

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
JANUARY 10, 2022
COMBINED WORK SESSION & PUBLIC MEETING**

Due notice having been given, the Planning Board combined monthly work session and public hearing meeting held via Zoom videoconferencing on January 10, 2022 at 5:00 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 Anthony Piazza, Lisa Cowell, Jayne Clare and Alan McFarland and Willa Bernstein were present. The Board welcomed a new member to the Board, Willa Bernstein.

Environmental Planning Consultant Kathy Eiseman as well as counsel for the Board Alice Cooley were present.

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

EXTENSION REQUEST

On the application of **OLD TOWN LODGE 908**, 40 Main Street, it was recommended that one year extension be given to this applicant to January 2023 public hearing.

MOTION by A. McFarland, seconded by L. Cowell
To approve the extension request on the application of OLD TOWN LODGE 908 til January 2023.
On Vote: Chair, L. Cowell, W. Bernstein, J. Clare, A. McFarland

SUBDIVISION

On the application of **99 SANFORD LLC**, 99 Sanford Place, there are items still pending some information. Mr. Gilmartin is here to represent the applicant. This is in the Office District. Ms. Eiseman explained that the ZBA didn't grant a special exemption for residential use on the lots proposed in the subdivision which received sketch plan approval from the Planning Board in March 2021. The new plan now shows the existing office building and a new office building but requires a modified sketch plan review prior to consideration for development of new office on the new lot. Pine Barren credits will be needed but may be less than what would be required for single family homes however depends upon the office use proposed since medical office has a higher design flow than a general office. A public hearing is needed to consider an amended Sketch Plan approval. The proposal for emergency vehicle access remains. Mr. Gilmartin noted that this is for a medical office use building and that they are working with the Health Department. A public hearing will be set to February 7, 2022. Ms. Clare

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and Mr. McFarland made the statement that they prefer to have residential buildings than more offices in this location. In their opinion there is a need for housing not office buildings. Mr. Gilmartin requested that this input be shared so that future consideration for residential on the lots may be considered.

MOTION by A. McFarland, seconded by L. Cowell

To schedule a public hearing on the application of 99 SANFORD LLC for February 7, 2022.

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

SITE PLAN

On the application of **7 POWELL AVE**, this application has been withdrawn.

On the application of **TOWN OF SOUTHAMPTON**, 51 Pond Lane, Anthony Curcio is here to represent the application. Pat Cleary is here to represent the Village as an Environmental Planning Consultant. Kathy Eiseman is recused. The draft negative declaration has been prepared and circulated to the Planning Board for consideration. The special permit falls under the Village Board. The ZBA cannot act until the Planning Board votes on the SEQRA determination. Chair expressed his concern that the Board has not had sufficient time to review this document before approving it. The applicant consented to an extension of the adoption of a SEQRA determination. Pat Cleary suggested that during the next weeks that the Planning Board members send any questions or comments to him and Alice Cooley in preparation for discussion.

On the application of **71 HILL LLC**, 71 Hill Street, Linda Riley, Jack Coogan and Beatrice Gotthelf are here to represent the applicant. The EAF is being reviewed by NPV. Ms. Eiseman noted that there is no traffic analysis and would like support for the response that the action will not result in a traffic impact – at least a comparison of trips generated versus what is currently generated by approved uses. Chair expressed that he is in favor of the revised version of the plan, and told the applicant that she is on the right path, A. McFarland, J. Clare and L. Cowell agree. The prior plan with shortening Vahradian Way was appealing to Ms. Clare and she asked if maybe moving forward this be look into that – a discussion ensued, and concluded that this path would require additional time and approval by the BOT. Ms. Eiseman will get a letter of coordination out this week.

On the application of **ELEGANT AFFAIRS**, 230 Elm Street, an existing patio is shown on the plans and this is a question that the neighbors have brought up as misleading, so Ms. Eiseman asked that this area be accurately delineated and reflected on a survey to ensure that any plans that are considered by the Planning Board are reflective of the existing exterior conditions with no appearance of expanding outdoor use. There is no outdoor use allowed currently per the CO. A. McFarland asked if they have jurisdiction over the inside of the building. A. McFarland is concerned that the Board's only issue of concern be the ADA ramps and railings. Ms. Eiseman stated that the Board needs to do a site plan review. The item that was brought to the attention for the outdoor patio was where there was an outdoor deck proposed previously, this would then need to be

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clarified on a survey. This is misleading on the plan; this is an area of asphalt paving that was never approved for outdoor use. Dimensions on the site plan should be submitted. Ms. Cooley reiterate that the plans need to be accurate. Chair explained to the audience that their concerns will be heard but it will not be tonight. There is not a complete application at this time. The letters that have come into the building department have been read by Chair. Mr. Gilmartin stated that the patio is at grade and it is not part of the application. The property is Polish Hall and was built in the mid 1930's and the patio has been there since then. It has 2 CO's. It has and will continue be used as a catering hall and it will be used as interior use only. This is for interior improvements only, except for the ramp which is an ADA requirement. Mr. Gilmartin asked that public hearing be Waived and that the Board approve the application for the ramp and interior modifications. There is no proposal for outside use. Ms. Cooley shared the Village Attorney's determination that this Board is only to look at the exterior accessibility only. A survey is still needed with measurements of the patio.

MOTION by A. McFarland, seconded by Chair

To **approve the November 29, 2021 meeting minutes.**

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

MOTION by A. McFarland, seconded by Chair

To **adjourn tonight's meeting.**

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

Respectfully submitted by: Antoinette Edwards

January 10, 2022