

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
AUGUST 15, 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 August 15, 2022 at 5:30 pm.

Chair Tony Piazza and Board members Jayne Clare, Lisa Cowell, and Willa Bernstein were present. Alan McFarland was absent.

Environmental Planning Consultant Kathy Eiseman and Counsel for the Board Alice Cooley were present. Village Planning Director Alex Wallach was present via zoom.

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

WORK SESSION AGENDA

SUBDIVISION REVIEW

On the application of **550 / 554 HILL STREET, LP**, 550/554 Hill Street, this is adjourned to September 19, 2022

SITE PLAN REVIEW

On the application of the **TOWN OF SOUTHAMPTON**, 51 Pond Lane, there is a request for adjournment to September 19, 2022.

MOTION by Chair, seconded by J. Clare
To **approve the applicant's request for adjournment on the application of TOWN OF SOUTHAMPTON to September 19, 2022.**
On Vote: Chair, J. Clare, L. Cowell, W. Bernstein

On the application of **HEART OF THE HAMPTONS**, 44 Meeting House Lane, the public hearing is closed. Chair moved to approve the application of Heart of Hamptons with the conditions as outlined. Chair stated that A. McFarland indicated he was favor of this application though he was not present to vote.

MOTION by Chair, seconded by W. Bernstein
To **approve the application of HEART OF THE HAMPTONS with the conditions as outlined.**
On Vote: Chair, J. Clare, L. Cowell, W. Bernstein

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On the application of **71 HILL LLC**, 71 Hill Street, the public hearing is closed. This is before the ZBA. Linda Riley is here to represent the applicant. A conditional resolution can be approved. Ms. Eiseman stated that there can be a discussion regarding the conditions at the next meeting.

PRE-SUBMISSION CONFERENCE

865 MERRICK HOLDINGS, LLC- 22 Windmill Lane - David Silverstein is here as the applicant. The application is to restore the historic house and build to the north and east – removing the non-historic portion that currently surrounds the building and which faces Windmill Lane and will expose the historic Rhodes house. The south elevation rendering was shown with a view from the right of way. A new rendering with the street scape view from Windmill Lane was requested by Chair. This will be done. The proposal for the new part of the building is for medical office use. Street level retail in the old Rhodes house, the medical suites will be behind, in the new part and accessed from the new building along the north side. Only a very small portion of this will be viewed from Windmill Lane. J. Clare is concerned about the amount of parking, Chair is concerned that there may not be a need for medical offices. There is a private easement on the adjoining property to the south to get into the parking lot, it connects Windmill Lane into the Village lot. According to the applicant, there is a need for 12 spots for parking by code, there are about 10 proposed so they will need to buy 2. The main access to the medical offices is at 22 Windmill Lane – there will be exterior doors for the individual offices. The board feels there should be a walkway shown. There is currently an old sanitary system, that will be abandoned by the BOH. J. Clare would like the addition to look more like a salt box. Ms. Cooley advised that additions to historic structures should not mimic the existing architecture. Chair likes the marriage of something modern with a historic look. This has not been landmarked. This is not in the historic district, but it does have a blue form noting it has been inventoried for historic purposes and a sign at the premises marking the historic interest. It was constructed in 1740. In 1760 it was moved from the NE corner of Hampton Road and Windmill. An IA system is proposed. The tree is shown to remain on the site plan – but it may need to be removed since it is growing close to the foundation and will be disturbed when they lift the building for improvements. They would like a native tree planted in place of what is there. Chair will make a site visit to see the tree. The second floor will be accessory use. Ms. Eiseman advised that the parking calculations should include the 2nd floor.

MOTION by Chair, seconded by J. Clare

To change the September 5, 2022 meeting to September 6, 2022 due to the Labor Day Holiday.

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

MOTION by Chair, seconded by J. Clare

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To close tonight's meeting.

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

Respectfully submitted by Antoinette Edwards: August 15, 2022

Village Clerk