

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
MAY 7, 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, May 7, 2018 at 5:30 pm.

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

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

MOTION by A. McFarland seconded by S. Lemanski

To **open tonight's meeting.**

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

PUBLIC HEARINGS

On the application of **550 & 554 HILL STREET, LP**, 550 & 554 Hill Street, Ms. Eiseman explained that the guidance memo has been updated to include requests for additional information which would be required for final application. It is dated 5/3/18. For the final application, the lot layout needs to be shown, the access points, drainage and roadway details, the IA system and how that system would fit within the lots, that flooding be considered in the design engineering for the access driveway to lot 3, and confirmation of the ARB regarding the contributing or noncontributing nature of the home. A resolution from the ARB should be obtained in order to give the PB their input as part of the final application. A copy of the ZBA decision and the letter from Mr. Studenroth regarding the historic nature of the houses were pulled and provided in the packets for the Board's convenience so they can review those documents. Mr. McFarland would like a ruling from the ARB. Mr. Flanagan asked that if that is necessary he would like the boards to proceed in a parallel fashion. The sketch plan would be approved as the next step and then the final subdivision would be submitted with the details that were requested by the Board. Mr. Flanagan stated that a sketch plan is a recognition of the subdivision it is not a final decision, the final approval is where the drainage and access will be discussed. Mr. Flanagan asked that the sketch plan be voted on for the next meeting. A lot of issues that are raised were settled in the ZBA hearing. Mr. McFarland hopes that the applicant has these issues in mind. Mr. McFarland feels like this is a re-submission in his opinion. The Board will review the memo and will consider the approval of the sketch at the next meeting.

Jeff Bragman, represents neighbors in opposition, a decision can't be made without the information. It is close to a property line. He suggests that they get the information and that they don't just move ahead on the sketch plan. Building of the driveway all the way from Captains Neck is a question as to whether or not it works. The use of the easement is a concern to the neighbors. There are no precedents in the Village that use an easement instead of a flag lot, and it is not good planning in his opinion. The facts are needed first.

Gil Flanagan stated that the drainage design will be needed but this is something that is handled in the final approval process. He again respectfully requested that this move forward. S. Lemanski is ready to move forward. Chair would like to make sure that if sketch is needed first before they determine the engineering merits of the easement. Mr. Flanagan stated that the code needs to be looked at. Sketch plan is not the time for this. Chair would like opinion from counsel to see if it lends increment weight. Mr. Robinson stated that this does add weight, the

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sketch does add to it. However, they aren't designing it from backwards forwards. This is an incremental process. Mr. McFarland feels that any matter that is within the jurisdiction of the ARB, the board should weigh their opinion in.

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

FLAG LOT LANDSCAPING

On the application of **SH 28, LLC**, 28 Gin Lane, there is a written decision in the file. Chair noted that the covenant will be created in the event that this is sold to another party.

MOTION by S. Lemanski, seconded by A. McFarland
To **approve the application of SH 28 LLC as written.**
On Vote: Chair, S. Lemanski, A. McFarland, P. Gilmartin, J. Clare

SUBDIVISION

On the application of **WILLIAM & NANCY SCHAFFEL**, 122/132 South Main Street, this is adjourned to June 4, 2018.

On the application of **83 FOWLER, LLC**, 83 Fowler Street, this is a 2 lot subdivision. A negative declaration and sketch plan approval have already been obtained. A no disturbance buffer needs to be worked out as a metes & bounds description and included with the filed C &R's to match the area shown on the subdivision map. DEC & BOH approvals have been obtained. Ms. Eiseman recommended that a public hearing be scheduled. Mr. Bennett asked that the public hearing be waived. He noted that the ZBA approval for the tennis court has been obtained. There has been no opposition in the 3 public hearings have already been had. J. Clare objected to this, public is not always aware of what's happening. Ms. Clare stated that if a notice is placed in a mailbox and they aren't around, they won't know about it, she would like the notification to be on the web at this point. Mr. Bennett agrees but stated that in this case the surrounding properties are vacant land. Mr. McFarland stated that the tennis court is going in sideways. The Board will stick to the public hearing this time.

MOTION by S. Lemanski, seconded by A. McFarland
To **schedule the public hearing on the application of 83 FOWLER, LLC for June 4 2018.**
On Vote: Chair, S. Lemanski, A. McFarland, P. Gilmartin, J. Clare

LOT LINE MODIFICATION

On the application of **EAST END HOLDINGS, LLC**, 38-42 Jobs Lane, this is a lot line modification and 2 site plans as well. Kirk Lehmann is here to represent as well as Gil Flanagan. They have addressed the points that were raised by NPV. The plans from Maresca will be submitted this week. The Village district guidelines are being looked into, the building height is an issue. This would be a 71' building the code allow the same distance of 65'. This may need relief or a design change. Mr. Flanagan stated that they will be more conforming once they

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change it. The sanitary plans have been submitted and are being reviewed. Mr. Flanagan is hoping that a public hearing be scheduled for July.

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, A. McFarland, P. Gilmartin, J. Clare

SITE PLAN

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

On the application of **JOHN DANIELSON**, 30 Sanford Place, the owner is still working on parking. The owner would need relief.

On the application of **LIFE STORAGE**, 3 William Place, there is a written decision in the file. The conditions were based on a performance bond for \$15,000 for the work that is in the village ROW.

MOTION by A. McFarland, seconded by S. Lemanski
To **approve the decision as written on the application of LIFE STORAGE.**

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

On the application of **HAMPTONS HDA LLC**, 116 North Sea Road, there is a request to adjourn to June 4, 2018.

MOTION by S. Lemanski, seconded by J. Clare
To **approve the applicant's request for adjournment to June 4, 2018.**

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

MOTION by S. Lemanski, seconded by A. McFarland
To **adjourn tonight's meeting.**

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

Respectfully submitted by Antoinette Edwards 5-7-18

Village Clerk