

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
PUBLIC HEARING
FEBRUARY 4, 2019**

Due notice having been given, the monthly 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, February 4, 2019 at 5:30 pm.

Board members Chair Alan McFarland, R. Zachary Epley, Jayne Clare and Roy Stevenson were present. Pamela Gillmartin was absent.

Counsel for the Board Elbert W. Robinson Jr. was present. Environmental Planning Consultant Kathy Eiseman was absent.

MOTION by R. Stevenson, seconded by J. Clare

To open tonight's meeting.

On Vote: R. Stevenson, Chair, J. Clare, R. Z. Epley

EXTENSION REQUEST

On the application of **SOUTHAMPTON TOWN NEWSPAPERS, INC**, 135 Windmill Lane, there is a request for an extension to December 2, 2019. They need BOH approval. Mr. Robinson suggested that this is a reasonable request.

MOTION by R. Stevenson, seconded by J. Clare

To approve the extension request to and including the December 2, 2019 for good cause on the application of SOUTHAMPTON TOWN NEWSPAPERS, INC.

On Vote: Chair, R. Stevenson, J. Clare, R.Z. Epley

On the application of **DONOHUE/SILVETZ**, 32 & 42 Post Crossing, there is a request for extension to the August 5, 2019 meeting.

MOTION by R. Stevenson, seconded by J. Clare

To approve the applicant's request for adjournment to and including the August 5, 2019 meeting on the application of DONOHUE/SILVETZ.

On Vote: Chair, R. Stevenson, J. Clare, R.Z. Epley

PUBLIC HEARINGS

On the application of **BEECHWOOD LATCH** 101&109 Hill Street, Patrick Cleary, the environmental planning consultant for the Village Planning Board was present. R. Z. Epley was recused from the matter. Mr. Gillmartin was present for the applicant. Michael and Steven Dubb are also here to represent the application. There was relief that was issued by the ZBA in July 2017. Mr. Gillmartin ran through a history of this application from start to date with this board. He reported that there was no significant traffic impact found. The project was protective of ground water; the storm water will be captured on site; this will protect Agawam and water resources. There are no adverse visual issues, and as well, cultural issues will not be changed according to the EIS findings adopted in 2017. In the fiscal analysis there will be a positive effect in the future. The Application is now here for amended site plan approval at this point. Courtney Riley from VHB and Bob Eschbacher from VHB were present. Ms. Riley discussed the differences in the site plans since it was previously seen in 2017. The units went from 24 units to 19 units. The Terry cottage will remain a single-family dwelling. The Terry cottage also will be out of the HOA for the time being. The access to the property has gone from 2 driveways

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to one. The Latch will now be 2 units as opposed to the previous 3. The impervious area has been reduced. The view from Hill Street will not be affected due to the fact that they have curved the roadway and they are landscaping around this in order to buffer it. The 4 garages that were in the center of the site have been removed. The garages will now be in the units. The side yard setback is 35'. The lot coverage has been reduced from 24% to 19%. The existing vegetation has been called out as to what will be kept on the landscaping plan. There is a double row of evergreen trees that will be installed along the sides. The parking was reduced, however the space ratio has gone up. There is no parking allowed on the street. Ms. Clare questioned the parking increase. It is now at 66 spaces. The drainage will be kept on site. Currently there is no drainage. This is an impact as of right now, but the new site plan captures all of it and more. The IA systems will be used. There are only cesspools there currently. Every unit will have an IA system. The max nitrogen that will be into the water with this plan is 19mg/l. The storm water system consists of catch basins that go into dry wells that leech into the ground. There is sand on the site and it is filtered this way before it gets back into the drinking water. BOH has been contacted and the applicant is working with them. They are currently under the thresholds that have been approved for the Latch. Mr. Eschbacher explained that the driveway has been placed near the middle of the front in order to reduce the visibility into the site and to move it further away from the adjoining properties. This will minimize conflicts with the driveway. There is two-way traffic flow within the site. This driveway will handle service vehicles as well. Only 38 spaces are required by zoning however there are 66 on site. This is a 74 percent increase in order to accommodate guests or parties on the site. There are 7 parking spots on Hill Street. Across the street there are 23 striped spaces available as well. The parking will be adequate to accommodate the needs of the site. Chair would like to know the ratio of bedrooms to parking. The 19 units will have 3 bedrooms each for a total of 57 bedrooms. There is more parking per bedroom than any other MF developments in the Village. There will be a total of 61 beds if you include Terry cottage. Steven Dubb stated that any existing mature trees will be kept. The undergrowth will be cleaned up. The excess parking could be land banked if the Board would prefer it. The driveways on the main road are oil and stone not asphalt. The drainage system will help the Agawam problem. J. Clare would like to have some parking land banked. Mr. Gillmartin stated that the use and the units have been established through the ZBA. The use will be less than what it is presently. This was based on the findings statement, Mr. Gillmartin read from the statement tonight.

Marilyn Goldberg, a resident at Beechwood, indicated that she is happy with where she is living in the Beechwood community. She highly recommends that this be approved. There are no problems with parking within her development. The community has been so well handled by Beechwood. It will be an asset to the community. The access to the cultural activities within walking distance is such a pro in her opinion.

Katarina Grinkoff, representative for Whitefield, indicated that they are in support. A covenant agreement was discussed and they are in favor if this will be upheld. There will not be any more than 19 dwellings, a bordering fence will be installed, 6' high, painted white along property line and maintenance will be maintained along the adjoining property line. Also, patios decks and lighting will not be built within the 35' side yard on west side of parcel and the C&R run with the land. This will be prepared by the applicant's lawyer. Mr. Robinson indicated that the Planning Board should not be involved in this covenant since it is in the benefit of Whitefield it should be handled privately. Mrs. Grinkoff will meet to discuss this with Mr. Gillmartin. It was observed that the covenant regarding the 19 units also benefits the entire Village. Therefore such a covenant will be worked from this perspective. Ms. Clare would like the lighting and patios covenant extended to the back of the property as well. There was a lighting plan showing that

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there would be no lighting within the 35' setback off the rear of the property. The home behind the parcel was visited and the landscaping was evaluated. There is a 15' hedge and some of the trees are 45' high. There will be no light in that area and again this is in the photometric plan. Mr. Gillmartin stated that the zoning requirement is that you can't build in that 35' rear setback.

Michael Dubb, met with Whitefield and had several meetings in order to be a good neighbor. The fencing can be wrapped around to the rear of the property as well. Ms. Clare doesn't care for the fencing. It will be spelt out in the HOA that the fence will be maintained. There would be no reason for them to place anything more than a single switch that would be installed for a small light. With regards to the environmental issues, he is concerned about this and is trying his best to prevent pollution of the pond with his 5 acres. He will deal with Whitefield privately.

Mr. Cleary stated that the fence and parking land banking needs to be addressed, amendments to the site plan is what is before the board at this time. It also needs to be determined whether or not the SEQRA Findings have been exceeded. The applicant demonstrated that the plan is less in all respects than it was in 2017. The reaffirmation of the findings statement is needed. Mr. Robinson and Mr. Cleary will discuss what form will be used to do this. R. Stevenson is inclined to approve it. If the hearing is closed they have 30 days to render a decision. Mr. Robinson feels that Ms. Gillmartin should weigh in prior to closing the hearing.

MOTION by R. Stevenson, seconded by J. Clare

To **approve the applicant's request for adjournment of the public hearing on the application of BEECHWOOD LATCH to March 1, 2019.**

On Vote: Chair, R. Stevenson, J. Clare

Recused: R. Z. Epley

TENNIS COURTS

On the application of **CHICKAMAPAUGEE, LLC**, 500 Captains Neck Lane, this is adjourned to February 25, 2019.

SITE PLAN

On the application of **JOHN DANIELSON**, this is adjourned and is pending the ZBA.

On the application of **HAMPTONS HDA, LLC**, 116 North Sea Road, Mr. Flanagan is here to represent the applicant. Conditions are being worked on by NPV. Engineering information will need to be submitted in response to those comments. Additional drainage will be provided.

On the application of **McDONALDS USA LLC**, 307 North Sea Road, this is before the ZBA.

On the application of **BRL HAMPTON ROAD LLC**, 630 Hampton Road, this is adjourned to February 25, 2019.

PENDING C&R APPROVALS

On the application of **COWLES ASSOCIATES LLC**, 477 Little Plains Road, Mr. Robinson reviewed the covenants and several substantive revision are needed. This will be approved by the Village attorney by the next meeting.

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MOTION by R. Stevenson, seconded by J. Clare
To **approve the minutes of November 5, 2018.**
On Vote: Chair, R. Stevenson, R.Z. Epley, J. Clare

MOTION by R. Stevenson, seconded by J. Clare
To **approve the minutes of the November 26, 2018**
On Vote: R. Stevenson, R. Z. Epley, J. Clare
Recused: Chair

MOTION by R. Stevenson, seconded by J. Clare
To **approve the minutes of December 3, 2018 and January 7, 2019 meeting.**
On Vote: Chair, R. Stevenson, R. Z. Epley, J. Clare

MOTION by R. Stevenson, seconded P. Gilmartin
To **adjourn tonight 's meeting.**
On Vote: R. Stevenson, P. Gilmartin, J. Clare, R.Z. Epley

Respectfully Submitted by: Antoinette Edwards

January 29, 2019