

**PLANNING COMMISSION
PUBLIC HEARING
SOUTHAMPTON VILLAGE
JUNE 6, 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, June 6, 2019 at 5:00PM.

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

Chair opened the meeting.

First, the presentation by James Lima and F/X Collaborative responding to the Hospital area RFP was presented to the Trustees last month and they are working on a proposal. They hope to begin work on that for late summer. The hospital has hired a team that is working on a plan for a new medical center at the SUNY Stonybrook Southampton campus.

Second, several months ago the last piece of the comprehensive zoning reform had recommended changes for the Hillcrest neighborhood. It makes the smaller non-conforming lots buildable and brings them under the same zoning as the rest of the Village. Those zoning changes have been given to the Trustees and we are waiting for their vote on those changes. The commission has concluded its comprehensive zoning reform and will see how it affects building throughout the Village.

Lastly, the drainage study is the subject discussion tonight. A decade ago there was a conversation by the then Mayor and Trustees to address drainage in the Village Business District and how it affects the health of Lake Agawam and the ban on wet uses that is enforced by the Suffolk County Department of Health. A decision was made to first establish revised zoning controls for the VB district, which were adopted after a comprehensive and award winning planning study. The Village then hired H2M to complete a study of the drainage and they recommended a centralized sewage district. At that time it was not feasible for economic reasons and it was put on hold. However, the Village has been aggressive in storm water retention since that time. Hill Street, Windmill Lane and Jobs Lane storm water retention have been dealt with, but the issue of the Sewer District has not been addressed. The State legislature recently began to allow CPF funds to protect freshwater resources, and public awareness of the issue has risen dramatically since it was last discussed.

The Mayor and Trustees have asked the Commission to reopen the issue. The next step would be to get someone to work with us that is not tied to a specific technology. They need to see the issues and the best way to solve them, it will also take a large amount of public input. The taxpayers, residents of the Villages and neighbors around Lake Agawam all need to be part of the discussion and solution. What makes it difficult is that most people have an opinion and believe they know the answer, but they need to address it with facts first and see where those facts lead. First, agree on what needs to be solved and then see what the answers may be. J. Warren put together a summary of all the studies that have been done. A workshop meeting held last month produced a draft outline for the study. Chair feels they should go through the prepared outline together.

The goal is to come up with a feasibility study with the wastewater study. Identify drainage issues in the Village and Lake Agawam. There is a lot of conversation about what to include, Lake Agawam is not the only freshwater pond that needs help with the issue of clean water. Lake Agawam is the most extreme and has direct impact on property values and influences the Village Business District. The study will affect the long-term vibrancy of the Village, so it is very important to deal with the issues. The outline highlights the purpose of the proposed study.

1. Retrain and reuse storm water entering from Village Business District and area adjacent to Lake Agawam to protect, preserve and prevent further damage to the iconic freshwater resource.
2. Rejuvenate and restore clean water by eliminating run-off, wastewater and sewage from entering Lake Agawam.
3. Meet Suffolk County DOH standards for more uses in the Village Business District.

R. Essay stated road runoff, existing sediment in the Lake, people around the Lake, and geese are main problems. J. McLaughlin feels the people need to be reengaged regarding the Lake. Chair stated having them involved is essential. J. McLaughlin states Lake Agawam is the worst of the freshwater lakes regarding pollutants. Laura Devinney asked why it is called drainage study, she'd like to come up with a more appropriate name for the study. Water and Waste-Water Management is a better name in her opinion. She asked if studies have been done on Mill Pond since they are asking for \$1 million from CPF, or is the money for study?. Lake Agawam, Mill Pond and Georgica Pond are the most polluted on the East End. J. McLaughlin stated that CPF did pay for the drainage on Jobs Lane and Meetinghouse. R. Essay stated that J. Warren wrote a list of what needs to be done but feel core samples all over the Lake would be an important additional input.. R. Essay asked if the whole Lake has been done, the Commission believes so, but they can speak to Dr. Gobler.

Learning from the other Villages around who have dealt with obtaining money for the protection of water would be helpful. E. Simioni feels a central Board from all over the East End or Eastern Long Island that makes up a master Commission of all the Villages regarding polluted water would be beneficial. J. McLaughlin reached out to Ed Deluca and he had said it is a major issue and most municipalities are looking toward decentralized sewage plants. The extra density in the Village could be a problem. M. Chiffert stated the zoning is in place, so it would not be a problem. Chair Travis wants to shatter the myth of density; that is not the problem, the Master Plan solved that issue.

Chair stated that a wastewater plan will be created that will affect the management and the flow created will be dealt with because it will factor in that flow. E. Simioni stated that it is just one component to the plan. They will deal with it before it will be done. R. Essay asked if we have enough parking, the Commission stated that we do have adequate parking, but it needs to be rearranged.

It is also important to review and research new and existing reports and studies. There are numerous studies that are comprehensive, even if they are older, there is useful information in the many studies. The hospital plant is not useful because the hospital plant is older and cannot handle the flow. H2M also did the Suffolk County study. Chair stated that there are traditional sewage systems with a central plant, and there are cluster systems. They will need to set up a matrix to look at the financing, capital, operating costs, etc. J. McLaughlin stated that the cluster system is more privatized so would not need a referendum. The other way to do it is to set up a district and then everyone in the district must connect

in a certain period. L. Devinney thinks the long-term effectiveness is critical. What are we trying to solve now, while planning for the future? M. Chiffert stated they need to look at where the Village is going in the next 20 years.

R. Essay stated that the Village is going to grow, he's been on the Board for a long time, the usage of the Village is going to increase. Controlling runoff, people living around lakes, and sewer system are all parts of a solution. M. Chiffert was at a P3 convention recently, he noted that in California they put centralized wastewater everywhere and the wastewater is being sold as recycled water. The laundry next to Magee Street reuses wastewater. Reusing for non-potable purposes such as landscaping is possible with these systems. A study by NYS was done in 1958 that showed that our aquifer is in danger from pumping it into the ocean.

Chair stated that we must deal with more warm weather year-round, in the past the lakes would freeze all winter. Our lakes did not freeze this year, that impacts drainage. Rising tides will have an impact, the ocean is a lot higher now. Business and tourism and how younger people look at the world has changed; young people are interested in environmental issues. Car ownership is declining rapidly, they will have to deal with that issue. The demographics of the Village are aging, and housing alternatives will be necessary. Chair thinks that people in senior housing will desire walkability.

A RFP to study these issues could be a good idea and they can direct them to investigate the other Villages and Towns surrounding. One change since the reports have been done, the use of the fertilizers and age of septic around the Lake will become greater issues. They will have to come up with a plan that will need to motivate people to act.

Chair asked M. Chiffert how the latch system will work. People are voluntarily adding IA systems now. An IA system is different, there are pumps added into the tank and it works more quickly to clean and treat the water. The scale of the system gets 4x nitrogen reduction. You can bring it back to potable water standards. They do not deal with disease, when you have a central system it deals with pathogens. R. Essay stated the issue is where to put the plant. He's worked on two systems, the hospital which is old and the Rehabilitation center, which is new, and the difference in the systems is night and day. M. Chiffert thought that on the Town side next to the cemetery is a good place for the plant. Smaller systems could be placed in the parking lots but financing them is difficult. L. Devinney stated that the water table is shallow in the parking lot, it's a problem. J. McLaughlin stated that IA systems are being utilized just a few doors down from Village Hall. Small lots in the Village do not have the allowable flow and they cannot be developed. Once you have a centralized system that limitation goes away. They will need to figure out how do you cause someone to do it if it is financial, how do they get people to participate. J. McLaughlin stated that when the County came to speak to the Trustees they stated that there are systems that can handle 30,000 gallons per day. The issues on central system side is that a centralized system can be bonded and its financially efficient. IA systems don't have as much capital costs but how do you motivate people to do it. R. Essay stated that when you get absentee landlords, those types will not conform. He feels that is not viable. It may be other Villages are handling it in effective ways, collaboration on that would be helpful. J. McLaughlin stated WHB is not doing a huge system, but it is a traditional sewer district. They will receive a sewage bill. M. Chiffert stated that they get a benefit assessment and there is a connection charge, the water is a third revenue stream. Again, the Commission wants to include in the study how other villages are handling the situation. The usage charge covers the maintenance and operation, but the capital cost is covered by benefit assessment and bond. WHB did a traditional approach. J. McLaughlin wants to engage the property

owners, take a second look at zoning plan and apply these new technologies to the plan. The Master Plan was based on 2 and 3 story buildings and that was what you could build on Hampton Road. That is what is allowed now and its limited density substantially. If someone did a three-story next to you, you could not have another next to it. It doesn't call for use, it is strictly zoning. From an analysis point of view, they know the flow necessary, the potential was small. M. Chiffert stated that it needs to be a greater area, there are 5 potential districts on the outline, maybe start small and grow it. Some of the districts could be combined and even have one. M. Chiffert feels that a good location for the plant is key.

Chair stated they again the need to stay focused on looking at the issues instead of focusing on the answers. L. Devinney stated that it may come down to a district or voluntary cluster. From a traditional plan you bond and then the public pays the bond, but how do you finance IA systems. Relying on property owners may not be the best. J. McLaughlin stated that if they are told they may have new uses they may be motivated, but R. Essay stated that there are a lot of owners that will not spend a dime on that. The problem is that people don't want to pay for the benefits of others if they are directly benefited themselves.

J. Warren noted to add all the newer technology available for sewage treatment. L. Devinney was asked to take the notes to add to the outline and then they can take it to the Trustees. Waste-water Pollution Control was noted as a possible title for the study but L. Devinney was asked to work on the title.

Final note for meeting, there is a Trustees debate tomorrow at the Arts center. He encouraged everyone to the vote on the 21st. Another debate will be a week from Friday.

Trustee Allan feels the discussion to address the problem before stating what needs what needs to be done is the correct way to address the problem. Understanding the problem is a clever approach. She thinks the future growth is equally important. The collective learning, we need to look at other communities and how they have handled the impacts to all the estuaries. The only thing she wants to add is that the Village knows there is a problem but they want to understand clearly the problem so they can handle it in the right way. They are installing special equipment in Lake Agawam so that will really help to pinpoint what is in there and they are using some technology around the lake to find out clearly where those contaminants are coming from.

E. Simioni stated talking to the other Villages is a great start. Chair feels that at this point people know so much more and are more aware environmentally.

The meeting next month will be changed from the 4th, the date is to be announced.

Respectfully Submitted by:

JoLee Sanchez

File Date: _____

Village Clerk