

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
MARCH 28, 2022
PUBLIC MEETING**

Due notice having been given, the Planning Board public meeting held at Village Hall, 23 Main Street, Southampton and via Zoom videoconferencing on March 28, 2022 at 5:00 pm.

Board members Anthony Piazza (chair), Alan McFarland, Lisa Cowell, Jayne Clare and Willa Bernstein were present.

Environmental Planning Consultant Kathy Eiseman as well as counsel for the Board Alice Cooley were present. Village Planning Director Alex Wallach was present via zoom as well.

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

SUBDIVISION

On the application of **550 & 554 HILL ST, LP**, 550 & 554 Hill Street and 62 Captains Neck Lane, there is a request for adjournment to April 18, 2022. There was a request by the Board for revisions to the plans and thus it is not unexpected that the applicant would require an adjournment.

MOTION by A. McFarland, seconded by J. Clare
To **adjourn the application of 550 & 554 HILL ST, LP.**
On Vote: Chair, J. Clare, L. Cowell, A. McFarland, W. Bernstein

PUBLIC HEARING

On the application of **99 SANFORD LLC**, 99 Sanford Place, there is a public hearing on Monday, April 4, 2022. A. McFarland indicated receipt of a letter that will be submitted to the file in support of residential use of the property following subdivision, as was previously recommended by the Planning Board at the time of sketch plan approval which required approval of a Special Exception use by the ZBA which was denied.

SITE PLAN

On the application of the **TOWN OF SOUTHAMPTON**, 51 Pond Lane, there is a request for adjournment, counsel will find out when they will be coming back since the meeting dates have been moved. They will be going before the ZBA.

On the application of **71 HILL LLC**, 71 Hill Street, an adjournment request was unanimously approved by the board, approved to April 4, 2022.

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On the application of **ELEGANT AFFAIRS**, 230 Elm Street, Ms. Eiseman reported that the survey for the southern most property was submitted and the architects plan for the first floor. The plan was revised for the first floor which now accurately shows the area of blacktop where previously it showed a larger area as an existing patio. The applicant didn't resubmit a full set of architectural plans. One of the original sheets, which was not revised, inaccurately shows an existing patio. Thus it will either need to be updated, or the applicant can withdraw it by letter. There is a settlement agreement in the file between a private party and the property owner, which is not yet signed, but requires that the Applicant provide ADA compliance.

David Gilmartin on behalf of the Applicant spoke to say that there are 2 ADA issues, the exterior, and the Board has jurisdiction over this, and the interior which Mr. Gilmartin feels is not under the jurisdiction of the Board. The applicant would like to have the public hearing scheduled for the next date available and the applicant will withdraw the additional sheets by letter. Ms. Bernstein asked if the deck was existing and asked why the ramp was located where it is proposed. Mr. Gilmartin stated that there is no expansion or use proposed for outside. The relocation of the ramp is necessary, because the current handicap access is to a service area and ADA requires accessibility to main public areas on the interior. This ramp would be accessible from the parking lot.

On the application of **25 MAIN OWNER, LLC**, 25 Main Street, this is a type II action under SEQRA. This doesn't require any further review by NPV. They are changing the interior with racks. It is recommended that the public hearing not be required and a resolution is available for the Planning Board to consider.

MOTION by Chair, second by J. Clare

To **approve the site plan for an interior renovation on the application of 25 MAIN OWNER, LLC.**

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

PRE-SUBMISSION CONFERENCE

SOUTHAMPTON POOH, LLC (STOP AND SHOP) - Chris Arpol presented. There are two EV charging stations that are proposed to be installed at the Stop and Shop Southampton location. Note that later this was corrected to indicate that two parking stalls would be used for one EV stall and that one of the stalls would house the equipment and bollards to protect the equipment. A visual was giving of the charging stations. There are dual sided screens for advertising which provides the revenue to allow a free charging station. The size of the signs are 48x27 inches. This needs to be reviewed by the ARB as well. They will tie into an existing electrical panel inside the Stop and shop store. They will bore underground to the proposed station. There will be a reduction of one parking spot to install the charging fixture station. Another spot on the East side will be marked for EV charging. However any standard car can be parked in that stall. There is a driving access aisle next to this.

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The parking situation is already tight there according to J. Clare. Relief to reduce the parking by one space is needed. The ARB needs to approve the sign. Ms. Eiseman would like to know why this location was chosen. It is because they want high visibility. The applicant stated that they were open to suggestions. The charger itself has a universal type cord. Tesla has a specific cord; but an adapter could be used. This is not a high powered charger that enables the Applicant to be able to pull power from the electrical room. They will pull 45 amps from the existing electrical room. This will run all night. The advertising pays for the electric charge and sign maintenance.

The screen will be on 24 hours a day. According to the applicant, it is an elegant screen design for Volta and their advertisers. This will be a LED screen. The screens will change every 8 seconds. It was questioned if this is dark sky compliant. This will be explored by the applicant. The Board is concerned about it diverting the attention of drivers and creating a safety issue. Stop and Shop is in connection with Volta on this application. There is usually 2 per location in their installation, however they will be putting in only one at this site. The height of the station is 85" x 36.5" w x 15.5" D. As there is a concern for accidents, however, the bollards will protect the station and the customer. The sign itself has a wheel stop. There is a foundation for the charging station. It is 5'x5' installed. The parking spot will be re-stripped and labeled with Volta logo and EV charging on the pavement. They will need ZBA approval for a parking variance and ARB approval for the structure and the sign. Dark skies compliance needs to be verified. A site plan traffic circulation will need to be evaluated upon site plan review. It was also explained that they will need to rule out a better spot for safety and circulation. Also whether one spot could be used instead of two so that a variance would not be required for parking. There is one at SmithHaven Mall that can be visited by the Board if they would like. Counsel advised that a determination from the Building inspector would be required as to whether this is a billboard, since billboards are prohibited in all districts. A. Wallach brought up a picture of the one at Macy's. The applicant will speak with the client to review this meeting.

MOTION by Chair, seconded by A. McFarland
To approve the minutes of February 28, 2022 and March 7, 2022.
On Vote: Chair, J. Clare, L. Cowell, A. McFarland, W. Bernstein

Respectfully submitted by: Antoinette Edwards

MOTION by Chair, seconded A. McFarland
To close tonight's meeting.
On Vote: Chair
March 7, 2022