

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
JANUARY 10, 2022
COMBINED WORK SESSION & PUBLIC HEARING**

Due notice having been given, the Planning Board combined monthly work session and public hearing meeting held via Zoom videoconferencing on January 10, 2022 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 Anthony Piazza, Lisa Cowell, Jayne Clare and Alan McFarland and Lisa Cowell were present. The Board welcomed a new member to the Board Willa Bernstein.

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

MOTION by A. McFarland, seconded by J. Clare
To open tonight's meeting.
On Vote: Chair, L. Cowell, J. Clare, A. McFarland, W. Bernstein

EXTENSION REQUEST

On the application of **OLD TOWN LODGE 908**, 40 Main Street, it was recommended that one year extension be given to this applicant to January 2023 public hearing.

MOTION by A. McFarland, seconded by L. Cowell
To approve the extension request on the application of OLD TOWN LODGE 908 til January 2023.
On Vote: Chair, L. Cowell, W. Bernstein, J. Clare, A. McFarland

SUBDIVISION

On the application of **99 SANFORD LLC**, 99 Sanford Place, there are items still pending some information. Mr. Gilmartin is here to represent the applicant. This is in the Village Office District. The ZBA didn't grant a special exemption for this application. The new plan is now for existing office building and a new office building. This will require more parking. Pine Barren credits will be needed. A public hearing is needed for this application due to the fact that there is a new plan. There will be a change in the lot lines. The emergency vehicle access remains. This is for a medical office use building. A public hearing will be set to February 7, 2022. Ms. Clare and Mr. McFarland made the statement that they prefer to have residential buildings to more office buildings. In their opinion there is a need for housing not office buildings.

MOTION by A. McFarland, seconded by L. Cowell

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To schedule a public hearing on the application of 99 SANFORD LLC to February 7, 2022.

On Vote: Chair, L. Cowell, W. Bernstein, A. McFarland, J. Clare

SITE PLAN

On the application of **7 POWELL AVE**, this is adjourned to February 7, 2021.

On the application of **TOWN OF SOUTHAMPTON**, 51 Pond Lane, Anthony Curcio is here to represent the application. Pat Cleary is here to represent the Village as an Environmental Planning Consultant. Kathy Eiseman was recused. The negative declaration has been prepared. The special permit falls under the Village Board. The ZBA and the Village Board can not act until the Planning Board votes on the SEQRA determination. The Board needs to review this document before approving it. A concept plan was sent to the ZBA.

On the application of **71 HILL LLC**, 71 Hill Street, Linda Riley, Jack Coogan and Beatrice Gotthelf are here to represent the applicant. The EAF is being reviewed. The plan ready to start a thoroughness review. There is no traffic information and Ms. Eiseman would like some traffic information submitted such as trips generated versus what is used. Chair is in favor of the revised version of the plan, and told the applicant that she is on the right path, A. McFarland agrees as well as J. Clare and L. Cowell. The plan with shortening Vaharadian Way was appealing to Ms. Clare and she asked if maybe moving forward this be look into that. Chair stated that the property line in the rear will probably be an issue for the neighbors and suggested that they look into this ahead to keep the project flowing. Ms. Riley will try one last time to the Village Board to "green up" Vaharadian Way and see if she can get any success. Ms. Eiseman will get a letter of coordination out this week.

On the application of **ELEGANT AFFAIRS**, 230 Elm Street, an existing patio is marked and this is a question for the neighbors so Ms. Eiseman asked that this be accurately marked on a survey to clarify. There is no outdoor use allowed currently. A. McFarland asked if they have jurisdiction over the inside of the building. A. McFarland is concerned that the Board's only issue of concern be the ADA ramps and railings. Ms. Eiseman stated that the Board needs to do a site plan review. The item that was brought to the attention for the outdoor patio was where there was an outdoor deck proposed previously, this would then need to be clarified as to whether or not they are existing or not. This is misleading and this is an area of asphalt paving that was never approved for outdoor use. Dimensions on the site plan should be submitted. The plans need to be accurate. Chair explained to the audience that their concerns will be heard but it will not be tonight. There is not a full application yet at this time. The letters that have come into the building department have been read by Chair. The patio is at grade and it is not part of the application. The property is Polish Hall and was built in the mid 1930's and the patio has been there since then according to Mr. Gilmartin. It has 2 CO's. It will be used as a catering hall and it will be used as interior use only. This is for interior improvements only, for the bathroom so that it is ADA compliant, closing an interior space and building out a coat closet. Mr. Gilmartin asked that public hearing be

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waived. There is no proposal for outside use. Ms. Cooley gained a determination that this Board is only to look at the exterior accessibility only. A survey is still needed with measurements of the patio.

MOTION by A. McFarland, seconded by Chair

To **approve the November 29, 2021 meeting minutes.**

On Vote: Chair, J. Clare, A. McFarland, L. Cowell, W. Bernstein

MOTION by A. McFarland, seconded by Chair

To **adjourn tonight's meeting.**

On Vote: Chair, J. Clare, A. McFarland, L. Cowell, W. Bernstein

Respectfully submitted by: Antoinette Edwards

January 10, 2022