

**VILLAGE OF SOUTHAMPTON
PLANNING BOARD
AUGUST 26, 2019
WORK SESSION**

Due notice having been given, the monthly work session of the Southampton Planning Board was held in the Board room of the Municipal Building, 23 Main Street, Southampton, on Monday, August 26, 2019 at 5 p.m.

Board members Alan McFarland, Jayne Clare, Pamela Gilmartin and Roy Stevenson were present. Zachary Epley was absent.

Environmental Consultant Kathy Eiseman and Counsel Elbert Robinson Jr. were present.

Upon a unanimous vote of appointment for the meeting, Alan McFarland agreed to act as Chair for the meeting, and opened the work session.

PUBLIC HEARING

On the application of **134 MURRAY LANE, LLC**, 134 Murray Lane, this hearing is scheduled for September 3, 2019. There were clarifications that made the narrative of the EAF more cohesive and conclusive after recommendations from K. Eiseman. The date on the EAF Parts II and III and draft negative declaration was changed. Counsel Robinson stated that this application if approved would result in negating the site covenant.

SITE PLAN

On the application of **BRL HAMPTON ROAD LLC**, 630 Hampton Road, this application is adjourned until October 7, 2019.

On the application of **1 HAMPTON ROAD JNH LLC & TOUNHATGIKORIS LLC**, 1 Hampton Road, K. Eiseman will put together a memo. The property is being divided into three stores. There will be different signs and entrances. It will be all Pottery Barn for now, but that doesn't matter since there may be different stores in future. It may be appropriate to set a public hearing; the application seems complete but K. Eiseman will ensure for Tuesday's public meeting.

SUBDIVISION

On the application of **99 SANFORD PLACE, LLC**, 99 Sanford Place, present for the applicant was Liz Vail. There are questions about the easements. So far, they have an easement over the northern part. L. Vail showed aerial photos, the road comes in from the main road and the easement is constructed adjacent to the parking lot. They plotted out the easements.

K. Eiseman asked if the two easements have the proper language attached for them, if they are utility easements. L. Vail will follow up with that. Counsel asked what the easement means from the perspective of a subdivision. K. Eiseman stated that normally, you have lot frontage on a street, not an easement. She's not sure how this easement works if there is not road frontage, but an approved access easement only. This might require ZBA approval.

Counsel asked would the new lot be a street front lot; L. Vail must explore it more. Chair McFarland asked where exactly the easements are, and Counsel asked to clarify the status of the easements as to street frontage. The K. Eiseman wondered if prior subdivision that got voided in 1988 needs to be brought in with the application. There was a requirement at the time for a reciprocal agreement of the owners and installation of a cul-de-sac which never occurred. L. Vail feels maybe it was before the other lots were developed. Counsel stated that the Board needs to know if all the conditions are fulfilled or there is some defacto circumstance prevailing. The original subdivision needs to be explored. It appears that the Planning Board considered it and approved it, but that it was never followed through. The Health Department will want a TDR.

There a number of questions pertaining to this application.

LOT LINE MODIFICATION

On the application of **DONOHUE/SILVETZ**, 32 & 42 Post Crossing, this approval was extended to September 9, 2019 to allow review of the file - but they are looking for further extension for six months. The issue is the Health Department. K. Eiseman doesn't see a problem with extending five or six months. Counsel isn't sure about the hold up. It's not TDR. K. Eiseman is not sure. Counsel recommended extending to October and investigating the hold up. The Board's earlier decision was December 2016. Every February and August it has been extended since then.

Counsel will draft a letter to Squire's and Holden to find out the problem causing the hold up. P. Gilmartin stated that it was moved right along initially, and now all that is on the file is the request for extensions. Counsel stated it is three years, a very long time. The Board will vote on it on Tuesday, September 3, 2019 to extend another month to allow for the inquiry. P. Gilmartin stated that is has BOH approval per the file.

On the application of **BLC HILLSIDE INVESTMENTS, LLC & 122 BLC HILLSIDE INVESTMENTS II, LLC**, 122 and 132 South Main Street, the Chair noted that the changes envisioned could be a problem for the St. John's Episcopal Church. The lot line will come up between neighbors on this application. The lot is conforming, and the with the last modification balanced out the area. In the original hearing, the owners asked that the back part of the driveway be paved. They need to update that or resubmit to the file. There will be a public hearing on this. A. McFarland stated that fence or line may become an issue when the existing border garage is eliminated. K. Eiseman noted that the flag lot already exists. K. Eiseman asked in a memo for driveway and landscape plans that were prepared for prior subdivision. The utilities will most likely be under ground. They are asking to move the lot line further back on the back lot to increase the size of the flag lot. K. Eiseman stated that her memo will be amended and sent out. They need to submit landscape and driveway plans and an EAF.

MINUTE APPROVAL

June 24, 2019

July 1, 2019

July 29, 2019

August 5, 2019

The minute approvals will be taken care of at the September 3, 2019 public hearing.

Chair McFarland closed the work session.

Respectfully Submitted by: JoLee Sanchez

File Date:

Village Clerk