

**PLANNING BOARD  
VILLAGE OF SOUTHAMPTON  
WORK SESSION  
AUGUST 31, 2020**

Due notice having been given, the Planning Board monthly work Session was held via Zoom videoconferencing on August 31, 2020 at 5:00 pm. Due to public health and safety concerns related to COVID-19 and in accordance with Governor Cuomo's Executive Order 202.1 adopted on March 12, 2020, Article 7 of the Public Officers Law (Open Meetings Law), is suspended "to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meeting and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meeting are recorded and later transcribed."

Board members Chair Roy Stevenson, Pam Gilmartin, Jayne Clare and Alan McFarland and Anthony Piazza were present.

Environmental Planning Consultant Kathy Eiseman was present as well as counsel for the Board Alice Cooley.

MOTION by A. McFarland, seconded by A. Piazza

To **open tonight's meeting.**

On Vote: Chair, A. McFarland, J. Clare, A. Piazza, P. Gilmartin

**EXTENSIONS**

On the application of **BLC HILLSIDE INVESTMENTS LLC**, 122 & 132 South Main Street, the Planning Board is in favor of the extension and will vote on this matter on Tuesday, September 8<sup>th</sup>.

**SUBDIVISION**

On the application of **99 SANFORD PLACE, LLC**, 99 Sanford Place, the comments from the report need to be addressed, however, one of the comments is that this application requires relief from the ZBA for lot width. A coordination letter was circulated, and it is appropriate for the Planning Board to declare themselves Lead Agency and adopt a SEQR Determination. Ms. Eiseman recommends adoption of a Negative Declaration at the public meeting so the applicant may proceed with application to the ZBA.

On the application of **NORTH MAIN LLC**, 54 North Main Street, an aerial photo was reviewed and existing conditions summarized by Ms. Eiseman. This property is surrounded by residential properties and is in residential zones. There are nonconforming uses on the site. The size of the property would yield greater than 2 lots under the existing zoning, however, the applicant is proposing two lots and will remove one of the nonconforming uses - on in the proposed rear lot. The applicant submitted 2 options. One option is to create a flag lot, the second is to have an easement for access to the rear lot. The intent would be to sell the back lot for a residence. The office fronting on North Main is to remain and therefore, relief is required to permit the proposed setback as well as for the width of the flag portion of the lot. This is the sketch plan phase for a minor subdivision and the product of this phase is for the Planning Board to provide their input on requirements for the application and to declare whether the application is a minor or major subdivision. Because this is a minor subdivision by definition, it would proceed to Final Subdivision Application and thus it is appropriate to conduct the SEQR review at this time and to schedule a public hearing. The Board agreed with the NPV report that a flag lot is preferred.

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NPV will start the SEQR review and coordinate with the ZBA and Health Department. A public hearing will be scheduled on the sketch plan at the public meeting.

**SITE PLAN**

On the application of **7 POWELL AVE LLC**, 7 Powell Ave, an aerial was reviewed. The site plan shows proposed ADA accessibility ramp and new steps. The major question asked had to do with access. This is a historic access drive. Will Goethe is here to represent the applicant. This is shared with MTA. This was built in 1909. There is a historic wagon scale that they would weigh potatoes and grain on, it is still functioning that they would like to preserve. A grant from MTA for its own access was denied. The ADA access ramp will be taken out and an access place where a 10' drive could be put in would be placed and the tree would be removed if it came to it. This will go before the ARB. More information about the historic access needs to be obtained. Charles Cutty is the lawyer of record on the application. It was requested that the lawyer present that to the board. This will be an office building and a warehouse space. A public hearing will be needed. Stuart Andrews is the owner and commented the historic nature of the property. All the historical items of the property will be preserved and incorporated into the decor. The historic structure will be maintained as well. There is a zero setback on Powell Ave. An ADA compliant bathroom has been drawn in.

1. Note that Member A. McFarland left the meeting early.

The cobblestone roadway has always been the access way for the building. A. Piazza suggested looking into the Bridgehampton commercial zone that backs up to the MTA rail there. Other than the supporting documentation for access on the MTA ROW to the satisfaction of counsel, Ms. Eiseman noted that a cross section of the ADA access will be needed.

On the application of **SEBONAC REALTY LLC**, 50 County Road 39A, the laundry has found the parking to be inadequate. They plan to move the dumpster back and create more parking. There is a transitional buffer between the residential zone and the highway commercial zone. The neighboring property will never be developed as a residence. It is owned by the Town of Southampton. The approval Ms. Eiseman for relief has been obtained by the ZBA. The line of arborvitae is proposed. A public hearing is not needed. ZBA had a public hearing. Drainage for the additional impervious surface area was questioned, this was reviewed for Monday.

MOTION by J. Clare, seconded by A. Piazza

To **close tonight 's meeting.**

On Vote: Chair, A. McFarland, P. Gilmartin, J. Clare, A. Piazza

Respectfully submitted by: Antoinette Edwards 9/5/2020

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Village Clerk