

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
APRIL 18, 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 April 18, 2022 at 5:30 pm.

Board members Anthony Piazza, Lisa Cowell, Jayne Clare were present. Alan McFarland was present via zoom. Willa Bernstein was absent.

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

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

PUBLIC HEARING

On the application of **99 SANFORD LLC**, 99 Sanford Place, no written comments were received since the public hearing.

MOTION By Chair, seconded by A. McFarland
To **close the public hearing on the application of 99 SANFORD LLC.**
On Vote: Chair, J. Clare, L. Cowell, A. McFarland

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 May 2, 2022. Ms. Eiseman will advise the applicant that the meetings are now every 2 weeks and that asking for an adjournment every meeting is a challenge. She will also inform them that this packet once submitted will need to be reviewed. She suggested that the Board just make an adjournment for the month, because 2 weeks will not be enough time for her to review it, even if it came in tomorrow.

MOTION by Chair, seconded by L. Cowell
To **approve the applicant's request for adjournment to May 16, 2022 on the application of 550 & 554 HILL ST, LP.**
On Vote: Chair, J. Clare, L. Cowell, A. McFarland

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SITE PLAN**

On the application of the **TOWN OF SOUTHAMPTON**, 51 Pond Lane, the application has been adjourned to July 5, 2022.

On the application of **71 HILL LLC**, 71 Hill Street, Linda Riley is here to represent the application. Coordinated review was done and the applicant responded to the feedback that was given. Ms. Eiseman recommended a negative declaration for SEQRA purposes.

MOTION by A. McFarland, seconded by L. Cowell
To **adopt a negative declaration for purposes of SEQRA on the application of 71 HILL LLC.**

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

On the application of **ELEGANT AFFAIRS**, 230 Elm Street, a public hearing is scheduled for May 2, 2022. Public Comment at the public hearing will be limited to the proposed ADA access.

On the application of **PASTER FAMILY, LLC**, 30 Main Street, the site plan was reviewed. This is a special exemption use. The fire Marshall also asked for PB review. A resolution was drafted to approve the minor interior alteration.

MOTION by Chair, seconded by A. McFarland
To **approve the decision as written on the application of PASTER FAMILY LLC.**

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

On the application of **SOUTHAMPTON SHOPPING CENTER**, 111 Main Street, Richard Mado appeared on behalf of the applicant, the application is not complete at this point. They have ARB approval. They applied for abuilding permit but then were informed that they need Planning Board approval. Nothing will be changed on the site. It was previously proposed to be partially retail and partially a bank. It will now be all retail. The windows will be changed and it has been spruced up a bit. The grading will not change. The drive thru lane will be eliminated and the existing curb cut to the west will still remain for service at the back of the building. The entrance that faces Nugent will be made ADA compliant. Since the drive thru lane is no longer required for a window, consideration for closing to traffic and possibly planting should be explored. Mr. Mado will relay this back to the applicant. Ms. Eiseman would like input from the Fire Marshall on this, and if it is not needed, it would be great if the former window teller access road could be removed.

On the application of **HEART OF THE HAMPTONS**, 44 Meeting House Lane, Linda Riley is here to represent the application. The application will be held over for further review. Anton Borovina was here in opposition to the application and the Board

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confirmed that there will not be public comment at this time – but discussion with the applicant is required to discuss what is was needed to make the application complete. The Board is concerned about a sign on the property that indicates the site as the future home of the Heart of the Hamptons. A. McFarland said that similarly there is also a sign to sell the property on Hill Street which is subject of a final subdivision; but in general commented that that marketing a property should not be an issue, since this is also happening on the 99 Sanford application. Regarding the sign that says “New Home of Heart of the Hamptons” Ms. Riley will look into this since the Board questioned why it is up when it hasn’t been approved as of yet. Ms. Riley stated that the Village leases the parking lot from the Presbyterian Church, which is proposed to be used in connection with the site plan for parking and circulation. The Board asked to see the lease. Ms. Riley stated the parking lot is open to the public. Mr. McFarland stated that Ms. Bernstein is concerned about future changes in use, and he is as well. For a 30 year lease, what is the future flexibility in uses. Ms. Riley stated that hours of operation are not subject to site plan review. The hours aren’t even an appropriate ask to her. Mr. McFarland disagrees. Ms. Cooley stated hours of operation cannot be regulated. Ms. Eiseman explained that the use of the parking lot does play a role and is pertinent to the review since if this option is no longer available to the food pantry, this will affect operations. Ms. Riley said she understood this aspect.

MOTION By Chair, seconded by J. Clare
To approve the 3/14 Special meeting mins.
On Vote: Chair, J. Clare, L. Cowell, A. McFarland

MOTION by Chair, seconded by J. Clare
To approve 3/28 meeting mins.
On Vote: Chair, J. Clare, L. Cowell, A. McFarland

MOTION by Chair, seconded J. Clare
To close tonight’s meeting.
On Vote: Chair, A. McFarland, L. Cowell, J. Clare,

Respectfully submitted by Antoinette Edwards: April 18, 2022

Village Clerk