

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
PUBLIC HEARING
APRIL 2, 2018**

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, April 2, 2018 at 5:30 pm.

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

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

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

PUBLIC HEARINGS

On the application of **550 & 554 HILL STREET, LP**, 550 & 554 Hill Street, Ms. Eiseman has reviewed the request for sketch plan approval that was the subject of the SEQRA review. Procedurally, the next step would be approval of the sketch plan that provides guidance to the applicant in making a subdivision application. The plan only slightly changed from the plan that the Planning Board reviewed for the sketch plan and SEQRA review. The zoning was changed by BOT for smaller lots, so the building envelopes needed to be modified to comply. The new plan reflects those changes with the setback on the northerly most lot. No relief was needed for that. If the Board has direction, the applicant would like to be made aware of this. Chair stated that there is question as to the existing house and whether or not it is historic, this will be clarified by Mr. Robinson. The topography is another concern of the Board. Counsel will review the question as to whether or not there is a written comment from Mr. Studenroth. J. Clare questioned the drive since it appears it will be elevated. A full roadway profile design will be required as part of the final subdivision application to ensure the adjacent lots are not impacted. S. Lemanski questioned the flag, however it isn't a flag lot, it is an easement across another lot. S. Lemanski questioned the proposed deck off the access and whether or not it is stand alone. It is part of the existing house that will be removed even though it is not shaded on the map. Ms. Eiseman will update the memo to reflect the concern regarding historic significance. Mr. Flanagan stated that the requests of the Board are understood and final plan is being worked on for the final application.

MOTION by S. Lemanski, seconded by J. Clare
To **adjourn the application of 550 & 554 HILL STREET, LP.**
On Vote: Chair, S. Lemanski, J. Clare

On the application of **PMA SOUTHAMPTON, LLC**, 21 Bowden Square, Dale Koch is here to represent the applicant. Site improvements are planned for the site. New drainage structures are planned and they will clean up the parking lot on Bowden Square. The lot will be re-stripped, new stalls will be done and a pedestrian path, that is 5' wide and is ADA compliant. It will be asphalt sidewalk. Mr. Robinson questioned why it wouldn't be cement. Copies of the new plan need to be submitted dated April 2, 2018.

Pam DeFranz, is concerned about the parking spaces right behind her property. It appears that there will be a lot of commotion. She asked that the parking be changed. Chair explained that

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this is existing parking and the change of use is not something that a neighbor can request. There is a fence in disrepair. The Board would like to have the applicant repair this.

S. Lemanski would like the path to be concrete. J. Clare feels that 5' of asphalt path is a lot. Mr. Koch stated that they will make the access path concrete.

This is a type I action. Negative declaration was adopted tonight.

MOTION by S. Lemanski, seconded by J. Clare
To **close the public hearing on the application of PMA SOUTHAMPTON, LLC.**
On Vote: Chair, S. Lemanski, J. Clare

Ms. Eiseman suggested conditionally approving subject to written decision the condition of repairing the stockade fence from one corner of the lot to the other and noting that the path be constructed in concrete.

Pam DeFranz questioned the antique barn, Mr. Koch noted that it will not be removed nor fixed at this time.

MOTION by S. Lemanski, seconded by J. Clare
To **approve the site plan application with the additional conditions that the fence from the SE corner to the NE corner on the eastern property line be repaired and that the pedestrian walkway be concrete. A negative declaration was also adopted tonight on the application of PMA SOUTHAMPTON, LLC.**
On Vote: Chair, S. Lemanski, J. Clare

FLAG LOT LANDSCAPING

On the application of **SH 28 LLC**, 28 Gin Lane, Chair reviewed this situation and the landscaping today. The trees are quite significant along the eastern portion of the lot. The driveway will run to the central portion of the property. His concerns have been allayed as to the flooding. J. Clare made another site visit and there are a lot of trees and it seems to be appropriate. A decision will be prepared for the work session. A covenant will be added that if the property changes hands the flag pole lot will be reevaluated or if the physical characters of the property changes.

MOTION by S. Lemanski, seconded by J. Clare
To **adjourn the application of SH 28 LLC.**
On Vote: Chair, S. Lemanski, J. Clare

SUBDIVISION

On the application of **WILLIAM & NANCY SCHAFFEL**, 122/132 South Main Street, Mr. Robinson will make a status inquiry.

LOT LINE MODIFICATION

On the application of **EAST END HOLDINGS, LLC**, 38-42 Jobs Lane, updated new plans were submitted and they are under review by Nelson, Pope & Voorhis and N&P, Village Engineer.

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Mr. Flanagan stated that a list of items from NPV were responded to and submitted. The plans are dated 3-20-18. The lot line modification plan has not changed but information has been added to it. The VB district height analysis needs to be done by the applicant. A rendering of the whole street will be submitted.

MOTION by S. Lemanski, seconded by J. Clare

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

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

SITE PLAN

On the application of **BEECHWOOD LATCH**, 101 & 109 Hill Street, this is still under consideration by the ZBA.

On the application of **JOHN DANIELSON**, 30 Sanford Place, the applicant will be check on to make sure the memo from NPV was received.

On the application of **LIFE STORAGE**, 3 William Place, still awaiting referral from the town. NPV is reviewing documents.

MOTION by S. Lemanski, seconded by J. Clare

To **adjourn the application of LIFE STORAGE.**

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

On the application of **HAMPTONS HDA LLC**, 116 North Sea Road, Gil Flanagan stated new plans were submitted in order to address the Board's comments. New plans revised March 29, 2018. Mr. Joe Lombardi reviewed the changes with the Board. Internal traffic circulation was reviewed. The two doors on the barn will be eliminated and windows placed there. The W and E side will now have doors and a ADA path will be added to the W side. There will be a stop added to enter to North Sea Road. Site distance in his opinion is good. Ron Hill is here as well. There is diagonal parking so how much parking needs to be provided is how much site the Board wants to obtain. Mr. Hill suggested removing some in order for safety. Mr. Hill stated that you can see through windows and over the hoods of cars. It is up to the trustees how much will be removed. More parking could be placed on the south side, probably 4-5 spaces but the road would then need to be made one way to N. Main St. Ms. Eiseman asked that if a written comment be made for the record in response to the engineer's comment. S. Lemanski and J. Clare are concerned with traffic at this area. It is a dangerous area. It is 20' to the curb cut from the cut at Schmidt's. An aerial was reviewed. Mr. Flanagan stated that they plan on removing 3 spaces and replacing them on Bowden Sq. The north exit will be right turn only. ADA access will be provided to the bank building. The door out to Bowden Sq. will have ADA doors. A traffic study was submitted. A widening was proposed on the plan in the event that the Village wants to widen that road.

MOTION by S. Lemanski, seconded by J. Clare

To **approve the applicant's request for adjournment on the application of HAMPTONS HDA LLC.**

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

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MOTION by S. Lemanski, seconded by J. Clare

To **adjourn tonight's meeting.**

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

Respectfully submitted by Antoinette Edwards 4-2-18

Village Clerk