

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
WORK SESSION AND PUBLIC HEARING
JANUARY 4, 2021**

Due notice having been given, the Planning Board combined work session and public hearing was held via Zoom videoconferencing on January 4, 2021 at 5:30 pm. Due to public health and safety concerns related to COVID-19 and in accordance with Governor Cuomo's Executive Order 202.1 adopted on March 12, 2020, Article 7 of the Public Officers Law (Open Meetings Law), is suspended "to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meeting and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meeting are recorded and later transcribed."

Board members Chair Roy Stevenson, Jayne Clare, Alan McFarland, Lisa Cowell and Anthony Piazza were present.

Environmental Planning Consultants Kathy Eiseman was present as well as counsel for the Board Alice Cooley.

MOTION by A. McFarland seconded by J. Clare

To **open tonight's meeting.**

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

EXTENSION REQUEST

On the application of **550 & 554 HILL STREET**, 550 & 554 Hill Street, there is pending litigation continues, preventing the applicant from submitting a final subdivision application. This is litigation is before the Appellate Division, and the division is backed up with over a one year delay. It was suggested to grant the extension for one year, and, if litigation is completed prior to that time in the applicant's favor, they will be able to submit a final application sooner. Christopher Bianco is here to represent the Village, as Alice Cooley is recused from the matter. Gilbert Flanagan is present to represent the applicant. Mr. Bianco stated that in his experience it could take longer than a year with the Appellate Division.

MOTION by Chair, seconded by A. McFarland

To **approve the request on 550 & 554 HILL STREET for extension on the sketch plan approval for one year to the public meeting in January 2022.**

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

PUBLIC HEARING

On the application of **PAUL & JOAN ROBINSON**, 245 Old Town Road, Gil Flanagan is here to represent the applicant. There is a resolution for approval of the final application available for consideration by the Board. Chair provided a summary of concerns and input. The TDR property is referenced and the real property subdivision date of approval by Suffolk County was included in the resolution. There was extensive study done on the groundwater as part of the SEQRA analysis in 2010. The groundwater impacts were also considered by Suffolk County in review of the subdivision. The groundwater is an area under SEQRA that the Planning Board did consider in 2010. As a condition of Suffolk County approval, the Applicants needed to sterilize a property to create the TDR. This was approved by the Health Department in February 2021. Ms. Eiseman stated that the review that is done by the County is professional and thorough. It would be appropriate and proper for the Planning Board to rely on the Health

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Department for their review. Furthermore, an IA system is now required on parcel 2 and this is better for groundwater. The Board had allowed for further written comment on this application with a time limit for written comment due to the pandemic. All written comments were reviewed by Ms. Eiseman. There were no new substantive comments that had not been thoroughly addressed in 2010.

The SEQRA determination from 2010 was still valid. But it was recommended by Ms. Cooley to be sure nothing was missed, an updated Negative Declaration should be adopted.. A. McFarland noted that all the prior record indicated that there has been a great deal of effort in this review.

MOTION by A. Piazza, seconded by A. McFarland

To **adopt the Negative Declaration on the application of PAUL & JOAN ROBINSON;**
And to approve the written decision on the application of PAUL & JOAN ROBINSON.

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

On the application of **99 SANFORD PLACE, LLC**, 99 Sanford Place, David Gilmartin is here to represent the applicant. This is a sketch plan application. It was suggested by Ms. Eiseman that the sketch plan approval be granted next month with conditions. This is a minor subdivision that doesn't require a road. The improvement that needs to be made to the driveway would be met before a CO is granted. This will be handled in the final subdivision stage. They also need BOH approval. The driveway will be a hammerhead and this was reviewed by the Fire Commissioner. The Board will authorize counsel and Ms. Eiseman to draft a decision on this application for sketch plan approval. The public hearing is already closed.

On the application of **COMMUNITY BAPTIST CHURCH**, 16 Rev. Raymond Lee Ct, the public hearing is closed and a decision has been drafted. The decision was reviewed by the Board.

MOTION by A. Piazza, seconded by A. McFarland

To **approve the written decision on the application of COMMUNITY BAPTIST CHURCH.**

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

SITE PLAN

On the application of **7 POWELL AVE, LLC**, 7 Powell Ave, Stuart Andrew is here to represent the application. There is a revised site plan which was submitted today. There is a dedicated driveway now to the back of the property which does not require use of the MTA ROW. A power line pole and a Guy wire need to be removed and PSEG will be replacing that pole with one that doesn't need a Guy wire and overhead wires will be relocated underground. The other pole with a Guy wire is owned by Verizon. Verizon has been asked to move the pole forward by 10'. It is leaning very badly and it is rotted at the base. Verizon agreed to move the pole. There is parking for 5 trucks. This needs to be imposed onto a survey; but Mr. Stuart would like input from on the Board prior to doing so. The driveway entrance would be off Elm Street which extends to the MTA ROW. The historic scale will stay as is. The owner would like to run his pool business out of this property, deliveries will come up the driveway and thru the bay doors. There are doors on Powell Ave, it is possible they may be able to receive the deliveries off the dock. Parking spaces would not be occupied during the day. The office staff would park in public parking. Mr. Andrews will continue to work on superimposing the plan to a survey.

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PRE-SUBMISSION CONFERENCE

CGZ DEVELOPMENT, LLC, 15 & 29 Prospect Street, David Gilmartin is here to represent the applicant. This is for a multi family use, changing a non-conforming use into a different non-conforming use. Apartments will be for rent and not for sale. A survey was reviewed. The restaurant is a 225 seat, two stories, and there is an office and 3 bedrooms upstairs. There is also a 2 story house on the property as well. A 26 unit affordable rental is proposed. A sewage treatment plan will need to be added. 14 2-bedroom units and 12-one bedroom units will be involved. The second alternative plan is market rate rentals totaling 12 units. They are proposed with 6 one-bedroom at 1350 sq. ft, and 6 2-bedroom at 2250 sq. ft. . They need to go before the BOH. It was questioned if this was within the existing footprint (but this is not clear and needs to be clarified). A rendering was proposed from all vantage points. The Applicant is looking for insight as to which path to follow. Mr. McFarland urged the Applicant to deal with the known major runoff to Lake Agawam from the East side of this property. These are rental apartments to be leased for about one year. This is not a hotel. Similar to the Layton House. This will be privately financed so some of the restrictions that would be for public finance will not need to be met. Site plan details will be presented once they know which path they are headed. Chair, J. Clare, A. McFarland all agree that availability of affordable housing would be preferable. However, without all the data it is hard for the Board to be inclined to make any decision. A. Piazza is concerned about the density and environmental concerns and the location of the affordable housing. A. McFarland is also concerned about the quality of the project. The location of it being in the Village center is a better fit for affordable housing. This is a preexisting non-conforming use. This raises a lot of questions that need to be considered. The Board will continue the discussion at the next work session.

MOTION by A. McFarland seconded by A. Piazza
To **close tonight 's work session.**
On Vote: Chair, A. McFarland, J. Clare, L. Cowell, A. Piazza

Respectfully submitted by: Antoinette Edwards 1/4/2021

Village Clerk