

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
FEBRUARY 5, 2018
PUBLIC HEARING**

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 5, 2018 at 5:00 pm.

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

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

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

EXTENSION REQUESTS

On the application of **DONOHUE/SILVETZ**, 42 & 32 Post Crossing, There is a letter requesting an extension due to the BOH.

MOTION by A. McFarland, seconded by J. Clare
TO **approve the request for a 6 month extension on the application of DONOHUE/SILVETZ to June 4, 2018 meeting.**
On Vote: S. Lemanski, A. McFarland, J. Clare

On the application of **SCHAFFEL/PRICE**, 122 South Main St & 85 Toysome Lane, David Gilmartin is here to represent the applicant. There is a request due to the BOH issues, to June 4, 2018 meeting.

MOTION by A. McFarland, seconded by J. Clare
To **approve the applicant's request for extension to the June 4, 2018 meeting on the application of SCHAFFEL/PRICE.**
On Vote: S. Lemanski, A. McFarland, J. Clare

TENNIS COURT

On the application of **SH 24, LLC**, 24 Gin Lane, there is a written decision in the file.

MOTION by A. McFarland, seconded by J. Clare
To **approve the application of SH 24, LLC as written.**
On Vote: S. Lemanski, A. McFarland, J. Clare

On the application of **100 HALSEY LANE, LLC**, 51 Pheasant Lane, there is a written decision in the file.

MOTION by A. McFarland, seconded by J. Clare
To **approve the application of 100 HALSEY LANE, LLC as written.**
On Vote: S. Lemanski, A. McFarland, J. Clare

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On the application of **550 & 554 HILL STREET, LP**, this has been adjourned.

On the application of **1616 REALTY COMPANY**, 15 Hill Street, Siu Liyu is here to represent the applicant. A recess will be created to enter from the side. The fence in the back will be fixed in order to enclose the dumpsters. There will be 3 bathrooms and three offices. The elevations were reviewed briefly. There will be three peaks on the facade. There is handicap accessibility. This is a Type II action.

MOTION by A. McFarland, seconded by J. Clare

To **close the public hearing on the application of 1616 REALTY COMPANY.**

On Vote: Chair, S. Lemanski, J. Clare

FLAG LOT LANDSCAPING

On the application of **SH 28, LLC**, Mr. Robinson drafted a memo for the Board to review. There is some jurisdiction in the Board areas. 116-38 would not be in the purview under site plan review. Information on fill and elevation change, 2' is allowed by the code, anything beyond that would fall to the building inspector. Mr. Robinson explained to the Board that if they have any questions they should ask. The Board will need time to review this memo. John Bennett is here to represent the applicant. The code confines itself to screening and buffering for a flag pole lot. Site Plan review would be out of the Board's purview since this is not a commercial lot. The code doesn't define it, so Mr. Bennett defined the word buffer out of a dictionary. Landscaping used to deal with visual impact in whole or in part. The SWPPP has been signed off on by Mr. Foster. A letter from the Dept of Environmental Conservation was submitted to the file for the Board's review.

Mr. Bragman, site and landscape plan are to be approved by PB before any construction begins. The plans that were submitted shows on the bottom elevation that there is a retaining wall on the western property line. It doesn't show on any of the other plans what happens with the fill that is placed and how they are going to deal with it. The neighbor to the east is concerned about runoff and storm surge. They have already started to landscape up to the retaining wall. The Board is under obligation to review the site and landscape plan. There is a septic plan that Mr. Bragman referred to, showing that the difference in fill is 4'. There is evidence in the record that shows a plan to put in a massive amount of fill on the western side. Mr. Bragman would like to see fill calculations and the topography originally and proposed. Drainage and runoff calculations are requested as well. Mr. Bragman would like to send in a letter that summerizes his thoughts from tonight.

MOTION by A. McFarland, seconded by J. Clare

To **adjourn the application of SH 28, LLC.**

On Vote: S. Lemanski, A. McFarland, J. Clare

SUBDIVISION

On the application of **GEORGE BENEDICT**, 191 Bishops Lane, there is a written decision in the file for the final plat.

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MOTION by A. McFarland, seconded by J. Clare
To **approve the application of GEORGE BENEDICT for final plat as written.**
On Vote: S. Lemanski, A. McFarland, J. Clare

On the application of **83 FOWLER, LLC**, 83 Fowler Street, there is a written decision in the file for the sketch plan.

MOTION by A. McFarland, seconded by J. Clare
To **approve the application of 83 FOWLER, LLC for sketch plan.**
On Vote: J. Clare, S. Lemanski, A. McFarland

LOT LINE MODIFICATION

On the application of **EAST END HOLDINGS, LLC**, 38-42 Jobs Lane, Gil Flanagan is here to represent the applicant. The memo was reviewed by the applicant. The Board will be Lead Agent and Ms. Eiseman will coordinate a review.

MOTION by A. McFarland, seconded by J. Clare
To **adopt lead agent on the application of EAST END HOLDINGS, LLC.**
On Vote: J. Clare, S. Lemanski, A. McFarland

SITE PLAN

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

On the application of **PMA SOUTHAMPTON, LLC**, 21 Bowden Square, there is no action needed.

On the application of **LIFE STORAGE**, 3 William Place, there has been no update as of yet.

On the application of **HAMPTONS HDA LLC**, 116 North Sea Road, there is a request for an adjournment to March.

MOTION by A. McFarland, seconded by J. Clare
To **approve the applicant's request for adjournment on the application HAMPTONS HDA LLC.**
On Vote: S. Lemanski, A. McFarland, J. Clare

MOTION by A. McFarland, seconded by J. Clare
To **adjourn tonight's meeting.**
On Vote: S. Lemanski, A. McFarland, J. Clare

Respectfully submitted by: Antoinette Edwards 2-5-18

Village Clerk

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