

**PLANNING BOARD  
VILLAGE OF SOUTHAMPTON  
PUBLIC HEARING  
MARCH 4, 2019**

Due notice having been given, the monthly 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 on Monday, March 4, 2019 at 5:30 pm.

Board members Chair A. McFarland was late. R. Stevenson acted as chair. R. Zachary Epley, Jayne Clare and Pam Gilmartin were present.

Counsel for the Board Elbert W. Robinson Jr. was present. Environmental Planning Consultant Kathy Eiseman was absent.

MOTION by R. Z. Epley, seconded by P. Gilmartin  
To **open tonight's meeting.**  
On Vote: R. Stevenson, Chair, J. Clare, R. Z. Epley

**PUBLIC HEARINGS**

On the application of **BEECHWOOD LATCH** 101&109 Hill Street, Patrick Cleary, the environmental planning consultant for the Village Planning Board was present. R. Z. Epley is recused on this matter. David Gilmartin and Courtney Riley are here to represent the applicant. A fence on the north side of the property will be kept, not the same fence but a new one will be put up, this is pre-existing. A six foot stockade fence will be used with double evergreens placed in front of it on the east and west sides. Land banking parking was reviewed. 3 parking spaces per unit are proposed and this seems to be the best plan, so they will keep the plan as is, and not landbank any of the parking. An arborist was there and evaluated the property, the trees that were evaluated to be healthy will be kept. The unhealthy trees will be removed. This needs to be reviewed by the ARB still.

MOTION by R. Stevenson, seconded by P. Gilmartin  
To **close the public hearing on the application of BEECHWOOD LATCH.**  
On Vote: P. Gilmartin, R. Stevenson, J. Clare

The SEQRA Environmental Findings needs to be voted on again, all the conditions will be carried over from the original approval. This will modify the site plan approval.

MOTION by Chair, seconded by P. Gilmartin  
To **approve the applicant's request for adjournment and prepared a written decision on the application of BEECHWOOD LATCH til March 25, 2019.**  
On Vote: R. Stevenson, P. Gilmartin, J. Clare

**TENNIS COURTS**

On the application of **CHICKAMAPAUGEE, LLC**, 500 Captains Neck Lane, this is adjourned to March 25, 2019.

On the application of **LOT 2 OLDE TOWNE LLC**, 2 Olde Town Lane, Giorgio Citarella and Kevin Murphy are here to represent the applicant. Ms. Eiseman reviewed the application. The house has been approved by the ARB. This meets all the requirements for the subdivision. The changes in the distance between the double row of evergreens was recommended by NPV to be changed and the applicant has agreed and done this. 4' separation to 12' separation for the

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screening for one row of Leland cypress on the southern side is proposed and the green giants will be changed from 4' separation to 6' separation staggered. Due to this the PB will need to waive the standard for this and Ms. Eiseman recommends this. Along the property line is hedge. A signed and sealed survey is needed.

MOTION by R. Stevenson, seconded by P. Gilmartin

To **conditionally approve the application with a receipt of an approved resolution as well as a signed survey and an updated plan on the application of LOT 2 OLDE TOWNE LLC.**

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

On the application of **CAPTAINS NECK REALTY LLC**, 509 Captains Neck Lane, Giorgio Citarella and Kevin Murphy are here to represent the application. This is an east west tennis court. This replacing an existing court. 4' separation to 12' for the screening for one row of Leland cypress on the southern side and is proposed and the green giants moved from 4' to 6' staggered separation. Ms. Eiseman recommenced that the separation distance be waived and that the application be approved. The plans need a north arrow and a signed survey needed.

MOTION by R. Stevenson, seconded by P. Gilmartin

To **close the application of CAPTAINS NECK REALTY LLC for decision only.**

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

On the application of **180 GREAT PLAINS ROAD, LLC**, 180 Great Plains Road, Lyle Pike is here to represent the applicant. The green giants were suggested to be moved from 4' separation to 6' separation and they will be staggered.

MOTION by R. Stevenson, seconded by P. Gilmartin

To **close the application of 180 GREAT PLAINS ROAD, LLC for decision only.**

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

**SITE PLAN**

On the application of **JOHN DANIELSON**, 30 Sanford Place, Mr. Robinson attended the ZBA meeting last week. It was discussed that Mr. Danielson obtain counsel to proceed further. The property doesn't warranty that amount of parking spaces. This is before the ZBA.

On the application of **HAMPTONS HDA , LLC**, 116 North Sea Road, a letter was received asking for an adjournment.

MOTION by R. Stevenson, seconded by R. Stevenson

To **approve the request for an adjournment on the application of HAMPTONS HDA, LLC to March 25, 2019.**

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

On the application of **McDONALDS USA LLC**, 307 North Sea Road, Ms. Eiseman has a memo on the application. More items are requested. A photometric plan was requested. The concrete apron on the exiting driveway is cracked. There are no improvements shown. It was suggested that the bumps be added to the apron. A. McFarland just arrived and commented that a left turn is hard to do there and this should be examined. A right turn only will only make things worse.

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There is an updated traffic report dated February 26, 2019. The SEQRA short form has been done and the part II is being circulated now.

MOTION by A. McFarland, seconded by P. Gilmartin

To **schedule a public hearing on the application of McDONALDS USA LLC.**

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

On the application of **BRL HAMPTON ROAD LLC**, 630 Hampton Road, the EAF is being reviewed. A coordinated review is not necessary but Ms. Eiseman feel that this would be a good idea.

MOTION by A. McFarland, seconded by P. Gilmartin

To **engage in a coordinated review with all the involved agencies on the applicaiton of BRL HAMPTON ROAD LLC.**

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

**PENDING C&R APPROVALS**

On the application of **COWLES ASSOCIATES LLC**, 477 Little Plains Road, this is pending approval of C & R's.

MOTION by R. Stevenson, seconded by J. Clare

To **approve the minutes of January 28, 2019.**

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

Recused: R.Z. Epley

MOTION by A. McFarland, seconded by P. Gilmartin

To **close tonight 's meeting.**

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

Respectfully Submitted by: Antoinette Edwards

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March 4, 2019