

**PLANNING COMMISSION
PUBLIC HEARING
SOUTHAMPTON VILLAGE
APRIL 4, 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, April 4, 2019 at 5:00PM.

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

Chair opened the meeting.

First, there is going to be a presentation by the consultant team recommended from the RFP presentations to the Village Trustees, possibly May 9th but will be confirmed. This special meeting will allow the Trustees to hear their presentation so that they can vote to move forward. Stony Brook Southampton Hospital Association has hired consultants to begin the process of the new hospital.

Second, last month the proposed new zoning code was reviewed regarding corner lots, accessory buildings and flat roofs; the Commission recommendations are before the Trustees. Chair encouraged all to attend that meeting. They are studying an aspect of the flat roof law proposed to make sure that it will function as intended. Basically, making sure that the architecture is not compromised, as well as making possible the use of solar panels on the roofs.

Third, Commission member J. McLaughlin along with Trustee Kimberly Allan, worked to obtain information on how the Village could become more competitive regarding CPF funds. The Commission had a meeting last summer to discuss this issue.

The Village used CPF funds to acquire an untouched parcel on Pond Lane across from Lake Agawam. This purchase will both preserve open space and protect the Lake. The Village has for years been the single largest funder and now we are pursuing the use of those funds to a greater degree. J. McLaughlin was thanked by the Chair. These lots are expensive, but they are important for open space.

Fourth, discussion regarding drainage and sewage. The Mayor has formally asked the Commission to put together a project to formally investigate drainage/sewage. We have a very polluted Lake, the most polluted in the State. The problem is long term and historic. Our drainage is north-south, and the farms have drained into it for years. Commission member J. Warren assembled a summary of the issues with the Lake. There is going to be many things that need to happen to address those problems. There is no one single solution, it is clear there are multiple things that need to happen, and it will not be a quick fix.

Separate from that, is the issue of waste water and drainage from the Village Center. The issue is that the Village Center is at the lowest point in the area. The Health Department about 25 years ago stopped new wet uses in the Village. M. Chiffert stated this was also because the lots are small and that affects the drainage capacity as well.

Under a previous mayor, a study was done that resulted in new zoning and planning for the Village Center (VB zoning). They investigated a sewer at that time but did not move forward. Mayor Irving wants another look at a sewer district. The sewer district and the health of the Lake intersect but are not the same. Alternative technology is now allowed by the County, funding is available, and the County is enforcing the rules that they did not use to enforce. They expect at sometime soon that everyone will need to come into compliance.

The State and Federal government have put together funding on these issues, for example, King's Park received \$20 million from New York State to address their issues. They need to rethink the issues and come up with options to solve them. They need a work plan for the Village over the next 5 to 10 years.

J. McLaughlin stated shouldn't they make the master plan part of the code book. Chair stated that it is in the code book as VB zoning, those guidelines are currently code. For example, they are allowed certain frontage, stories, parking on different street, etc. J. McLaughlin stated that they need to look at landmarking some of the iconic buildings. Chair stated they need to expand the historic district.

Many of the older buildings on Main Street and Jobs Lane are two and three stories buildings, they were denser and then after the war many one-story commercial buildings were built. From a zoning point of view, you could do 2 ½ to 3 stories but things were not going to be possible until the septic issue was rectified. Large hotels, drive-thru's will not be allowed going forward. Also prohibited was future office use on the ground floor, they want to encourage retail on Main Street and Jobs Lane.

M. Chiffert stated that when that study was done the area was limited because of being limited by size of plant, he feels the sewer district can be expanded. Chair stated one of the problems with not dealing with the drainage, is the infrastructure needs repair. The parking lots are in desperate need of change. We have enough capacity for parking, but our lots are poorly designed and managed. Signage is necessary as well to identify extra parking. The parking lots can be used to utilize the drainage. There is two separate issues, solving the lake and solving the waste water issue in the Village center. J. Warren stated it is 20% of the Lake problem.

Chair would like to propose that they think about hiring someone to lead the Commission through an analysis to create a framework to talk about the answers in an educated way. J. McLaughlin feels a lot of the issues are that people that work on Main Street end up parking on Main Street. J. Warren feels while it is a problem, he's uncertain the true extent but he feels it is a small fraction of the overall infrastructure of parking. Chair asked J. Warren what he sees the differences are between East Hampton and Southampton retail. He feels they have a better and well-run parking system. There are stores facing the lot, there are less spots on the street. There is plenty of parking that aids retail. The people shopping are a mix of local and second home owners. M. Chiffert feels it would be better to study it further, to understand the thriving retail. He feels J. Warren is well placed to take the lead. He feels the whole feel of the retail is different there. J. McLaughlin feels we need more walkability. There would be a net benefit to the public. J. Warren asked the Chair what the research should accomplish. Chair stated the action plan on the Lake is a focus. Compiling the science and putting together the options. They need to come up with a plan that gives the Trustees options.

J. McLaughlin stated that all the infrastructure, plan and sewer district should be considered together. Getting people to pay for capacity that will be needed in the future is difficult. J. McLaughlin feels a 50/50 split would be good, between hospital and center regarding sewer district. Also, with inviting

more uses means more parking. Chair stated that businesses and restaurants currently must buy parking spaces. The change in the new zoning is that all parking would be shared, and funds would be pooled by business owners for maintaining the lots.

Chair Travis closed the planning commission.

Respectfully Submitted by:

JoLee Sanchez

File Date: _____

Village Clerk