

**PLANNING COMMISSION
PUBLIC HEARING
SOUTHAMPTON VILLAGE
DECEMBER 5, 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, December 5, 2019 at 5:00PM.

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

Chair opened the meeting.

MOTION by Chair Travis, second E. Simioni

To approve the minutes of the November Planning Commission public hearing.

On vote: Chair Travis, L. Devinney, J. McLoughlin, T. Pender and E. Simioni

UPDATE ON LAKE AGAWAM AND WASTEWATER TREATMENT

There has been a lot of work with Lake Agawam and wastewater issues. Lake Agawam Conservancy is active again and a committee for clean water issues was set up by the Village, R. Coburn is part of that committee. Trustees have also hired Pio Lombardo to conduct a study of use of IA (cluster) systems to help individual building owners that would like to upgrade. Mr. Lombardo will present information at a special Planning Commission meeting in January. L. Devinney is wondering if a later date would be better attended than January, Chair stated he will come more than once. J. McLoughlin noted that he already presented to the Trustees. P. Lombardo will provide information from an economic perspective, possible locations and possible switching dry use to wet use with use of IA. There has been some confusion, to clarify, under any circumstance the Village will need a sewer system, the IA doesn't eliminate the need for the sewer district. J. McLoughlin stated that the Village needs to create a sewer district, there can be sub-districts within but need initial district. The boundary discussed in the past was Hill Street to Little Plains, North Sea Road to Bowden Square, not including Town Hall or the Hospital. E. Simioni stated that not every business would be required to participate with the cluster system, he feels everyone will have to participate. Chair noted that he was concerned that people were left with the impression that it was voluntary to participate in the sewer district, but it will have to be mandatory. L. Devinney stated that she believes the County will require hook up anyway. Chair stated the Mayor wants to get us going on the sewer district and Pio Lombardo is a first step but eventually they will need a district, and everyone will have to comply. J. McLoughlin stated that they have to reach out to the owners and Chair feels they will be impelled to do so with the retail climate since it will open up more use. Chair stated the EH had a meeting about the concerns of their business district and they are having very similar issues. L. Devinney noted that Westhampton Beach is far along in the process and requested \$4,000,000 from CPF.

The site identified initially for a facility for the sewer district was on Windmill Lane next to the Police Station. Currently the ambulance building is being constructed on that lot. The other site that is available is on North Sea Road next to the Post Office, it's owned by Beau Robinson. The lot is vacant, and the Village should look into buying it, it is a good size site. Chair thinks it would be helpful for the

Town to buy it through CPF. This lot has been on their list as possible site for sewer district and it is a good time to revisit the possibility. Chair would like the Planning Commission's support to write the Trustees that they recommend the purchase of that lot and investigate that possibility. L. Devinney asked if Pio Lombardo has been informed to see if he thinks it would be good site. J. McLoughlin asked can CPF be used and it was noted yes, because of the clean water initiative. L. Devinney wants to make sure this site will work, Chair stated it is an excellent site, but they can discuss with P. Lombardi. E. Simioni stated they don't have to let them know what use will be, but it was noted that they need to know in order to get the funds. He stated that if it's for the benefit of the area or municipality than it can be used for other uses. There are lots of exceptions.

Motion by E. Simioni, second by L. Devinney

To support the drafting of a letter by Chair Travis regarding the suggestion to look into the purchase of the vacant lot on North Sea Road next to the Post Office.

On Vote: Chair Travis, L. Devinney, J. McLoughlin, T. Pender and E. Simioni

REVIEW OF HISTORIC DISTRICT STANDARDS MEETING

E. Scott has been working on revising the Historic Standards for the Village, he is not able to be here, but Chair wanted to review. There was a meeting that was held for Village officials, it was a good meeting and lively discussion. Best practices were discussed at that meeting conducted by a representative of the State Historic Preservation Office (SHPO). In summary, the ARB follows regulations under the preservation act under SHIPO. The primary tool they use is the model law, which is what was used when the historic code was created. In the Village. In addition, the SHIPO provides tech assistance and grants for guidelines. SHIPO audits the Village every few years to make sure we compliant. The ARB has two categories they regulate- historic and non-Historic. Linda McKay from SHIPO presented a number of recommendations.

1. Update our model law to latest 2014 version, improvements and clarifications to guidelines and standards. This will provide swifter process.
2. Updating the Building Application for an updated explanation of requirements to homeowners and potential home buyers.

Sarah Latham, ARB member supported Linda McKay's recommendations. She pointed out Roslyn has a good code and that they front load what it requested at the permitting process. It is a good model for Southampton.

3. Village architect on staff to help the Building Department coordinate the review between the Boards and help the applicant. Potentially the person could be a Building Department employee. J. McLoughlin stated that a suggestion can be made of what is in favor of the Village Boards for design, Chair acknowledged it is important and they can manage the process. A collective Board process may be more clear and helpful to applicant. Commission members raised the issue of having a historic house outside the district and how to deal with this. E. Simioni wonders how broken the system is. Chair noted: One, people get far in the system with issues or problems, the Boards are finding far down the line. Two, the need to know going forward what the Board prefers to see, people get halfway through the process and find their design isn't preferred.

They could know up front. The architect would know the standard and the Board would be briefed.

L. Devinney asked are there individual houses that are not part of the district with designation? Is the purpose to look at every house, will the process find out if the house is architecturally significant or not? Chair noted that there are not many houses that are designated outside of the district. Another thing that is not typical, usually there is someone designated to decide historicity. E. Simioni is thrown off by the historic training requirement, if someone wants a new house how does that fit in. It would not affect too much other than to know what the Boards prefer architecturally. Chair noted an example, that on Hunting Street, at the end of the process before a vote, Z. Studenroth noted these houses might have historic significance. This indicates the flaws with the current process. L. Devinney feels there should be a new inventory conducted.

Victoria Kahn, Village resident, reviewed the process the Town of Southampton uses. Every property that comes through by age is flagged for landmarks and historic review. They discuss the case early in the process. Once they have opined, they come to a consensus, they should never get to end of the process and find that information. The Board liked that idea better, that there is a group or panel that discusses.

Sarah Latham, ARB, noted that we are 30 years away from the last inventory and need to make a larger register. In the meantime, some things could be caught with Buffalo form that she presented to the Board.

V. Kahn noted that the Village does have a lot more enforcement capability than the Town, they can actually designate a property as historic.

Sarah Latham, noted the Village code doesn't require owner's consent, the Town does

Chair stated that most people try to figure out a way to design something that will be approved. They will conform to the guidelines. The most distressing thing is that it is happening at the end after an applicant is spending a significant amount of time and money. The Boards are under pressure to approve. There is more to flagging a property, what that means to the owner is important. E. Simioni is trying to understand where this will be of most significance. An advisory would be helpful in that situation, they will try to do something that fits into the Village. The consultant or staff person would be first step, before going before any Board. It is a process that allows everyone early on to get guidance and the Boards to know up front so that the applicant has a reasonable chance of approval.

L. Devinney left the meeting.

V. Kahn noted they (the Town) don't have enforcement but can give advice. People may come around to show the historicity from family or others. Many people have purchased and got caught late in the process and it isn't fair to them or the Boards.

Chair noted that the last point from Linda McKay was:

4. Urged the Village to apply for a grant from SHIPO to update our district and/or registry.

Chair noted that E. Scott has been working on this for a while and thanked him for getting SHPO involved.

NEW BUSINESS

Chair will make copies of Buffalo form provided by S. Latham. There was also information from the Historic Guidelines meeting that he will disseminate to the Commission.

Chair closed the meeting.

Respectfully Submitted by:

JoLee Sanchez

File Date: _____

Village Clerk