

**PLANNING BOARD  
VILLAGE OF SOUTHAMPTON  
WORK SESSION  
JANUARY 25, 2021**

Due notice having been given, the Planning Board monthly work session was held via Zoom videoconferencing on January 25, 2021 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 Chair Roy Stevenson, Jayne Clare, Alan McFarland, Lisa Cowell and Anthony Piazza were present.

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

MOTION by A. McFarland seconded by Chair

To **open tonight's meeting.**

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

**EXTENSION REQUEST**

On the application of **BLC HILLSIDE INVESTMENTS, LLC, & 122 BLC HILLSIDE INVESTMENTS II LLC**, 122 & 132 South Main Street, they are requesting a 90 day extension so that they can make amends with the Board of Health. That would bring the application to the May meeting. More detail on their status at the BOH would be asked at the public hearing.

On the application of **FERNANDEZ & 41 BARNHART STREET, LLC**, 65 Captains Neck Lane, this is for an extension to the approval of the lot line modification. This was to give additional land to the property on Barnhart Street. They are requesting a one year extension. The Board feels that this is a reasonable request due to the state of how slow things are moving with the BOH. The Planning Board has the authority to extend.

**SUBDIVISION**

On the application of **99 SANFORD PLACE, LLC**, 99 Sanford Place, David Gilmartin is here to represent the applicant. Ms. Eiseman and Ms. Cooley are working on this decision.

**SITE PLAN**

On the application of **7 POWELL AVE, LLC**, 7 Powell Ave, Stuart Andrew is here to represent the application. The stairs will be turned around so they are not exiting directly onto the street. There will be paving a driveway thru the back and adding drainage. A small alcove will be removed to create more space for a loading area. The old doorway that faces Powell Ave was requested to be added and Ms. Eiseman stated for a working purpose this would not be favored, however for aesthetic reasons this would be up to the ARB. This is ready to be scheduled for a public hearing. J. Clare asked if it has to be paved, this question will be put to the applicant. The grading was questioned by T. Piazza and fence placement with it, this will be checked with the engineer. There are 5 spaces. Input from the building inspector will be obtained by Ms.

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Eiseman before the next meeting on the parking. The dumpster will be accessed from the west side and the applicant should demonstrate that they can access from the site.

**PRE-SUBMISSION CONFERENCE**

**CGZ DEVELOPMENT, LLC**, 15 & 29 Prospect Street, David Gilmartin is here to represent the applicant. The owner is asking for input on two non-conforming uses. The preference is to develop affordable rental units to accommodate a need in the Village. The applicant would follow a similar plan to Bishops where they apply for a change from a non-conforming use to another through the ZBA. Chris Talbot was intrigued by the affordable option but has been referred to the PB for a pre-submission conference. The applicant would like some feed back. This will need sewage treatment, it has slopes on it. A SEQRA will need to be done as well with the ZBA. It was polled as to which plan the Board prefers. Chair feels that affordable housing would be his preference philosophically, however more information is needed. J Clare feels that it is hard to make a decision due to the fact that there is not enough information about the impacts of either development. A. McFarland agreed and added that the slope and drainage is a major issue. The affordable option will mean more traffic, a sewage treatment plant, more density. Both options in Mr. Gilmartin opinion are better than the use there now. Mr. Gilmartin stated that the applicant is extremely capable. The applicant has experience in this area. This will be a rental, not a hotel, leases will be set at a one year minimum and this will be stipulated in the covenants. 26 units for the affordable on two floors is the proposed plan. The elevations were for the market rate plan, only to provide the Board with a flavor. In Mr. Gilmartin experience this type of condos generate either younger couples without children or retirees. The Board didn't provide specific direction.

MOTION by A. McFarland, seconded by J. Clare  
To **approve the minutes of the December 7, 2020 meeting.**  
On Vote: Chair, A. McFarland, J. Clare, L. Cowell, A. Piazza

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 1/25/2021

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Village Clerk