

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
WORKSESSION
FEBRUARY 26, 2018**

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, February 26, 2018 at 5:00 pm.

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

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

MOTION by S. Lemanski, seconded by A. McFarland

To **open tonight's meeting.**

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

PENDING ITEMS

On the application of **WILLIAM & NANCY SCHAFFEL**, 122/132 South Main Street, the response to the altered covenants and restrictions are still outstanding. Mr. Robinson drafted this to Mr. Gilmartin and he is awaiting the response. This is adjourned to June 4, 2018.

Note that this resulted in a discussion regarding a combined Memorial Day meeting to occur on June 4th and the Board voted on this tonight.

MOTION by S. Lemanski, seconded by A. McFarland

To **cancel the May 28, 2018 meeting and combine the June 4, 2018 meeting to be a work session and a public hearing starting at 5pm.**

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

MOTION by S. Lemanski, seconded by A. McFarland

To **adjourn the application of William and Nancy Schaffel to the June 4, 2018 meeting.**

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

PUBLIC HEARINGS

On the application of **550 & 554 HILL STREET, LP**, 550 & 554 Hill Street, there is a request for adjournment to April 2, 2018.

MOTION by S. Lemanski, seconded by A. McFarland

To **approve the applicant's request for adjournment to April 2, 2018 on the application of 550 & 554 HILL STREET.**

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

FLAG LOT LANDSCAPING

On the application of **SH 28, LLC**, 28 Gin Lane, a letter was submitted by Mr. Bragman. Mr. Robinson asked the Board if clarification is needed. The neighbors have asked the Board to explore further. This is up to the discretion of the Board. Chair asked if the Board has any authority to challenge the DEC approval. Mr. Robinson stated that there is no site plan jurisdiction.

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Any of the elements included in the 116-38 is a prima facia example of what the Board should not be considering. Mr. Robinson argued that the property being raised could actually be a help due to the storm water.

Mr. McFarland stated the law is clear and the Board is not the people to handle this matter. S. Lemanski stated that the DEC and the SWPPP will all supersede the Board's input and that all the Board should handle is lot landscaping.

Mr. Bennett stated that whatever conditions the Board wants to make sure that the properties will be used separately would be only fair in the event that the properties become separate owners. Mr. Robinson stated that this would require file a covenant with the County center. The Board would like to proceed this way. Mr. Robinson recommends that the hearing be closed Monday and a decision will be ready for April.

Mr. Bennett stated that Code Section 93 states that the Building inspector would be the storm water manager.

Mr. Bragman stated that the SWPPP plan doesn't show the elevations. Chair understands this but this is not under the Board jurisdiction.

LOT LINE MODIFICATION

On the application of **EAST END HOLDINGS, LLC**, 38-42 Jobs Lane, this is adjourned to March. There is a memo from NPV. Lead Agency coordination has been started but is not finished as of yet. An IA system will be shared between the two properties. This was 3 lots and will be combined to 2. SEQRA and site plan are outstanding.

MOTION by S. Lemanski, seconded by A. McFarland

To **approve the applicant's request for adjournment on the application of EAST END HOLDINGS, LLC to April 2, 2018.**

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

SITE PLAN

On the application of **BEECHWOOD LATCH**, 101 & 109 Hill Street, this is adjourned to March. Mr. McFarland is concerned that the traffic study doesn't carry much water. He is also concerned about the CO approval, it seems what was relayed isn't accurate. There is a density issue that isn't being presented correctly. S. Lemanski stated that Hill St. is jammed all day everyday, not much need for a study. P. Gilmartin would like to know if a mock up of the models be presented, she is allowed to ask for this. Mr. Robinson stated that this will probably all come out at the ZBA. Ms. Gilmartin feels that this will be very crowded. Mr. Robinson stated that the ARB felt that the building being moved will change the public historic view.

On the application of **1616 REALTY COMPANY**, 15 Hill Street, they are awaiting revised plans. A memo was submitted by NPV. A required statement is needed on the site plan and a note on the legend. A conditional approval was recommended by NPV. This will be prepared by NPV for review by Mr. Robinson.

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On the application of **JOHN DANIELSON**, 30 Sanford Place, they are awaiting revised plans. 7 stalls are shown on the site, which fit but there is no access to them. A revision is needed. An access ramp is still outstanding. The sanitary system is shown. Parking calculations are still needed. A ramp was proposed to be folded up when not in use.

On the application of **PMA SOUTHAMPTON, LLC**, 21 Bowden Square, there is a request for adjournment to April 2, 2018. A public hearing will be scheduled.

MOTION by S. Lemanski, seconded by A. McFarland

To **approve the applicant's request for adjournment to April 2, 2018 on the application of PMA SOUTHAMPTON, LLC.**

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

On the application of **LIFE STORAGE**, 3 William Place, they are awaiting plans.

MOTION by S. Lemanski, seconded by A. McFarland

To **adjourn the application of LIFE STORAGE to April 2, 2018.**

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

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

MOTION by S. Lemanski, seconded by A. McFarland

To **approve the applicant's request for adjournment to April 2, 2018 on the application of HAMPTONS HDA LLC.**

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

MOTION by S. Lemanski, seconded by Chair

To **approve the December 4 2017 meeting.**

On Vote: Chair, S. Lemanski, P. Gilmartin

Abstain: A. McFarland

MOTION by S. Lemanski, seconded by A. McFarland

To **approve the January 8, 2018 minutes.**

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

MOTION by S. Lemanski, seconded by A. McFarland

To **adjourn tonight's meeting.**

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

Respectfully submitted by: Antoinette Edwards 2-26-18

Village Clerk