

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
JULY 18, 2022
PUBLIC MEETING & WORK SESSION**

Due notice having been given, the Planning Board public meeting and work session was held at Village Hall, 23 Main Street, Southampton and via Zoom videoconferencing on July 18, 2022 at 5:30 pm.

Board members Anthony Piazza, Jayne Clare, Lisa Cowell and Alan McFarland were present. Willa Bernstein was present via zoom.

Environmental Planning Consultant Kathy Eiseman was present via zoom. Counsel for the Board Alice Cooley was present. Village Planning Director Alex Wallach was present via zoom. Jeffrey Blinkoff, special counsel for the Planning Board on the application 550 & 554 HILL ST, LP was present for that application only for which Alice Cooley is recused.

MOTION by A. McFarland seconded by J. Clare
To open tonight's meeting.
On Vote: Chair, J. Clare, L. Cowell, A. McFarland, W. Bernstein

Chair opened the meeting.

Chair made a motion to change the order of the meeting to hear the subdivision application known as 550 & 554 HILL ST, LP first.

On the application of **550 & 554 HILL ST, LP**, 550 & 554 Hill Street and 62 Captains Neck Lane, Jeff Blinkoff represented the Board as counsel tonight. There were documents submitted that need to be reviewed. This will be adjourned to September 19, 2022.

MOTION by A. McFarland, seconded by Chair
To **adjourn the application of 550 & 554 HILL ST, LP. To September 19, 2022.**
On Vote: Chair, J. Clare, L. Cowell, A. McFarland, W. Bernstein

PUBLIC HEARING AGENDA

On the application of **71 HILL LLC**, 71 Hill Street, there are still outstanding comments. Linda Riley is here to represent the applicant. The Fire Marshal report is still outstanding. The Village Engineer report has not been submitted yet but the plans are being reviewed. The affordable housing plan is being worked on with the BOT. The public hearing will be held open.

MOTION by A. McFarland, seconded by Chair
To **adjourn the application of 71 HILL LLC.**
On Vote: Chair, J. Clare, L. Cowell, A. McFarland, W. Bernstein

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On the application of **HEART OF THE HAMPTONS**, 44 Meeting House Lane, Ben Chaleff, Molly Bishop and Linda Riley are here to represent the applicant.

MOTION by Chair, seconded by J. Clare

To open the public hearing on the application of HEART OF THE HAMPTONS.

On Vote: Chair, J. Clare, L. Cowell, A. McFarland, W. Bernstein

The special permit was granted by the BOT and thus the food pantry use is considered a permitted use. This is a Type II action. There is a handicap space on the premise. There are 5 parking spaces on the lot. There is a letter that was submitted to the Board from the church trustees. All the history of the leases were submitted. The parking lot lease can be leased to the Heart of the Hamptons in event that the village doesn't want to continue leasing. The generator that is existing on the site and will be removed and not replaced. Chair questioned deliveries and the size of trucks. Ms. Bishop stated that there are 8 deliveries a month. Most of the deliveries happen about 10:30 am. The trucks are 20' box trucks with an electric lift gate. The deliveries are usually on Mondays or Tuesdays. Photos were shown depicting the loading areas. They have 3 possibilities. Tractor trailers have not been used in the past. Ms. Bernstein questioned if the trucks will be idling. As of right now, the trucks are turned off and the lift and palette loader run then. Chair asked why the refrigerator cannot be located inside the building. Every inch of the building will be used. It is tucked into the hedge in the rear yard and there is a walkway that will be put in so a hand truck can be used. They need the space inside so there will not be a walk in fridge used. Secondary screening will be placed all around it, there is currently a 10' privet owned by the Village currently. The compressor would be remote and inside, therefore there will not be a noise factor.

Steven Jones, 188 South Ocean Ave, Bayport NY, professional planner, working with Mr. Borovina. Shared parking doesn't work the way it is designed. He feels that this would not be a good spot for Heart of the Hamptons. He illustrated the point with B. Brady's office changing into a restaurant and wanting to continue to share the parking lot with CVS. It just would not be adequate enough in his opinion.

Anton Borovina, representing Jim McFarlane, felt that the decision the Board makes will stand and will affect the neighborhood. Mr. Borovina stated that Ms. Bishop doesn't seem to know the answers on the trucks, felt that she didn't have knowledge of the fridge either. He feels that there is a contradiction in her statements. A memo was submitted to the file today from him.

Mr. Steven Schneider, PE commented that a 20' truck could not be what is delivering food. He proposed on the drawings that a 30' would be used. The turning radius will not work with a 30' truck. The drawings indicate this. A parking spot on the NE corner is an illegal spot. It cannot be used. The setbacks are not there, they would not be able to back out. Traffic counts were not done.

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Ms. Bishop clarified that Southampton Village has oversight over the building. It cannot be turned over, there is no successor. There are two ten-year review periods. A traffic study was done in 2021 that stated that their traffic impact would be like finding a penny in the ocean.

Julie Besos, Pelletreau Street, the one way streets make her nervous with little cars against big trucks. So she has traffic concerns.

Joseph Soufu, the location is a congested area. He felt that there are more places that they could set up. He questioned whether this was politically motivated.

Sean Hattrick, N. Bishop, on the Board of the Heart of the Hamptons. Lived on Hill Street, works on Meetinghouse Lane and parks into the same lot as Heart of the Hamptons, 9 months out of the year there is no issue with that lot. The traffic is in the afternoons at 3:30 pm. There is a trade parade but they would not be there at that time. That building was created by donations. It was not built by the Village. This building will be renovated based on the donations. He questioned how an ambulance building that operates all hours of the night would be less annoying than the Heart of the Hamptons. There is no alternative. The nursery school is not being given away. They will renovate it and use this building. They are doing this to help and will make the Village proud. There is nowhere else to go, they cannot afford it.

Rose Stuart, next door neighbor, thanked Molly and her team for listening to her concerns. Happy that the compressor will be indoors. Would like to see where the garbage is located exactly and the hours of operation in a documented way. She is relieved that the garbage will be moved and not be under her children's window.

Jim McFarlane, stated that the location should be able to grow and have lots of space, he feels that the school is ideal but he realizes that the efforts of people pulling together to support this won't happen.

Ms. Bishop stated that it could be possible to have a remote location as a satellite if this is something that is needed and could be an option in the future but for now needs to focus on this location to serve a vital need in our community.

The lease is 30 years but up every 10 for review.

Margaret Sullivan, works at the church, the lot is not always full. The Historic museum uses the lot when they have a sale. She is very well aware of Heart of the Hamptons. They are very organized. Dignity is used even at the toy drive. There was over a 100 people that came but no one really noticed because it was so well organized. They are looking forward to having them as neighbors.

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John Ellsworth from NPV who assisted in review of the application on behalf of the Planning Board was asked if there is any new information and if the hearing needs to be left open. He noted that the submission from the objectors was what was seen previously but repackaged. The opponent's engineers truck queuing drawings were based on a queue of multiple trucks, whereas Ms. Bishop has stated that there is one truck at a time. There is nothing technical that is new that would require additional review to justify keeping the hearing open. The hearing could be closed.

Mr. McFarland went to the public hearing for the BOT. This is a good idea, but he told the BOT that there should be some precaution in the management of this during time of the year. A. McFarland will vote to close but wants that management instituted.

MOTION by Chair, seconded by J. Clare

To **close the public hearing on the application of HEART OF THE HAMPTONS.**

On Vote: Chair, J. Clare, L. Cowell, A. McFarland, W. Bernstein

WORK SESSION AGENDA

SUBDIVISION REVIEW

On the application of **HARRY THEODORACOPULOS**, 689 Halsey Neck Lane, there is a written decision in the file.

MOTION by A. McFarland, seconded by Chair

To **approve the application of HARRY THEODORACOPULOS as written.**

On Vote: Chair, J. Clare, L. Cowell, A. McFarland, W. Bernstein

SITE PLAN REVIEW

On the application of the **TOWN OF SOUTHAMPTON**, 51 Pond Lane, this is adjourned to August 1, 2022.

MOTION by J. Clare, seconded by A. McFarland

To approve the June 20, 2022 and July 5, 2022 meeting mins.

On Vote: Chair, J. Clare, L. Cowell, A. McFarland, W. Bernstein

Other Matters

A comprehensive plan document will be posted online, Mr. Wallach encouraged that the Board review and make any necessary comments.

MOTION by Chair, seconded by A. McFarland

To close tonight's meeting.

On Vote: Chair, A. McFarland, L. Cowell, J. Clare, W. Bernstein

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Respectfully submitted by Antoinette Edwards: July 18, 2022

Village Clerk