

**PLANNING BOARD  
VILLAGE OF SOUTHAMPTON  
PUBLIC HEARING  
JULY 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, July 2, 2018 at 5:30 pm.

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

Counsel for the Board Elbert W. Robinson Jr. and 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, R. Stevenson, S. Lemanski

**PUBLIC HEARINGS**

On the application of **ROGERS MEMORIAL LIBRARY**, 91 Coopers Farm Road, Richard Warren is here to represent the applicant. At the main entrance the Board of the library would like to create an area to allow patrons to get a coffee, water or a small snack. S. Lemanski is recused from this matter. The room will be 426 sq. ft., it will be counter, a coffee machine, small fridge and pre-packed snacks for sale. This is not to compete with the business community, it is just to provide a place to have a snack in the library. Around the outside of the building there will be pergola in order to accommodate seating outside.

Bill Hattrick, a letter from the Coopers Farm Association #1 was read into the record by Mr. Hattrick. The letter addressed opposition to any food service. It stated by Robin and Alexandra Gaudiariy that they are closest in proximity to the library. They are concerned about rodents increasing due to this as well as garage trucks trips.

Mr. Warren stated that no food will be prepared and that a person could just as easily bring a granola bar in their bag to the library. This will be low key and will give someone a break at the library.

The library doesn't view this as a source of income.

Mr. McFarland read that the draft approval states that vending machines or similar will be used, this is very strongly worded so there really is no concern that this is for food service or that any other level of food will be entertained.

MOTION by R. Stevenson, seconded P. Gilmartin

To **close the public hearing on the application of ROGERS MEMORIAL LIBRARY.**

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

Recused: S. Lemanski

MOTION by R. Stevenson, seconded by P. Gilmartin

To **approve the site plan application for a new snack area for SOUTHAMPTON LIBRARY as written.**

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

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Recused: S. Lemanski

On the application of **COWLES ASSOCIATES**, 477 Little Plains Road, John Bennett is here to represent the applicant. There is not one lot in the surrounding area that conforms now to the R120 zone requirements, it should have been left R80 according to Mr. Bennett. In 2013 the lots were un-merged by approvals by the ZBA and the Planning Board. However, the map was never filed and has expired. This is a resubmission of the same map. A letter from Jon Foster was submitted to the file. Mr. Robinson would like to review the file, since it has been reopened.

Chris Schumway, he was unaware of this subdivision previously. The congestion on Gin Lane has picked up substantially. Mr. Schumway would like the opportunity to present a case as to why this would not be good, he wasn't able to get representation due to the fact that his lawyer doesn't handle these issues. He feels like more curb cut on Gin Lane would be dangerous and that these curb cuts should be on Little Plains instead.

Mr. Bennett stated that in 2013 Mr. Schumway had the opportunity to object then, he owned his lots then. He was granted variances not too long ago by the ZBA and they resulted in two curb cuts on Gin Lane.

Mr. Schumway stated that the density wasn't increased and these lot are much larger than the proposed.

J. Clare stated that no one is happy that people are using the back road as a cut through and that the traffic is an issue but is not under the Board's control.

MOTION by S. Lemanski, seconded by A. McFarland

To **adjourn the application of COWLES ASSOCIATES.**

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

On the application of **EAST END HOLDINGS, LLC**, 38-42 Jobs Lane, Mary Jane Asato and Kirk Lehman are here to represent the applicant. This is the public hearing on the lot line modification and Site Plans for the 2 new lots. The applicant submitted a letter from the engineer about the test hole and the Village engineer has signed off on this. The ADA access issue is still unresolved. Mr. Lehman stated that they are reviewing the access number currently statewide and possibly locally. An I/A sanitary system will be used. The frontage width has been resolved.

Susan Madonia, the plans are quite extensive and she would like an extension to look at the plans. This business is like a home to her. There is a garden in the rear. The plans look like there is a lot going on and she needs more time to review it.

Ms. Asato stated that the owner is prepared to put in a row of evergreens from where her building ends to the length of the property. This will help her to maintain her privacy. The plants will be 5' on center. This will be done at the applicant's expense. Ms. Eiseman suggested that SEQRA be voted on. The coordinated review was done by February. The Planning Board can take on Lead Agency. A Part I and Part II have both been done. A negative declaration can be adopted.

MOTION by S. Lemanski, seconded by R. Stevenson

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To declare the Planning Board as Lead agency and to adopt a negative declaration on the application of **EAST END HOLDINGS, LLC.**

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

**SUBDIVISION**

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, there is a written decision in the file.

1. McFarland would like to again delay voting on this item. Mr. McFarland doesn't think this should be voted on until before the ARB decision. The characterization by the ZBA is a change in Mr. McFarland's opinion. This is a substantial change. Mr. McFarland would like to delay for future review due to the higher burden of proof required for this Application. The highest standard should be met in this matter. Private easements appear to be a unique Village exception on subdivisions and this may not be the time to approve doing any.

Counsel advised that if the matter was on the agenda for the meeting, the Board had to have a vote to approve, and could not delay having one. Therefore, a vote was taken.

MOTION by S. Lemanski seconded by R. Stevenson

To **approve the sketch plan for 550 & 554 HILL STREET, LP as written.**

On Vote: S. Lemanski, P. Gilmartin, J. Clare, R. Stevenson

Yay: S. Lemanski, P. Gilmartin, J. Clare

Nay: Chair, R. Stevenson

On the application of **83 FOWLER, LLC**, 83 Fowler Street, a written decision is needed and is outstanding.

MOTION by S. Lemanski, seconded by R. Stevenson

To **adjourn the application of 83 FOWLER, LLC.**

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

**SITE PLAN**

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, the is adjourned to September 4, 2018.

On the application of **HAMPTONS HDA, LLC**, 116 North Sea Road, there is a letter requesting an adjournment to July 30, 2018.

MOTION by S. Lemanski, seconded by A. McFarland

To **approve the applicant's request for adjournment to July 30, 2018 on the application of HAMPTONS HDA, LLC.**

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

**PRE-SUBMISSION CONFERENCE**

**DISCUSSION**

**SOUTHAMPTON SCHOOL DISTRICT** -Emmett Irving is here to represent the school district. The egress onto Hampton Road becomes increasing harder as the season comes on and since the buses aren't air-conditioned they are looking at ways to increase delivering of the children to their homes specifically during the camps over the summer. There was a child that needed to wear vest to keep cool and this is one of the reasons that the need arose for an alternative egress. The proposal involves allowing exit across Town Hall parking lot to Little Plains. This would just be EGRESS only and there are about 9 buses during this time and would only be for buses. Some buses will still egress onto Pine. S. Lemanski asked if they looked into egress and entrance into Pine. However, there is a tree that narrows the area and it becomes a pinch point for the buses. There is a plaque on the tree. They don't have an issue getting buses on to Hampton Road during most of the school season. They will not limit to only the summer but it seems that is when it will be primarily used. A study was done on the road and it is adequate sized even for buses to get out. There is no parking currently on the east side. Most buses enter from Hampton Road through the school property. A. McFarland asked if Pine could be opened but it doesn't appear feasible. S. Lemanski stated that the two lights at Hampton Road would make it quicker but they aren't synced. Ms. Eiseman suggested that the Board make this request to the state. The DOT will consider local requests for signal time adjustments. A gate will be put at the end of the driveway to allow buses only an RFDI chip will installed to allow it to open and shut so it won't be used by other vehicles. This is a good idea in the Board's eyes. This needs to become a noticed public information hearing for next month to allow the public to review and comment.

MOTION by S. Lemanski seconded by A. McFarland

To **adjourn tonight's meeting.**

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

Respectfully submitted by: Antoinette Edwards 7-2-18

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Village Clerk