

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
WORK SESSION
JUNE 25, 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, June 25, 2018 at 5:00 pm.

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

Counsel for the Board Elbert W. Robinson Jr. arrived late. Environmental Planning Consultant Kathy Eiseman was present.

MOTION by S. Lemanski, seconded by P. Gilmartin

To **open tonight's meeting.**

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

PUBLIC HEARINGS

On the application of **COWLES ASSOCIATES**, 477 Little Plains Road, nothing has changed in the code since this was previously submitted. A public hearing will be held to see if there is any comment. This was zoned R80. It became merged when it was up zoned to R120 and they got permission from the ZBA to split the property according to the two tax parcels that exist per Suffolk County. They do not need BOH review or approval due to this. The Planning Board approved the subdivision previously, and nothing has changed.

On the application of **EAST END HOLDINGS, LLC**, 38-42 Jobs Lane, a memo was prepared by NPV. Ms. Eiseman stated that additional relief is needed since there was frontal expanse that was too long. This was corrected so a variance is not needed for this. A test hole needed to be confirmed that it was stabilized. Accessible entrances are a question as well. A different grate is needed on the dry well. There is a public hearing for a lot line and site plan review. This will be handled as one action for SEQRA and for applications. A negative declaration would need to be adopted. A part II was done. It is a possible benefit to Lake Agawam with this plan and no negative impacts. Mr. Flanagan stated that he has not received any negative feedbacks from the mailings that were sent as of now. The bigger radius was used. The BOH is agreeable to the process, they are awaiting final approval, engineering has been signed off on.

On the application of **ROGERS MEMORIAL LIBRARY**, 91 Coopers Farms Road, S. Lemanski is recused on this matter. There will be a small cafe but no restaurant. This is on for public hearing.

SUBDIVISIONS

On the application of **WILLIAM & NANCY SCHAFFEL**, 122/132 South Main Street, this is adjourned to August 6, 2018.

On the application of **550 & 554 HILL STREET, LP**, 550 & 554 Hill Street, this is pending a written decision. Chair didn't know what approvals should be granted, SEQRA was the first part and was decided. The driveway should be reviewed. A. McFarland feels that the review level is a very important part. Mr. Robinson arrived late. Mr. Flanagan stated that the public hearing is closed however he received an objection after that date and felt incumbent to respond and has

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in writing. The response was submitted to the file. Ms. Eiseman used the ZBA dated map for consistency with their decision. The topo was added but it is the same map.

On the application of **83 FOWLER, LLC**, 83 Fowler Street, this is pending a written decision. Covenants need to be filed. This will be a condition subsequent as per Mr. Robinson.

SITE PLANS

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

On the application of **JOHN DANIELSON**, 30 Sanford Place, a new plan for parking was submitted however they will need a variance for this. Ms. Eiseman will speak to Mr. Foster regarding and Mr. Foster isn't available to July 5, 2018. This will be adjourned to September 4, 2018.

MOTION by Chair, seconded by P. Gilmartin

To **adjourn the application of JOHN DANIELSON to September 4, 2018.**

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

On the application of **HAMPTONS HDA, LLC**, 116 North Sea Road, Mr. Flanagan stated that the applicant is entitled to an access on Bowden Square. Southampton Code stated that curb cuts are allowed on both roads when it is a corner lot. J. Lombardi reviewed the widening onto N. Sea Road, there is a grade change, 4 parking spaces would be lost so this would cause problems. A plan was submitted to show the consequences of this request. Mr. Lombardi stated that there would be a 10' dedication that was offered by the applicant. However the island shifts and the lot needs to be regraded because it would be too steep. If it moves further north then it becomes too close to the RR crossing. If an add left turn signal is added it would be about \$100,000 according to Mr. Hill. Mr. Hill doesn't think another lane is needed, or new poles. The heads would need to be turned around. There isn't a capacity for the extra lane in his opinion. A traffic impact study on the exiting traffic was done and it didn't show a big change. However, this is a bottleneck area of Southampton.

MOTION by S. Lemanski, seconded by A. McFarland

To **start the coordinated review for Type I action and Lead Agency for the application of HAMPTONS HDA, LLC.**

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

PRE-SUBMISSION CONFERENCE

McDONALDS USA, LLC, 307 North Sea Road, Keith Brown is here for the conference. Every 40 years McDonalds would like to reinvigorate the site. There es a n issue with the cuing of the driveway through lane, a side by side is proposed. The new menu delays the customers. 65% of the business comes through the drive-thru. There is a bump out to bring the kitchen up to modern means. The seats will not be changed. The parking will be reduced due to the side by side cuing for the drive-up. The merge back together pay the same cashier and pick up same window. They alternate based on the honor principal. Ms. Eiseman will visit a drive up that is functioning this way. They will lower spaces by 6 but they are 20 over what is required.

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Architectural review was discussed, the Post office was given as an example by Mr. Brown for corporate. It will be re-landscaped and new irrigation will be put in. Mr. Brown stated that during most of the renovation they will keep open the drive-thru. The McCafe offers free wifi and renovations inside will be done. A formal submission will be needed. A Part I EAF is needed.

DISCUSSION

MOTION by S. Lemanski, seconded by P. Gilmartin

To **move the September 3, 2018 meeting to September 4, 2018 due to the Labor Day holiday.**

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

SHSD is proposing an egress to cross the parking lot so that the school connects through to Little Plains Road. An aerial was reviewed. Someone will be here Monday to present. Mr. Robinson suggested the buses enter from Little Plains Road instead of exiting that way. Mr. Robinson will contact Mr. Bruyn regarding this. It was suggested that a meeting will be set to discuss this.

MOTION by S. Lemanski, seconded by P. Gilmartin

To **approve the May 7, 2018 minutes.**

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

MOTION by S. Lemanski, seconded by A. McFarland

To **approve the June 4, 2018 minutes.**

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

MOTION by S. Lemanski seconded by A. McFarland

To **close tonight's meeting.**

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

Respectfully submitted by: Antoinette Edwards 6-25-18

Village Clerk