

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
WORK SESSION
JUNE 24, 2019**

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, June 24, 2019 at 5:00 pm.

Board members R. Zachary Epley, Jayne Clare and Pam Gilmartin were present. R. Zachary Epley acted as chair. Alan McFarland and Roy Stevenson were absent.

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

MOTION by P. Gilmartin seconded by J. Clare
To open tonight's meeting.
On Vote: R. Z. Epley, P. Gilmartin, J. Clare

EXTENSION REQUEST

On the application of **550 & 554 HILL STREET, LP**, 550 & 554 Hill Street, the written decision for the request will be ready for Monday.

PUBLIC HEARING

On the application of **205 WINDMILL LANE, LLC**, 205 Windmill Lane, there is a public hearing scheduled for July 1, 2019. Robert Fischette is here to represent the applicant. The sanitary system has been reviewed by an engineer. This was submitted tonight and will need to be submitted to the Building Department. NPV had suggested additional buffering vegetation along the western property line, however, there is a slope and as cars pull into the parking lot, the headlights will not shine into the neighbors lot. They will wait to see if there is public comment Monday. A transitional yard is not necessary.

On the application of **FERNANDEZ & 41 BARNHART, LLC**, a memo has been prepared – however, NPV did not receive this letter and acknowledged that some of the information is provided in the letter including the fact that the generator will remain as it serves the smaller house and the maximum GFA totals were submitted to the file and are conforming. A short EAF is needed. SEQRA can be adopted on Monday if this is prepared in time to be reviewed– regardless, a SEQRA determination is required prior to the close of the public hearing.

TENNIS COURTS

On the application of **CHICKAMAPAUGEE, LLC**, 500 Captains Neck Lane, plans are being modified. An adjournment was requested.

SITE PLAN APPLICATIONS

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

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On the application of **McDONALDS USA LLC**, 307 North Sea Road, the lighting plan has been submitted to NPV. The lighting fixture that was submitted will be installed in a downward facing. A decision will be ready for Monday.

On the application of **BRL HAMPTON ROAD LLC**, 630 Hampton Road, there is no new information in the file. Counsel advises to give them an additional month.

SUBDIVISION

On the application of **134 MURRAY LANE, LLC**, 134 Murray Lane, the request is to remove a restrictive covenant that requires only 3 beach access points for the five lots which was a condition of the 1976 subdivision approval. All of the other lots have constructed beach access structures. Currently the need to walk across the dunes and that could be worse than the walkway being placed. John Bennet is here to represent the applicant. The covenant requires an access point to be shared by lot 8 and 9, lot 6 and 7 and lot 5 gets its own access. The board contemplated what works best, seeing the applicant is trying to do this the right way. Counsel stated that there may be a responsibility to the covenant. Mr. Robinson suggested that a review, assessment and report be done by NPV. This will help to determine whether or not the covenant should be rescinded. Kathy Eiseman stated that this would be prepared, but that it would not be ready for next Monday.

MOTION by P. Gilmartin, seconded by J. Clare
To close tonight's meeting.
On Vote: R.Z. Epley, P. Gilmartin, J. Clare

Respectfully Submitted by: Antoinette Edwards

June 24, 2019