

**PLANNING BOARD  
VILLAGE OF SOUTHAMPTON  
JANUARY 29, 2018  
WORK SESSION**

Due notice having been given, the monthly work session 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 29, 2018 at 5:00 pm.

Board members Jayne Clare and Steve Lemanski were present. Roy Stevenson and Pamela Gilmartin was absent. Steve Lemanski acted as chair. Alan McFarland came in late.

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

**EXTENSION REQUESTS**

On the application of **DONOHUE/SILVETZ**, 42 & 32 Post Crossing, lot line modification was approved and they are waiting on the BOH. They are requesting an extension due to this.

On the application of **SCHAFFEL/PRICE**, 122 South Main St & 85 Toylesome Lane, this is a request for extension on a lot line modification.

**TENNIS COURT**

On the application of **SH 24 LLC**, 24 Gin Lane, this is pending written decision.

On the application of **100 HALSEY LANE**, 51 Pheasant Lane, an updated landscaping plan has been submitted and a new memo was written dated January 20, 2018. All issues have been resolved. This is now pending a written decision.

**PUBLIC HEARINGS**

On the application of **550 & 554 HILL STREET**, this is adjourned. ZBA has rendered a decision.

On the application of **1616 REALTY COMPANY**, 15 Hill Street, there is a public hearing schedule for February 5, 2018. New maps were submitted that address the Board's concerns. The ramp and the handrail has been reviewed and look ok. The plans shows that interior space is down to 3 stores.

**FLAG LOT LANDSCAPING**

On the application of **SH 28, LLC**, 28 Gin Lane, Mr. Robinson stated he has reviewed the January 8, 2018 meeting tape at which counsel for neighboring owners stated the applicable statute provided the Board with jurisdiction to review fill on the property, lighting, drainage and other issues. Board members questioned the meaning of the comments and requested Board counsel provide some guidance. Mr. Robinson will submit a memo at the next meeting and explained screening and buffering differ in meaning. He stated while the Board may review certain conditions, Section 116-38 of the Code provides a single family residential parcel, such as the applicant property, is not subject to site review and the Board does not have jurisdiction over items listed in that section. The Board needs to further review the Bragman requests, and determine

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if they comply with Section 116-11 F. jurisdiction or not. The application remains open and the Board may further discuss the matter at the next meeting. Mr. Lemanski feels that since all the review has been done by other agencies, that the elevation of the first floor dictates the elevation of the sanitary system and there is no way more fill could be added than what is allowed.

**SUBDIVISION**

On the application of **GEORGE BENEDICT**, 191 Bishops Lane, this is pending a written decision.

**SKETCH PLAN**

On the application of **83 FOWLER, LLC**, 83 Fowler Street, this is pending a written decision for a sketch plan approval.

**LOT LINE MODIFICATION**

On the application of **EAST END HOLDINGS, LLC**, 38-42 Jobs Lane, Mr. Lemanski would like this system switched to an IA system. The applicant is currently reviewing this and it appears that it may fit. This is still under review. Instead of a double tank, there is a larger size that will fit.

**SITE PLAN**

On the application of **BEECHWOOD LATCH**, 101 & 109 Hill Street, this is adjourned to March 5, 2018.

On the application of **PMA SOUTHAMPTON, LLC**, 21 Bowden Square, Ms. Eiseman will be checking in on this application to see what the status is. Alan McFarland just arrived. A public hearing could be set for March if the applicant is able to present that evening.

On the application of **LIFE STORAGE**, 3 William Place, awaiting revised plans, there are corrections to the drainage required. Steve Lemanski asked if more parking is required because of the use of spaces for outdoor vehicle storage. They have legal out door storage but this needs clarification.

On the application of **HAMPTONS HDA LLC**, 116 North Sea Road, Ms. Eiseman had a meeting with the mayor and the applicant's attorney. The mayor and Gary Goleski feel that the access off Bowden should not be permitted. New solutions are needed. On street parking spaces would be lost if this was permitted, so they may need to replace the spaces if there was access that way. Mr. Lemanski is not sure whether they should open access in two places to North Sea Road. It is such a busy street. The ROW goes right up to the south property line. It was also requested by the mayor that some of the property be left in order to help widen the road in the future, the applicant's attorney and engineers will be exploring this possibility with their client. A draft memo has been prepared by NPV with engineering comments. A traffic impact study was conducted. If the access is eliminated off Bowden this would need to be revised. There are also comments on ADA compliance, drainage, landscaping, and lighting. It may be recommended that the drainage be revised to increase greater than 2" since this is within the Agawam watershed area.

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Respectfully submitted by Antoinette Edwards 1-29-2018

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Village Clerk