

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
COMBINED PUBLIC HEARING AND WORK SESSION
JUNE 3, 2019**

Due notice having been given, the combined monthly public hearing and 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, June 3, 2019 at 5:00 pm.

Board members Chair A. McFarland, R. Stevenson, R. Zachary Epley, Jayne Clare and Pam Gilmartin were present.

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

MOTION by Chair seconded by R.Z. Epley

To open tonight's meeting.

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

EXTENSION REQUEST

On the application of **550 & 554 HILL STREET, LP**, 550 & 554 Hill Street, there is a request for an extension. Mr. Gilmartin is here. This is before the Suffolk County BOH. A draft resolution for the extension will be ready for the July meeting.

MOTION by R. Stevenson, seconded by

To **adjourn the application of 550 & 554 HILL STREET, LP. at the request of the applicant for the written resolution for an extension.**

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

TENNIS COURTS

On the application of **CHICKAMAPAUGEE, LLC**, 500 Captains Neck Lane, there are still items pending. If there is no further submission between now and the July meeting the board may entertain dismissing the application without prejudice.

MOTION by R. Stevenson, seconded by P. Gilmartin

To **adjourn the application of CHICKAMAPAUGEE, LLC.**

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

SITE PLAN

On the application of **JOHN DANIELSON**, 30 Sanford Place, this is before the ZBA.

MOTION by R. Stevenson, seconded by P. Gilmartin

To **adjourn the application of JOHN DANIELSON.**

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

On the application of **HAMPTONS HDA , LLC**, 116 North Sea Road, there is a decision in the file. Chair questioned whether the 7' is addressed. This is in the decision. The decision mentions the 7' strip that progresses northward to 10 feet. A 10' dedication is mentioned if the

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road gets widened. This is roadway matter is for Village Trustee action not part of the decision. Mr. Robinson explained this to Chair. Mr. Robinson will review the minutes that Chair is referencing. Chair is concerned about who raised the issue of the widening of the road. Mr. Gilmartin indicated his client is concerned about the land-dedication time frame, and suggested that no time frame be mentioned. This suggestion indicated that the decision wording should properly be altered to read for a deadline to submit the offer of dedication. The board amended the decision wording by initial, before voting.

MOTION by R. Stevenson, seconded by P. Gilmartin

To **approve the decision as amended and written on the application of HAMPTONS HDA, LLC.**

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

Nay: R. Z. Epley

On the application of **McDONALDS USA LLC**, 307 North Sea Road, the signs will need to be reviewed by the ARB. ZBA approval is in. Lighting plan is pending.

MOTION by R. Stevenson, seconded by P. Gilmartin

To **adjourn the application of McDONALDS USA LLC.**

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

On the application of **BRL HAMPTON ROAD LLC**, 630 Hampton Road, Chair is recused. There is a letter requesting an adjournment.

MOTION by R. Stevenson, seconded by R. Z. Epley

To **approve the applicant 's request for adjournment to the July meeting on the application of BRL HAMPTON ROAD, LLC.**

On Vote: R. Stevenson, R. Z. Epley, P. Gilmartin, J. Clare

Recused: Chair

On the application of **205 WINDMILL LANE, LLC**, 205 Windmill Lane, there is a plan revised as of May12, 2019. The area cleared and regraded is marked. The sanitary system to be certified needs to be in writing. Robert Fischette attended to represent the applicant. The neighbor in the rear has erected a stockade fence. The property is not visible from the neighbor. The exterior of the building will not be changed. This is ready to be scheduled for public hearing. The parking lot is supposed to be re-striped. They need to wait to see whether a new sanitary system is needed and where this will be installed. A negative declaration has been prepared and was reviewed by counsel as well. This can be adopted tonight.

MOTION by R. Stevenson, seconded by R. Z. Epley

To **adopt the negative declaration of the application at 205 WINDMILL LANE, LLC.**

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

MOTION by R. Stevenson, seconded by R. Z. Epley

To **schedule a public hearing on the application of 205 WINDMILL LANE, LLC.**

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

LOT LINE MODIFICATION

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On the application of **FERNADEZ & 41 BARNHART, LLC**, 134 Murray Lane, Mr. Flanagan is here to represent the applicant. The purpose is to provide the cottage with a back yard. The applicant may want a pool. There is enough width to have generous plantings. No variances are needed. This is a common owner shifting the lines. A public hearing will be scheduled.

MOTION by R. Stevenson, seconded by P. Gilmartin

To **schedule a public hearing on the application of FERNADEZ & 41 BARNHART, LLC for the July meeting.**

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

SUBDIVISION

On the application of **134 MURRAY LANE, LLC**, 134 Murray Lane, Bailey Larkin is here to represent the applicant. They have no beach access. The adjoining neighbors have stairs on their own lot. The covenant restricts the number of individual and requires shared beach access, but due to former actions of neighbors having installed noncompliant access structures, they are requesting rescission of the covenant to allow them to construct an access to beach. All the other properties already have beach stairs. An aerial was presented showing the existing access locations. A neighbor did submit a letter in favor of the redevelopment plan. ARB approval has been obtained and a landscape plan has been approved. The access is supposed to be on the common property line. The other owners haven't done this as originally in the property covenant. This needs to be reviewed and the change approved.

MOTION by R. Stevenson, seconded by R. Z. Epley

To **approve the applicant 's request for adjournment on the application of 134 MURRAY LANE, LLC.**

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

MOTION by R. Stevenson, seconded by R.Z. Epley

To **adjourn tonight 's meeting.**

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

MOTION by R. Stevenson, seconded by P. Gilmartin

To approve the mins of the April 1, 2019 meeting.

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

Abstain: R. Z. Epley

Respectfully Submitted by: Antoinette Edwards

June 3, 2019