

**PLANNING COMMISSION  
PUBLIC HEARING  
SOUTHAMPTON VILLAGE  
MARCH 5, 2020**

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, March 5, 2020 at 5:00PM.

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

Chair opened the meeting.

MOTION by E. Corrigan, second by J. McLoughlin

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

On vote: Chair Travis, M. Chiffert, E. Corrigan, L. Devinney, J. McLoughlin and T. Pender

1. **WATER QUALITY AND WASTEWATER MANAGEMENT: UPDATE** – M. Chiffert noted there is a Village clean water committee working closely with the Lake Agawam Conservancy. They have an action plan and have met with the DEC. They have various methods to deal with pollution. One is a sewer system but also bio filtration around the lake to mitigate the pollution in the lake. It is a compilation of efforts and studies over many years, they will forward to Village Trustees to possibly implement. Chair stated the Clean Water Committee has been working hard to compile the report. The DEC has been working on the health of the Lake and then a meeting with Trustees is the next step. There are a significant amount of issues that go into the health of the Lake and the Lake Agawam Conservancy is important since they surround the Lake. The Commission feels the sewer system needs to be addressed, they will go back to the Trustees to go over the steps toward implementing a system. They need to address legal issues, sites, etc. and it takes a few years. The County is really moving aggressively to cause municipalities to address wastewater issues. East Hampton is doing a study of potential sewer district, the same issues are a problem there. Every Village on the south shore is facing these issues. Laura Devinney asked about waiting to move forward till they hear about the Town discussions. A sewer district is being put together in Hampton Bays. M. Chiffert feels the next step is hiring an engineering firm to study possible options for sewer systems. Chair stated they need to meet with the Town for funding and use of various systems. L. Devinney noted that meeting with the Town is essential so there is a more complete presentation. She asked who the stakeholders are, Chair stated that local level, those who live around the lake, the business and property owners in the business district. The first are those in the Village for whom the Lake is a critical resource. Chair feels the report is clear and shows the multiple things that need to happen, he feels that they were too early in the issue before but now is the time to act. There is a lot of public and private money involved.
2. **VAHARDIAN WAY – PRESENTATION** – Chair noted that this street runs north south between Hill Street and Cooper’s Farm but does not connect. Dede Moan, owner of Southampton Inn, was present to speak to the Commission. It is approximately 6-acre parcel, this isn’t about the road, but the parcel separated by the road. The Southampton Inn occupies one parcel on the east

side is 71 Hill Street, it was planned as apartments and then it became retail. It is leased out as secondary office space and contains a restaurant. She states that the building needs to be fixed or have a renovation for a more Village centric use. The first board presented was the current conditions, it showed the Village Latch, the movie theater, the Southampton Inn and 71 Hill which is three separate retail spaces. She feels there is a ridiculous amount of blacktop for parking. There is property that is behind that goes to Coopers Farm Road, part of which is owned by the Village. It goes through the open field. The second board demonstrated the poor condition of the parking lot. The third board proposed was to come to Vahradian Way but to relocate a drop off area for the hotel at front and have parking east but have gardens with hotel rooms that look out to it. This is a court, but people think they can go through. They'd love to do gardens and have Vahradian Way to be closed off somewhat to traffic. She asked do they need 4/5-star accommodation or do they need work force housing above. She is the owner, but she thinks there are better things that can be done. She thinks they can master plan the whole thing, and their septic has been upgraded and everything is running north. The large parking lot is not needed. She feels it would be lovely to have gardens and put more 24/7 residential use.

L. Devinney asked if she proposed to take Vahradian Way back. If the road doesn't serve a purpose, she offers to take it back. E. Corrigan asked if it is to scale, it was done by Siamek Samii but she's not sure. Her dream was a board that shows the garden to be large and public and the road to be smaller. Chair stated putting in broader planning context, they are looking for use and the future of parking lots and infrastructures, there conclusion is that it needs improvement. He thinks the context is how do they look at land and street and in context of movie theatre parking lot and it is enormously underused. Between 5 and 10 on Friday and Saturday nights is the predominant use. From their point of view it would be helpful to look at them together. Maybe providing a different access and work force housing is a real possibility and the need for hotel rooms. There is need for recreational options as well. He'd like to think of it for a broader use as opposed to dead end street. The question is what is the right way to use the Village asset going forward. He thinks it is something to take a look at but look holistically, figure out what is the proper role going forward. E. Corrigan asked what the plan was for the existing building, she plans to demolish it and build a better building. She is here to figure out what it would be, they don't need more retail but need more hotel. She is on several Village committees; she feels that there should be suites and coupled with seasonal work force housing. She would do as many as they would let her. She would not propose too large but would like larger. Chairs comment would be to look at it in conjunction with movie theatre parking lot. Right now it is a one-sided lot and what would it be as two-sided lot. The green space is nice as a component. Chair stated idea of eliminating the dead end is appealing. In terms of the Village, it is an asset and green space is always good. Long run it makes sense to encourage longer term parking and use this lot for that purpose possibly and free up the central lot for short term parking for the retail. He feels that they need to take the time to plan it out. J. McLoughlin asked feedback she received when she presented five years ago; D. Moan stated the feedback was positive. The Planning Board was in favor, but it was never voted on. It would be public space. There needs to have a study or look at it before they go to Trustees. E. Corrigan stated that maybe there is a way to keep Vahradian Way but to allow parking on the road. She thinks that the impervious lots need to be done. Chair feels that they need to look at broader context. M. Chiffert questioned the amount of parking spaces may not be enough. She has plans that would have parking under the building. L. Devinney noted that it involves a dead-end street that has Uber drivers at the end and skateboarders. They feel that there may be a

way to keep the street but make the streetscape nicer. The Commission feels it is exciting to talk about it. L. Devinney noted increasing hotel would be a good option since they have allowed for that in planning. E. Corrigan asked if hotel is allowed, Chair stated that the planning firm allowed but Bill Hattrick the Trustee at the time had concerns because they felt it would be a large chain. They are allowed but they can't do a convention center hotel. This is one of the few sites that lends to this type of development. The front two buildings have tenants, but she would look at it entirely. L. Devinney asked D. Moan if she can be sharing the boards digitally with them.

Alan McFarland, Village resident and Planning Board member, when it came up before there was no larger planning at the time. The issues that lurked was the enormous opposition by Vahradian's to doing anything. Probably the whole issue of traffic, but the Hill Street mess of summer is a major problem. He understand the problem but anything that goes through there and the location of a sewer plant and this was a potential target of who will be in it and out of it. In terms of water studies, the whole area drains into swamp and Lake Agawam from a plumbing point of view they are in good shape, but it is a big red issue. The Latch survived because of the use; it was non-conforming. People get upset with more housing, but he feels it is necessary.

Chair feels that is why important to look at broader planning perspective. That end of Hill Street is looking for a future so to speak. Gary Gillespie has put together new parking signs, that alone has helped people for parking. People come in from the west and divert them into the lot before they get into the core. The movie theatre gets incorporated into the Village use more. L. Devinney asked what precludes it becoming pedestrian, currently it is a road, but she feels why can't it be pedestrian. He thinks the Mayor or Trustees won't look unless it is in broader context. Chair feels it is a link to other Village lots, it could plan better. M. Chiffert is not sure they want to connect traffic from one side to the other.

3. **CENRAL PARKING LOT** – The Mayor has been offered outside assistance which is great. This is timely because it carries an enormous amount of parking and it is employee parking but use it as broader asset. The parking lot has a possibility of rain gardens in the lot. It is a large piece of land. L. Devinney asked if the street leading in will be delineated; Chair stated yes as part of the planning.

Chair is thinking of correct way to approach the Trustees regarding wastewater and a workshop seems best.

MOTION by E. Corrigan, M Chiffert

**To adjourn the March Planning Commission meeting.**

On Vote: Chair Travis, M. Chiffert, E. Corrigan, L. Devinney, J. McLoughlin and T. Pender

Respectfully Submitted by:

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JoLee Sanchez

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

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Village Clerk