

**PLANNING BOARD  
VILLAGE OF SOUTHAMPTON  
JANUARY 8, 2018  
PUBLIC HEARING & WORK SESSION**

Due notice having been given, the monthly work session and public hearing of the Planning Board of the Village of Southampton was held in the Board room of the Municipal Building, 23 Main Street, Southampton on Monday, January 8, 2018 at 5:00 pm.

Board members Chair Roy Stevenson, Pamela Gilmartin, Jayne Clare, Steve Lemanski and Alan McFarland were present.

Counsel for the Board Elbert W. Robinson Jr. and Environmental Planning Consultant Kathy Eiseman were present.

MOTION by S. Lemanski, seconded by A. McFarland  
To open tonight's meeting.  
On Vote: Chair, J. Clare, P. Gilmartin, A. McFarland, S. Lemanski

**TENNIS COURTS**

On the application of **SOUTHAMPTON 2014, LLC**, 101 Pheasant Lane, there is a decision for the tennis court as submitted.

MOTION by S. Lemanski, seconded by A. McFarland  
To **approve the application of SOUTHAMPTON 2014, LLC as written.**  
On Vote: Chair, S. Lemanski, A. McFarland, P. Gilmartin, J. Clare

On the application of **SH 24, LLC**, 24 Gin Lane, there was a new submission on 12/20/17 and a memo from NP&V indicating that the comments have been addressed. A ruling was submitted by Jon Foster as well. At the next meeting a resolution will be made. John Bennett stated that at the last meeting the Board was in favor and would vote at the next meeting. The Board will adjourn for decision only.

MOTION by S. Lemanski, seconded by A. McFarland  
To **adjourn the application of SH 24, LLC for decision only.**  
On Vote: Chair, S. Lemanski, A. McFarland, P. Gilmartin, J. Clare

On the application of **100 HALSEY LANE, LLC** for a tennis court at 51 Pheasant Lane, a revised landscaping plan is still needed for this application. In May of 2017 there was a review of landscaping for the flag lot review, but it was not reviewed for conformance with the standards for a tennis court. The landscaping needs to meet the standards for tennis courts. Suggestions were made from the ecologist at NPV.

MOTION by S. Lemanski, seconded by A. McFarland  
To **approve the applicant's request for adjournment on the application of 100 HALSEY LANE, LLC.**  
On Vote: Chair, S. Lemanski, A. McFarland, P. Gilmartin, J. Clare

**PUBLIC HEARINGS**

On the application of **550 & 554 HILL STREET, LP**, 550 & 554 Hill Street, there is a request for adjournment to February 5, 2018.

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MOTION by S. Lemanski, seconded by A. McFarland

**To approve the applicant's request for adjournment on the application of 550 & 554 HILL STREET, LP. til February 5, 2018.**

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

On the application of **LIFE STORAGE**, 3 William Place, S. Lemanski rents a storage unit from Life Storage, he pays for this and there is no need to recuse himself from the matter but was advised by counsel to state this for the record. A variance approval was obtained in November 2017. Three buildings in the front of the site will be removed and one will replace it. The excess fence will move into the site and be less noticeable from William Place. The parking has been increased to the building footprint. A memo was given to the applicant. A negative declaration was adopted tonight.

MOTION by S. Lemanski, seconded by A. McFarland

**To adopt a negative declaration on the application of LIFE STORAGE.**

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

MOTION by Chair, seconded by J. Clare

**To close the public hearing on the application of LIFE STORAGE.**

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

**FLAG LOT LANDSCAPING**

On the application of **SH 28, LLC**, 28 Gin Lane, the hedge that is there is substantial. J. Clare made a site visit and agrees. A letter from a neighbor was sent addressing the parking lot. The parking area is not on the flag lot, it is on the front lot and not part of this review.

MOTION by Chair, seconded by A. McFarland

**To re-open the public hearing on the application of SH 28, LLC.**

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

Lisa Poyer submitted photos of the property. John Bennett spoke to the hedges surrounding the property. NPV report suggests that the application be approved and that the landscaping is enough. A hedge exists along the eastern property line and will be supplemented with a hedge around the parking area and there is other landscaping to be placed around the property. Mr. Bennett submitted to the file examples of flag lots and the landscaping which was provided and required by the Board.

Jeff Bragman representing neighbors has concerns, one related to this being within a flood plain area. Fill is being proposed where it is not needed, and this will impact the neighboring properties. The code requires screening and buffering – which don't mean the same thing. Impacts are possible during a storm surge. Applicants should take responsibility for the change in the property. They have indicated that fill is needed to be placed for a septic system. An engineer memo was submitted to the file. Mr. Bragman brought an engineer here today as well who has found that fill is not required to install a sanitary system. There is an outstanding issue and the applicant needs to answer whether or not fill is being brought in or not. The December memo from NPV regarding the SWPPP application stated that it lacked mapping and narratives about the over land flow and the storms. This memo was sent to Jon Foster's office, it was not sent to the PB, it was written for the SWPPP review. Mr. Bragman stated that it is the Board's

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responsibility to address this in the site plan review. A storm water drainage plan is requested so that the applicant's engineer can review and calculate.

Mr. Bennett feels that this is not relevant to the plan. Storm water is not under the jurisdiction of this board according to Mr. Bennett. S. Lemanski questioned what direction the Board is supposed to take. The SWPPP is covered under the Building Dept. It is his understanding that screening and landscaping are what are covered under this review. Beau Robinson will provide an opinion to the Board regarding their responsibility with respect to review under this Section of the Village Code, the meaning of screening and buffering as it applies to review of flagpole lot review. Mr. Robinson will provide a memo explaining this to the Board. Mr. Robinson urged the Board to allow the presentation of Mr. Bragman to continue and then to decide whether or to close the public hearing. Chair stated that this is only a one family residence. Under 116-11F6, the code Mr. Bragman is quoting, and believes that it is more than just plants, he believes that the statute requires a review of impacts on adjacent parties.

S. Lemanski asked Ms. Eiseman if the screening is ok, Mrs. Eiseman agrees it meets the requirements under Flag lot review for landscaping.

S. Lemanski motion to close the public hearing.

Chair would like clarification from Mr. Robinson but suggested that the public hearing be closed because both sides have been presented.

Chair also stated that the landscaping is not the only concern in flag lots, that drainage is an issue and was discussed as well.

S. Lemanski, seconded by Chair

To **close the public hearing on the application of SH28 LLC.**

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

J. Clare would like to have screening and buffering definitions. Mr. Robinson stated that this can be given to her even with the public hearing closed. A. McFarland wants to make sure this is still before the Board despite having closed the public hearing. Chair stated it is.

**SUBDIVISIONS**

On the application of **GEORGE BENEDICT**, 191 Bishops Lane, a memo dated 12/19 was given to the board from NPV. The map had needed to be revised and correct signature and monuments placed, all this has been done. A negative declaration was already done. It is recommended that the PB approve the application.

MOTION by Chair, seconded by S. Lemanski

To **adjourn the application of GEORGE BENEDICT for decision.**

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

On the application of **83 FOWLER, LLC**, 83 Fowler Street, John Bennett is here to represent. The recommendation is to approve the sketch plan for the subdivision. There is a non-

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disturbance buffer and the metes and bounds are needed to describe the area in a covenant. Concrete markers should be installed in the field. A memo was sent from NPV.

MOTION by Chair, seconded by A. McFarland  
To **adjourn the application of 83 FOWLER, LLC.**  
On Vote: Chair, S. Lemanski, A. McFarland, J. Clare, P. Gilmartin

**LOT LINE MODIFICATION**

On the application of **EAST END HOLDINGS, LLC**, 38-42 Jobs Lane, this needs review by NPV.

MOTION by S. Lemanski, seconded by A. McFarland  
To **adjourn the application of EAST END HOLDINGS, LLC.**  
On Vote: Chair, S. Lemanski, A. McFarland, P. Gilmartin, J. Clare

**SITE PLANS**

On the application of **WILLIAM & NANCY SCHAFFEL**, 122/132 South Main Street, there is a decision granting counsel to proceed with the amendment. A revised covenant will be prepared by counsel.

MOTION by S. Lemanski, seconded by A. McFarland  
To **approve the application of WILLIAM & NANCY SCHAFFEL for revised covenants to be finalized by the Board's counsel.**  
On Vote: Chair, S. Lemanski, J. Clare, P. Gilmartin, A. McFarland

On the application of **BEECHWOOD LATCH**, 101 & 109 Hill Street, this is still before the ZBA.

MOTION by S. Lemanski, seconded by A. McFarland  
To **approve the applicant's request for adjournment to the February meeting.**  
On Vote: Chair, S. Lemanski, J. Clare, P. Gilmartin, A. McFarland

On the application of **1616 REALTY COMPANY**, 15 Hill Street, Siyu Liu is here to represent the applicant. This was 5 stores, now it is 3 dry stores. There is a handicap bathroom for each store. There is a photo of the front showing the level that the ramp will be at for the handicap access. The sidewalk is sloped. The building line is level. The configuration at INTERMIX with the ramp is what will be used. There is no room for dry wells. This was discussed with Mr. Foster and is ok with the septic and the drainage as existing. S. Lemanski thinks a rail is needed for the handicap access. Chair asked how far the ramp comes out, this was explained in detail by S. Lemanski to him. Ms. Eiseman noted that this application is now at a point where a public hearing may be held.

MOTION by S. Lemanski, seconded by Chair

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**To schedule a public hearing on the application of 1616 REALTY COMPANY for February 5, 2018.**

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

On the application of **JOHN DANIELSON**, 30 Sanford Place, a letter was sent from counsel requesting the status. There was no response.

MOTION by S. Lemanski, seconded by A. McFarland

**To dismiss the application without prejudice on the application of JOHN DANIELSON.**

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

On the application of **PMA SOUTHAMPTON, LLC**, 21 Bowden Square, details on the planting were received. A clear path for pedestrians is still needed. The engineer for the applicant needs to come up with this. There are also comments on drainage. The memo was circulated in December to the applicant. There will be no significant adverse impacts. A negative declaration can be adopted and a public hearing can be scheduled. However, it was deemed that a public hearing should not be scheduled since there is no one present for the applicant.

MOTION by S. Lemanski, seconded by A. McFarland

**To adjourn the application of PMA SOUTHAMPTON, LLC.**

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

On the application of **HAMPTONS HDA LLC**, 116 North Sea Road, Mary Jane Asato is here to represent the applicant. John Rose is here as well. The plans reflect the proposal that is consistent with the pre-submission. Chair stated that this is one of the worst traffic areas in the Village and the PB needs to look forward to the future. . Chair requested that the applicant consider an easement or another means of denotion for future roadway widening of North Sea Road in the future if needed.

MOTION by S. Lemanski, seconded by A. McFarland

**To approve the applicant's request for adjournment on the application of HAMPTONS HDA, LLC.**

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

MOTION by Chair, seconded by A. McFarland

**To approve the November 27, 2017 meeting minutes.**

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

MOTION by Chair, seconded by S. Lemanski

**To close tonight's meeting.**

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

Respectfully submitted by: Antoinette Edwards 1-8-18

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Village Clerk