

**PLANNING COMMISSION  
PUBLIC HEARING  
SOUTHAMPTON VILLAGE  
APRIL 1, 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, April 1, 2021 at 5:00PM via Zoom.

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

Marc Chiffert will act as Chair for this meeting.

Chair opened the meeting.

The first agenda point was an update in terms of Master Plan update and the impact of a sewer district on the Village. They had suggested to retain the firm James Lima as potential planner to help in those efforts and have submitted a budget to the Village and are awaiting response. They have been in conversation with a firm regarding private public partnership for the sewer system and have retained H2M and identified a site between Burger King and the cemetery as another possible site for the sewer treatment plant. Also, they have been speaking with Studio A/B regarding the zoning changes and possibly having Chris Talbot to speak at our Commission meeting to identify points he would like to see revised. E. Scott is spearheading that effort and possibly addressing that at the next meeting or following. Also work force housing has been being worked on, Chair Chiffert invited L. Devinney to speak regarding work force housing.

L. Devinney would like to see workforce housing flushed out to a greater degree. There was supposed to be a fund set up specifically for that purpose with different guidelines for use. The Village has expanded their guidelines for work force housing in resort areas. If it can also be attached or synchronized with new accessory structure statute, which needs to be revised and amended. She would like to see the fund finally built up. She feels they preserve the Village as diverse, or it becomes a retirement community. Chair Chiffert would like to study it first, he feels that they need to figure the best avenue, is it possibly partnering with the Town. Affordable and work force are different and L. Devinney would like Village to concentrate on that. M. Chiffert feels the zones for work force housing have to be identified. L. Devinney feels it could be attached to the accessory structure statute in a better way.

M. Lieberman noted the code, but Chair wonders if the Village Business District is appropriate location for work force housing. M. Lieberman noted that ideally you want multi use so that you have stores and apartments above. From a planner’s perspective it is ideal that way, walkability is particularly important

and walking to work will alleviate the traffic congestion. The Commission feels there is a real crisis for workforce housing. He also noted that at the Town level there is a desire for people to develop large parcels and it can become sprawl, that is not what the Village or Town wants for the Community.

L. Devinney wants to make sure to separate work force from affordable, they are defined separately. M. Lieberman noted they are interchangeable terms, but she feels that for the Village work force will be better received. M. Lieberman also noted that senior housing which is affordable should be central in the Village. Our housing stock has shrunk, smaller homes are now larger for less people. There are different groups, and the focus may be specific, but they all suffer from the same problem and will all benefit from the solution. L. Devinney feels that with the rezoning they need to incorporate the new accessory law and possible commercial development that could be multi family. Expanding the North Sea corridor to multi-family would possibly be helpful. They need to look at where they are going to go and suggest some zoning changes that will encourage the goal. Smaller lots were not included in the accessory and the year round was not encouraged. Chair feels the accessory does address but in a subtle way, he feels not for long term.

E. Simioni feels that condominiums need to be built, he feels it is difficult to talk about it when there is not stock, and it needs to be financed. He suggested a long time ago that the municipality should invest in work force housing. Possibly at the hospital or finance something but has to be led by the Village. He feels the funding is in drips and drabs, the money put into the fund is not adequate to address the problem. The condos on County Road 39 are still priced high, they are still \$800,000 and up. He feels that President Biden is putting something in for housing and possibly they will be able to utilize when those changes happen.

Robert Essay joined the meeting.

M. Lieberman stated that the municipality could incentivize private builders. At the Town level when doing affordable housing you get to increase your yield if it is affordable. Second, every municipality is approaching from the bottom up, the government has to fund, but what if they look at it differently, if there was a moratorium on the demolition of smaller homes. If they cannot demo it then the home can be kept, he feels that the problem is not linear in solution, it is more abstract. E Simioni noted the Village can buy some of the stock. L. Devinney noted that if the Village bought one sizable piece and then built affordable housing it could be an option. Chair noted that the reservation is looking into possibly doing affordable housing. L. Devinney noted that this community is less and less equitable and the community is going to die, the housing stock is one demographic only. M. Lieberman noted that preserving is beyond just land. R. Essay noted that when Bailey Road was developed, he suggested the Village take a parcel in the Town he owned and do a swap. The property is still owned by family, it is 15 acres. The County nixed the idea because they did not want to have segregated housing. He did not understand it and still does not. L. Devinney stated let us rename it as work force housing. P. Gilmartin keeps thinking where in the Village could they do this housing, she thinks hospital site would be great for condos. E. Simioni noted there are some large property parcels still available, there is a piece behind the high school. L. Devinney asked about R. Essay going to Mayor Warren or County Exec Schneiderman to the propose plan. M. Chiffert stated movie theatre property is available, the Commission wants to retain a movie theatre for community use.

R. Essay feels there are absentee landlords that buy the properties and charge high rates and they buy and just rent with no real connection to the community. Possibly a municipal project is a good way and

start with CPF funds. M. Lieberman noted that CPF funding cannot be used for affordable housing. So, it becomes the age-old problem of raising taxes and it goes nowhere. Relying on the municipality to compete with international market is not realistic. They need to incentivize, but slush fund and having builders develop a fund is a good start for funding. Chair feels that Bob's idea to have work force outside the Village is a good one. The Village also owns a property by Tuckahoe School. The Town should be involved as well since they feed the CPF. M. Lieberman noted that NYS tax credit was used for affordable housing, the Village should be trying to solve their own problems. Relying on municipalities to deal with the problem is a long-term venture, R. Essay feels the private sector needs to do that by mandating or incentivizing and there are ways to do both. Chair noted that Shinnecock Indians have plans, the Town or Village should be involved. L. Devinney stated that it will be for casino workers. R. Essay stated that once on the reservation you are in a different country and not insured. Chair feels if it happens, they need to be involved and it is an ideal location for work force housing. He wants to invite the public to contact them or participate in the meetings. L. Devinney wanted to add to zoning more multifamily use.

Chair noted the other topic was to possibly create a full or part time position as a Village architect or planner to coordinate the applications among all the various Boards. He feels it is something that they should push for it because it would be positive for the Village. L. Devinney asked if there needs to be a position created, could they pull a person from a Board to handle. E. Simioni feels it is a bottle neck possibly. R. Essay noted that when he was on the ARB, they ran into problems with ZBA. He stated there were examples when the Boards did not coordinate. M. Lieberman does not think there is a problem to have consultants advise, it would help eliminate problems with jurisdiction. ARB has a role in preservation, but L. Devinney does not see the need for them. A liaison between the Boards regarding forms would be helpful. E. Simioni noted it is a big job, consultants are fine, but he does not see a need for a new position. M. Lieberman suggested having the Building Department come and state what their needs are.

P. Gilmartin left the meeting.

Chair felt that there is a problem when developer noted that when people go to C. Talbot, he interprets but Chief Building Inspector should not opine on the projects. E. Simioni feels that they are knowledgeable and handle projects well. M. Lieberman stated that the conversation really needs to be tabled until they come and talk to the Commission. Town Building Inspector are not available, so R. Essay feels Building Department has done a good job so far. One program the Town implemented was ability to have a Zoom meeting with a Building Inspector, it helps to review before submission.

R. Essay got a copy of the draft regarding the date for historic structures to maintain Village character, proposed is anything over 50 years. One of the things that was not part was tennis courts and swimming pools not going before the ARB, he feels that could impact historic structures. Also, it has the Building Inspector doing the research and he feels the owners should do the research themselves. L. Devinney noted records are not always accurate. Also, he noted that the Building Inspector makes the determination of age of building, he feels ARB should make the decision. Chair agrees noted that it should be ARB that makes determination not the Building Inspector. This is outside of the building code. L. Devinney would like E. Scott to speak with them about accessory legislation and the historic draft.

Chair closed the meeting.

Respectfully Submitted by:

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JoLee Sanchez

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

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Village Clerk