

**PLANNING COMMISSION
HYBRID PUBLIC HEARING
SOUTHAMPTON VILLAGE
OCTOBER 5, 2023**

Due notice having been given the public hearing of the Planning Commission for the Village of Southampton was held on Thursday, October 5, 2023, at 5:30PM as hybrid via video conferencing and in Village Hall, 23 Main Street, Southampton, New York.

The chair opened the meeting. Pledge of allegiance was held.

Present were Co-Chair Marc Chiffert
Michael Anderson
Christian Picot via Zoom

Pamela Gilmartin and Michelangelo Lieberman were absent. Village Planner Alex Wallach was present via Zoom.

Pamela Gilmartin has resigned from the Planning Commission due to family health issues.

MINUTES ADOPTION

MOTION by C. Picot, second M. Anderson

To approve the September Planning Commission minutes.

On Vote: Chair, M. Anderson, and C. Picot

UPDATE ON TOWN OF SOUTHAMPTON HOUSING FUND/AFFORDABLE HOUSING INITIATIVE

Chair introduced a presentation by Kara Bak, Town Attorney, regarding the Community Housing Fund. Graduated Law School in 1993 and began her own law practice in Westhampton Beach in 1995, in 2004 she was appointed Town of Southampton Counsel. In 2021 she became director of the Community Housing Service, an affordable housing program.

K. Bak, in November 2022 there was an approved local law to establish the Community Housing Fund that would establish a 0.5 % tax, to be paid by purchaser, for real estate transactions to benefit the fund. We are just now receiving monies into the fund. Southampton Village opted in on Nov 8th, 2022. In March 2023, the advisory board was established, and they recommend projects for the Community Housing Fund. The Community Housing Fund can provide:

- Financial assistance to first time home buyers.
- Create affordable housing for sale or rent.
- Help rehabilitate existing housing for rent.
- Can provide housing counseling service.

A project plan will be presented to the Town Board that includes:

- An agreement to provide a permanent affordable housing easement. Accessory apartment creation through the Plus 1 ADU program has restrictions, but they created their plan through the fund, and it doesn't have any restrictions on the owner.
- It also provides for low interest loans.
- Helps provide housing to work force, seniors and the disabled.

The goals of the Board are to:

- Strengthen the Town economy by assuring the employers have access to the workers they need for a variety of jobs, with better access to homes near jobs.
- Support Town residents of all ages and stages of life, such as young families, families with children that need stability and seniors to age in place.
- Improve and promote neighborhood stability and diversity and assure quality of the neighborhood character.

Their current plan is still in the development process and has not been implemented yet, it will be considered in public hearing when ready. Chair asked about how the funds are distributed. The County distributes one check to Town and the Town divides between CPF and CHF. It is a process; they can't just divide because some transactions are exempt if contracts haven't been signed. It is a slow process, last check received in July has not been divided up. The advantage of signing up for the CFH is if Village has a project they can present for consideration. C. Picot asked why Town has not signed up, Town of Southampton is the maintainer of funds, and just Villages opt in. Only two have done so Village of Southampton and Sag Harbor Village. The Advisory Board is 13 members and Village has one Board member. So far, close to a million for distribution, that's just an estimate.

If the Village has a project, they reach out to Kara. C. Picot asked if Town wants to do work force housing how does that work, K. Bak explained there would be a public hearing and Town Board would vote to allocate funds. If an individual Village resident is looking for down payment assistance they may apply to the Board. Southampton Village opting in is for their municipal plans that they desire.

PRELIMINARY REPORTS

Improvement of Cell Service in the Village – C. Picot introduces Susan Rabold from City Scape for joining today. Two important topics need to be addressed in our Village: poor service/receptivity issues and public safety issue. Gaps in coverage for emergency for radio frequencies are a real problem. Wireless coverage at beaches is a problem and necessary to call for rescue. East Hampton has developed a wireless master plan update.

Susan Rabold, of City Scape, worked on the East Hampton wireless plan. The current Southampton Town plan is from 2007. Their job is to figure what has been done, and then provide thoughts and recommendations on the issues.

Susan Rabold, presented a slide show:

- City Scape exclusively serves government clientele to discern wireless connectivity for the community.
- Project team of engineering, legal and planning.

- Wireless communication specifically what functions are needed to make cell phone work. We are migrating towards 5th generation, which is 5G. Operating frequencies are in low, mid and high frequencies.
- They see that more is needed than macro antennas, even though they are still the backbone, however, there are also small wireless facilities, approximately 40' and smaller antennae, can't be more than 3 cubic feet. These provide a smaller footprint of coverage and are used in between macro cells to fill in in the community. Macro cells may not be good for view sheds, so small antenna may be better in areas where the view is sensitive.
- City Scape assess wireless infrastructure and helps to determine gaps. Mapping for commercial wireless and public safety is conducted. Comprehensive plans are inclusive of each of service providers licensed to bring cellular into the Village. Provide drafts for review before wireless plan is finalized.
- Site visits are performed verifying location, service providers, find unknown sites, record the observations in GIS platform. Then they map the coverage, mapping shows the current coverage and also projected suggested coverage.

In East Hampton they hope to have the plan in place by the end of this year and will conduct public hearings, it is still in process and master plan is in draft form right now.

Chair asked what the difference between all the carriers is, S. Rabold explained it is the number of sites they deployed. Verizon has greatest coverage because they have five sites, so they will have larger footprint. Preliminarily, our area needs more sites and antennas. AT&T, T-Mobile and Dish own their own antennae and their groundwork. They may use private or public entities, there really is no difference. Town of East Hampton has lots of sites on public property. It is not uncommon to have code written to see use of public maximized before private is utilized. However, you can't mandate they go on public but can entice them to do so.

C. Picot stated they are analyzing all options for antennas, public safety first for fire, police and EMS. Once they solve for that solution, then they can look at public nuisance of cell reception. C. Pico asked about hybrid models, if that is preferred. Currently East Hampton have many small antenna sites along Montauk Highway, and a number of sites on public site and public safety sites. Their contract with East Hampton includes master plan, public policy and review all site plans that come in. East Hampton is interested in having hybrid model because they don't want tall facilities, so they put together options that shows macro and small wireless facilities, which are the same as nodes. A node would be in right of way with utility poles and sometimes depending on type of service they are able to go on top of pole or a yard arm and attach off side of pole. If they can't use right of way, they will install a new pole. The antenna sometimes will look like a small tin drum, they don't exceed much more than diameter of pole. Design for them is dictated by terrain and they have to go higher with terrain and tree canopy but try to keep low as possible. Town code changed in East Hampton last Fall, they consolidated the coordinates in one code and expanded the tiers, their code was outdated, and they brought it up to date, they did expand the code significantly. They kept the avoidance areas and what they promoted was where the Master Plan was going. Community survey was vital to put together that plan. Chair feels a task force should be set up for consideration, and the public was encouraged to participate. S. Rabold will send out pictures of small site service to the Board.

Review of Local Law 13-2023 – Modification to Chapter 20-2(A) – The Board of Trustees adopted the reduction of Planning Commission members from eight to five persons. Minor modifications were included as well. There is a vacancy on the Planning Commission because of Pamela Gilmartin’s vacancy. The terms have not been finalized in the modification.

Update from Michael Anderson as the Town Liaison for the Village – he will be in touch with K. Bak regarding the Community Housing Fund.

Possible Creation of BID to strengthen the dynamic retail activity with the Village Business District – will table to November.

Proposed regulations and initiatives to create a “greener and more environmentally sustainable Village – focus on recycling and other items for sustainability.

Review of possible tennis/pickle ball court regulations. Village Code 116-9 (ii) – public concerns regarding conversions and issue of noise and many resident complaints.

Review of possible revisions to Village Code regulations in connection with large gatherings, public assembly and aligning Village regs with State Building and Fire Code

UPDATES ON RECENT EFFORTS OF THE PLANNING COMMISSION TASK FORCES

New task force to review Local Law 7/2020 to review the penalties for local code violations - Village hired new ordinance enforcement officer Charles Palaez. They are putting together a task force.

Real Estate Task Force to review possible acquisition – tabled to November.

Review of the requirements for permeable surfaces, stormwater control and use of impervious surfaces, and importation of fill on sites. Comparison with Sagaponac/Town Codes in connection with fills and grade modifications. Proposed amendment to code and submission requirements. M. Lieberman will brief in November.

Mobility and Transportation Task Force – Implementation of Chapter 4.3 of Master Plan. Update on Grant from the County for study on the Hike Bike Route/Master Plan. M. Lieberman is leading this task force. Chair has a planned Zoom meeting with County regarding population growth transportation issues.

UPDATES FROM VILLAGE PLANNER ALEX WALLACH

Update on the architectural and historical structures reconnaissance survey – still ongoing and being filed with State. Completed preliminary but ongoing work for future districts.

Other suggestions by Planner to improve land use approval process – working with Board chairs to update the forms and checklists and making process easier. Chair feels more of the application process should be online.

UPDATES ON VILLAGE NEWS/DEVELOPMENTS

New Village Administrator will be appointed soon. Charlene Kegel-Betts was thanked for her service. Linda Riley will be new judge since Barbara Wilson left the post.

M. Anderson updated the deer management from Michael Testore from Suffolk County Deer Management:

- Deer hunting season began on October 1st and will run through the 31st of January 2024.
- They hung 38 stands and harvested 18 female deer in the first few days.
- In order to increase efficiency, they need more residents to participate in the Village plan. Most stands are on Village land; however, most private yards are feeding area. They do not hunt every day and try for early morning or late evening. Property owners can fill out a consent form online.
- All deer harvested were used for human consumption. The venison is free of charge in Westhampton Beach.
- They met with code enforcement for moving a stand, another hunter was trespassing and removed a stand that is deer management property.
- Deer management is monumental, he is seeing 9-18 deer density on Village properties, the usual observed is 7-9.

PUBLIC COMMENTS AND DISCUSSIONS

Next meeting is scheduled for November 2, 2023, at 5:30pm.

MOTION by Chair, second M. Anderson

To adjourn the meeting.

On Vote: Chair, M. Anderson, and C. Picot

Respectfully Submitted by:

JoLee Sanchez

File Date: _____

Village Clerk