

SOUTHAMPTON VILLAGE
PLANNING BOARD
WORK SESSION / PUBLIC MEETING
JANUARY 7, 2019

Due notice has been given, the 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, NY on Monday, January 7, 2019 at 5:30pm

Board members Chair Alan McFarland, Roy Stevenson, Zach Epley, Jayne Clare and Pam Gilmartin were present

Counsel for the Board, Beau Robinson was present. Planning Consultants Kathy Eiseman and Patrick Cleary were present.

A motion was made by R. Stevenson to open the meeting, seconded by P. Gilmartin. All were in favor

Chair McFarland opened the meeting.

On the application of **Cowles Associates**, Attorney John Bennett is present for the applicant. This is a request for an extension. The Planning Board decision requires the filing of the map with the county by March, covenants and restrictions are still being worked out with the Village attorney. A copy of the proposed map has been forwarded to Ms. Eiseman; this will be filed as a miscellaneous map.

Motion by R. Stevenson, seconded by P. Gilmartin

To extend the approval of Cowles Associates to the April 8, 2019 regular meeting.

On Vote: Chair McFarland, J. Clare, Z. Epley, R. Stevenson and P. Gilmartin

Public Hearings:

On the application of **East End Holdings**, 38-42 Jobs Lane, there is a letter in the file requesting to withdraw the application.

Motion by R. Stevenson, Seconded by P. Gilmartin

To remove the application of East End Holdings from the agenda without prejudice

On Vote: Chair McFarland, J. Clare, Z. Epley, R. Stevenson and P. Gilmartin

On the Application of **Hamptons HDA, LLC**, 116 North Sea Road. Affidavits of mailing and posting were submitted. Attorney Mary Jane Asato is present to represent the applicant. Chair McFarland detailed the application, this is an application for a bank. There are currently 11 banks in the village. He has heard that one of the long-standing banks might be leaving. Retail banking is undergoing a great deal of change. Ms. Asato states this is an application for a bank with a drive-up window. They will be using the existing two-story two-family dwelling; the entire team is here to answer any questions. This is a permitted use within the district and meets all zoning regulations.

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They will not be seeking any variances. Ms. Asato feels that any concerns that have been expressed up to this point have been addressed. In regard to the Board's specific concern about the "park" area on Bowden Square, this is not designated green space. It is a right of way over which the applicant is entitled access.

Chair asks Kathy Eiseman if she feels that the Board's drainage concerns have been addressed. Kathy Eiseman explains that the applicant is proposing to make the drainage fields accessible. They will put piping under the driveway to allow for future connection to new drainage structures east of the driveway. Ms. Asato states that all drainage covers will be traffic bearing as required. Kathy Eiseman agrees and suggests having the Village engineer again review the site if he desires and be present on the site for inspections.

Chair asks if there is any public comment.

Sally VanAllen, neighbor at 49 North Main Street, is concerned about a drive-up bank in that location. If you have ever walked in that area you would see that the traffic conditions are unsafe and adding a bank driveway would add to the hazard. Ms. VanAllen submitted an old Pelletreau map. She would also like to raise concern regarding the historic significance of the house. She would like to see it preserved, have the applicants considered other locations like the old post office?

John Rose, architect for the applicant notes that Ms. VanAllen brings up a good point. While this is not a contributing structure, it does sit within the historic district. He agrees that it is an important building and that is why the applicant is going out of his way to preserve the house substantially. Inside, the ceiling heights are very low so they will be lifting and rebuilding the structure.

Robert Lohman of 28 Bowden Square was present to speak. He purchased his home in 1999 and did work to the home - all while preserving the house entirely. All the homes on the block have a similar feel and character, it would be a shame to lose it.

Zach Epley would like to know how many parking spots will be lost on Bowden Square. J. Lombardi of the Raynor Group explained that in order to provide proper sight distance, seven spaces will be removed. However, the Village has added three additional spaces on the south side of the street.

Roy Stevenson noted that the applicant made reference to the application being a type 2 action. He asked Kathy what does that charge the board with?

Kathy Eiseman explains that a type 2 action allows the application to move forward without the requirement of environmental review as the DEC determined thresholds where an environmental impact statement would not be necessary. However, the applicant already provided a key item that would have been required, a traffic study. Roy Stevenson wondered if the concern of pedestrian safety was addressed in that study.

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Ron Hill, consultant for the applicant, stated that they did not look at it specifically, as the intersection is not pedestrian friendly as it is. There are no current sidewalks on that side of the street.

Roy Stevenson asked if there is any way to supersede the applicant's ability to access across the green space.

Kathy Eiseman states that the applicant does have the right. They will be removing some parking spaces to make for a clearer line of sight. Also, the applicant is proposing a single lane access and as the applicant's attorney had pointed out previously, no site plan review would have been required if the owner wished to add a driveway to access the existing house.

Zach Epley brought up the example of the Bridgehampton National Bank on Hampton Road. They did not remove any parking spaces and only have one access on Little Plains Road at the corner with Hampton Road.

The applicant notes that they do not want bank traffic to exit and try to make a left turn on North Sea Road. This driveway configuration would make drivers going south have to exit right on Bowden Square, and go up to the signal to turn left to head south.

Chair McFarland and Zach Epley feels that this is a busy corner and it is important to look at the driveway closely.

Zach Epley and Jayne Clare would like to consider a new sidewalk.

Mr. Hill notes that there is no room for a sidewalk on their side of the street.

Steven Nieroda of Araiys Design prepared the lighting plan. There is no proposed lighting within the right of way. They cannot propose lighting outside of their property.

Sally Van Allen states that there is no pedestrian cross walk at the intersection, she feels that this proposal is not making this a safer intersection.

Chair McFarland explains that the addition of a crosswalk would need to be brought up to the Trustees.

No additional board comments
No additional public comments

Motion by R. Stevenson, seconded by J. Clare

To close the public hearing of Hamptons HDA LLC

On Vote: Chair McFarland, Z. Epley, J. Clare, R. Stevenson and P. Gilmartin

On the application of **Chickamapaugee, LLC**, 500 Captains Neck Lane has been adjourned to January 28, 2019

On the application of **Beechwood Latch**, 101 and 109 Hill Street, Patrick Cleary is acting as Planning Consultant for the Village; Zach Epley has recused himself. Chair asked that Mr. Cleary briefly review his memo that was received Friday afternoon. Patrick Cleary states that this application came before the Planning Board in 2016 and involves a significant renovation to the Village Latch site. The Board adopted a positive declaration in the SEQRA process which triggered a full environmental impact statement. After lengthy review, the Board adopted its findings statement that this proposal does not create a significant adverse environmental impact.

The project as proposed required a number of variances, as a result of Zoning Board review the scope of the project has changed. It has been reduced to 19 units from 24 and the Terry Cottage has been removed from the project, remaining a single-family dwelling. All impact on neighboring properties has been reduced, the driveway location has shifted from the east end of the property to the center. The Planning Board now needs to determine if these changes are in keeping with the original EIS findings statement and they can reaffirm it, or decide if they need to amend the findings statement.

Attorney David Gilmartin is here to represent the applicant. Due to the back and forth with the Zoning Board of appeals and with neighboring properties, they have modified the project, resulting in a less impactful project. Kevin Walsh is here to walk the Board through these changes. D. Gilmartin asks that if the Board is satisfied, that they move to schedule a public hearing and make the required referrals.

Kevin Walsh laid the plans out side by side for the Board. You can see the reduction in the project. The number of units has been reduced. Terry Cottage will remain as a single-family dwelling on a separate tax lot. Access will be from the project's main entrance right of way. It will be a single-family residence ever after, even though it may in part join the HOA. The size of the buildings has been reduced and they now meet the required 35' side and rear yard setbacks. A motor court and free-standing garages have been eliminated from the application and the club house and pool have been moved to the north east corner of the property, adjacent to Village property. They have combined all access to one driveway to be located towards the center of the property. This moves traffic away from Whitefield and Southampton Inn while maintaining the trees and landscaping along Hill Street.

Roy Stevenson wonders if while reducing the number of units, they have increased the size of individual units and is also concerned about parking. Since this is a preliminary plan Kevin Walsh did not have the unit areas available. Each unit has their own garage and driveway, there is visitor parking throughout the site and an additional 29 on-street parking spaces.

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David Gilmartin states that they have provided a total of 66 parking spaces where 38 are required. He feels that this is sufficient. He also notes that originally the project encompassed over 101,000 sq. ft. of building area and now it has been reduced to just over 64,000 sq. ft. - a significant reduction. There will be individual septic systems compliant with board of health regulations. The Chair noted his observation that this project involved the change in a long-standing non-conforming use into a still non-conforming use, but one that was, where it was located, an improvement for the Village.

Jayne Clare asked if the rear units will have backyards. They seem close to the property line. David Gilmartin explains that there will be patio areas to the rear. The units will maintain the required 35' setback. The number has been reduced from 4 units to 3. And there have been discussions on this rear setback with the Northern neighbors.

Chair stated that it appeared there are three other Village multi-family areas that were not addressed in the applicant's report. It seemed important for the Board to consider their relative density and traffic implications. He has read the traffic study carefully and is familiar with these types of studies. The traffic study indicates, for instance, that there will be no adverse impact on the intersection of Moses Lane and Hill Street. He feels, however, that Moses Lane is too far away. They should have included, for instance, the intersections of Hill Street with Halsey Street or Breeze Lane. These streets are used constantly and are closer to the site. He states that traffic intensity is likely to follow seasonal high occupancy, and wants to know what that traffic impact would be. He wonders what the seasonal traffic density is, for instance, for the other multifamily sites along Hampton Road.

David Gilmartin states that the multifamily sites on Hampton Road were removed from their reports at the request of the Zoning Board. The ZBA wanted to see a more localized study. He will look into getting that information for the Board.

There was a discussion between the Chair and Rich Rosenberg, counsel for Beechwood regarding the taxation of condominium units. David Gilmartin notes that this project would be subject to higher taxes than what is being imposed on the current site.

Jayne Clare tried to access the property, but it was been locked. David Gillmartin states she should reach out to him to coordinate access. They had some issues over the summer with vagrancy and are taking precautions. He asks the board the schedule a public hearing.

Motion by Roy Stevenson, Seconded by P. Gilmartin
**To schedule a public hearing on February 4, 2019 for the application of
Beechwood Latch**

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

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On the application of **John Danielson**, 30 Sanford Place. This project is currently before the Zoning Board of Appeals and is adjourned

On the Application of **McDonalds USA LLC**, 307 North Sea Road, this project is currently before the Zoning Board of Appeals and is adjourned

On the application of **BRL Hampton Road**, LLC, 630 Hampton Road there is a letter in the file requesting an adjournment to the February 4, 2019 meeting.

Motion by Z. Epley, Seconded by P. Gilmartin

To approve the request for adjournment for BRL Hampton Road, LLC

On Vote: Chair McFarland, J. Clare, Z. Epley, R. Stevenson and P. Gilmartin

Motion to adjourn the meeting of the Village of Southampton Planning Board made by R. Stevenson, Seconded by P. Gilmartin

On Vote: Chair McFarland, J. Clare, Z. Epley, R. Stevenson and P. Gilmartin

Respectfully submitted by:

Jacqueline Allen

Village Clerk: _____

File Date: _____