personally, he feels it is shocking that they do not have one. Implementation of master plan is essential. There are grant opportunities for programs for clean environment plans if there was participation with committees, there is considerable funding if there is a person to do the work with forward thinking.

P. Travis left the meeting.

M. Lieberman has experience with working with these committees that lead to better funding if they are on top of the information. L. Devinney knows the Biden administration is very pro clean energy, she asked if M. Lieberman knows a person that could be utilized. Chair noted it will have to fit in to a budget and a person would be selected by Village Trustees, it is a process. Chair would love support to talk to Trustees. They should write up more specifics of benefits to the Village, doing and RFP and RFQ, but before they need to get support. M. Lieberman could write and outline for what this person could do to present to the Trustees.

Chair opened up to Board any other items for discussion. The Board feels that review of accessory apartments is good for next meeting and Southampton Inn proposal as well, Chair needs to inquire what their role would be if any in that planning. M. Chiffert feels that for lots above a certain size there could be more freedom to include streets omitted in 2017. Making sure the guidelines get applied to whole VB District is important

MOTION by Chair, second L. Devinney

To approve the December minutes.

On Vote: Chair, M. Chiffert, L. Devinney, M. Lieberman and E. Simioni

L. Devinney noted that Heart of the Hamptons is prepared to move to old Ambulance location on Meetinghouse Lane. The food bank has trucks coming in and out, her question is that the location does not afford easy access for trucks and lot is shared with the Church and Historical Museum, she wonders if outreach is going on to neighbors. M. Chiffert noted that he feels the neighbors are opposed and that the site is inadequate. M. Lieberman noted he lives across the street and he has no real problem, there is COVID vaccination going on there as well. Grace Church is in favor of going into the space. M. Chiffert feels that is not a good location. M. Lieberman noted that midday the parking lot is empty a majority of the time; L. Devinney noted that in summer it is not empty. He would be interested in

finding out from the neighbors feel. Chair noted he will inquire and report back. Clean Energy Committee is something to look into and they will forward to grant writer.

Chair closed the meeting.

Respectfully Submitted by:

JoLee Sanchez

File Date: _____

Village Clerk