

**PLANNING COMMISSION
ZOOM PUBLIC HEARING
SOUTHAMPTON VILLAGE
NOVEMBER 4, 2021**

The public hearing of the Planning Commission for the Village of Southampton was held on Thursday, November 4, 2021, at 5:30PM via Zoom hybrid.

Chair opened the meeting. Pledge of allegiance was conducted.

Present were Co-Chair Marc Chiffert
Co-Chair Michelangelo Lieberman
Michael Anderson
Laura Devinney
Christian Picot
Summer Stelling
Pamela Gilmartin
Edoardo Simioni
Robert Essay

SPECIAL GUEST PRESENTATION BY NYSERDA

Sheila Peiffer, member of Clean Energy Committee, began that in May they had the Village Board adopt a climate resolution that calls for Village to become 100 percent carbon neutral by 2030. There are five members of the Clean Energy Committee: Robin Brown, Alexandra Talty, Michelangelo Lieberman, and Scott Rose. They have mission statement and met in the end of October for the first time. Currently, they are encouraging adopting NY Stretch, this is a step on the road for future actions becoming part of Clean Energy Committee.

M. Lieberman stated that they want this presentation to understand the benefit of NY Stretch in the Clean Energy Community.

Andrew Manitt, from Sustainability Institute at Molloy College, he offers advice, encouragement and technical assistance that NYSERDA has identified for those in the Clear Energy Community. The Clean Energy Community program encourages local government to act to lower greenhouse gas from operations, save tax dollars and foster a green economy. There are ten broad categories for Clean Energy Communities and adopting Stretch Code is one of them. If you adopt 4 of the actions and submit to NYSERDA, you get designated as a Clean Energy Community and get a \$5000 grant. NY Stretch has grants attached and every action has a number of points attached to it, for example, 3000 points gives a grant but those are heavier lifts or actions.

NY Stretch energy code is one of the high impact actions, it is an overlay to the existing State energy code and makes things more stringent. For example, u-value for windows are mandated under the State energy code but Stretch may require a higher standard. It is attempting to look in the future and create a more advanced code than the State. NYSERDA looks at rate of energy code and amplifies it because it would be too slow, so they adopt. There are a few communities that have adopted Stretch code, two large and a few smaller communities. M. Lieberman noted that East Hampton is looking into

Stretch Code as well. Currently, the Town of Southampton is looking to move forward with Stretch Code. So, they could work together with Town and Village. M. Chiffert noted a concern with roof insulation values in order to achieve the code, 12" of insulation is necessary. That would make the roof rafters 12", so high density foam could be used. A. Mannitt noted that ceiling R value is not different from base energy code both are R-49. A. Mannitt shared his screen showing the R-Value for ceiling, noting that insulation for cathedral is R-38, which is higher. R-factor is figured as a total of all r-factor and that makes up the u factor.

M. Lieberman noted they have the opportunity to be a leader in the community. There are concerns with making homes more efficient, sealing means you need proper ventilation. M. Lieberman asked what is the best way to familiarize with the Stretch Code. Basically, it is a lot of little slight improvements, it isn't one thing, A. Mannitt has comparison and cost comparison he can send over and that demonstrate the payback over time. C. Picot asked if there is training, A. Mannitt noted that they provide free training for updating what is required in new energy code. The Town of Southampton has an energy rating code, that under the Stretch Code is one potential path for meeting standards of the code and in several towns, it was mandated, and they recommend under Stretch. It provides evidence that the house was not just planned but that it will perform and takes the job of verifying energy performance off the backs of local inspectors and gives to a third party for compliance. If adopted they will have to update the Village. M. Lieberman noted that Town of Southampton uses the HERS standard, but they are in the process and hopefully Stretch will be adopted.

L. Devinney wants to see what Town adopts, but M. Lieberman noted that the Village adoption may be easier than the Town. It would be a positive move in the right direction. R. Essay asked about historic buildings and renovation. Stretch doesn't apply to historic renovation; it is for new build. L. Devinney asked if they can review the NSERDA code before the Town meeting. The document is online, and it is technical looking, but it isn't too hard to figure out. M. Lieberman read part of the document about compliance. M. Lieberman also emphasized that it doesn't add burden to the Building Department, HERS will still apply and there is no additional workload. NYSERDA did research and cost to do under base code and Stretch Code and how much more cost is involved and how long to recoup the upfront cost and he will forward that document to the Board, it is information for residential and commercial. If we are talking about the goal of being carbon neutral by 2030 or 2050, the building now needs to be efficient to reach the goal. M. Anderson asked if there are incentives or rebates for these builders, if renovating an existing house PSEG has some rebates for various energy saving items but not provided through Stretch Code.

The Commission thanked A. Mannitt for presenting information on Stretch Code.

PRESENTATION: PROGRESS OF SEWER COMMITTEE

Paul Travis thanked the commission for the invitation to speak. It is very timely in amidst discussion of comprehensive plan. Adriana Restreppo is here from D&B Engineering; the time frame is to have a proposed map and plan to be ready by the Spring. They have been fortunate to receive a grant from Town CPF and cooperated with Town, County and State. Westhampton has a project, Hampton Bays and East Hampton are working on sewer issues, all Villages on East End are grappling with this issue.

Adriana Restreppo, from D&B Engineering, originally, they reviewed all work done in the past and they were not missing any earlier work and future requirements as well. They confirmed the proposed

boundaries, and she shared her screen to show the boundary, it would encompass part of the business district and includes about 250 parcels mostly in commercial and mixed commercial. They went over to figure out the flow by using the Suffolk County basis for determination and then went on to projected flows. They walked the area to figure out the future development and they identified the additional potential residential, restaurants intended and included Nugent and Windmill Lane as well. They went ahead to identify what collection system was most appropriate for the area and they did a conceptual design of the process. Most of the lines were in the back of the properties. When possible, they run the pipes through there, there are no surveys or utility information in the investigation, but they did use topography, visual and aerials. They could do a system with one pump station; however, this is just conceptual at this point. Treatment at SH Hospital would not be practical because 200,000 gallons per day and a peak of 320,000, the capacity of Hospital is 105,000 gallons, but only 40,000 used currently. The plant is about a mile east of the area that they had designated. There are issues with the plant increase of the site. Splitting of the flow and needing the additional plant as well made the Hospital not really an option, so they determined that having a site north of the district would be best. Currently they are looking at three parcels. All of the factors of the parcels are appropriate but a bit far. However, it seems to be meeting most of the requirements. They are proceeding with an accommodations report and following they will summarize a template for use in funding. The project is a multi-year project, so this information will need to be updated. They are going forward with assessment values of properties. This is a summary of what has been done so far.

P. Travis added that they included Town Hall and elementary school as part of the map and they are thinking pump station at Verizon on Windmill Lane, currently it is under-utilized lot. P. Travis noted that G. Golesky has been working with the task force and putting the lines through the parking lots, in Job's Lane and East side of Main and Hampton Road. One issue has come up several times, it is a priority of the Trustees to use this time to bury utilities while there will parking lots torn up.

M. Chiffert asked if the County is aware of the report, P. Travis noted the County will get a draft report and D & B has been guiding on requirements of the County. This was the first step when they were putting together the report, they made sure of the County requirements from flow, siting and technology that is preferred. They are familiar with the process. Operation of the plant would be best by County; the Village is not prepared per M. Chiffert. A. Restreppo noted that they are choosing easy to run and maintain plants. C. Picot thanked for the update and wanted to understand in terms of deadline, he is wondering where responsibility falls fiscally. How will it be paid for, who will run it, what happens after D&B is done. P. Travis noted the handle of the district is the primary step and idea of plant layout and they will supply figures for likely cost and the phase of financing would begin at that point. It will be less about capital costs, since that will be covered by grants and loans, but operation and how split of among users will be more the issue. More engineering and public comment and input from Trustees will be important. M. Chiffert thanked for the presentation. L. Devinney asked if this information is available on the website for the public, P. Travis noted they could post the map. They will make sure that will happen, but Chair noted it is a work in progress. M. Anderson asked about underground utilities have they spoken to utility; they have not spoken but that would be a next step. The thought is that it is a great opportunity because with sewer infrastructure it is a great idea to improve the public infrastructure at the same time. R. Essay feels nervous by economic downturn and feels grant money may begin to get difficult to obtain.

MISCELLANEOUS

R. Essay asked about extending the Village borders, it has been done before and take over south side of C R39, it is a highway business district. C. Picot updated that he is meeting with Building Inspector this coming week and he will present at the next meeting. They want new Chief Building Inspector to speak about master plan suggestions. L. Devinney, S. Stelling and P. Gilmartin are working on senior services and there is a large portion of Village that can be classified as seniors. The 55 to 75 bracket is large, but has been neglected, they want a pilot program that would act as a club and see how they will build on that going forward. P. Gilmartin noted that is a need, it wouldn't be a big thing because it does involve a center. Perhaps, the cultural center or possibly start smaller. They are thinking maybe they meet once week, more like a tea party with possible transportation, but no lunch or dinner. They could perhaps ask Food Institute or local restaurants to sponsor something. They want to ask the public to be involved. They have enlisted Judy Johnston as an advisor and will have a committee and the budget is \$1000. They would like the Planning Commission to back this project. This is just a pilot program for now. L. Devinney spoke with senior center, Liz Doyle, she would feel comfortable going to higher ups to enlarge it if needed. L. Devinney stated that procedurally should they vote.

MOTION by Chair Chiffert, second M. Lieberman

To support and encourage the formation of senior club and spearhead this program.

On Vote: Co-Chair Chiffert, Co-Chair Lieberman, M. Anderson, L. Devinney, C. Picot, R. Essay, E. Simioni, and P. Gilmartin

Motion by Chair Chiffert, second M. Lieberman

To use M. Anderson for the moving forward with meeting regarding underground utilities.

On Vote: Co-Chair Chiffert, Co-Chair Lieberman, M. Anderson, L. Devinney, C. Picot, R. Essay, E. Simioni and P. Gilmartin

MOTION by Chair, second L. Devinney

To pursue NY stretch code for recommendation of possible adoption.

On Vote: Co-Chair Chiffert, Co-Chair Lieberman, M. Anderson, L. Devinney, C. Picot, R. Essay, E. Simioni and P. Gilmartin

Planning Commission members were invited to attend the November 16th training with Suffolk County Village Officials Association.

MOTION by Chair, second M. Lieberman

To adjourn the meeting.

On Vote: Co-Chair Chiffert, Co-Chair Lieberman, M. Anderson, L. Devinney, C. Picot, R. Essay, E. Simioni, and P. Gilmartin

Respectfully Submitted by:

JoLee Sanchez

File Date: _____

Village Clerk