

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
APRIL 20, 2023
PUBLIC MEETING & WORK SESSION**

Due notice having been given, the Planning Board public meeting and work session was held at Village Hall, 23 Main Street, Southampton and via Zoom videoconferencing on April 20, 2023 at 5:30 pm.

Chair Tony Piazza and Board members Lisa Cowell and Willa Bernstein were present. Mark London was present via zoom. Alan McFarland was present via zoom.

Environmental Planning Consultants Kathy Eiseman were present. Village Planner Alex Wallach was present. Counsel for the Board Alice Cooley was present. Counsel for the Board on the application of 550/554 Hill Street and 62 Captains Neck Lane, Jeffrey Blinkoff, was present.

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

PUBLIC HEARING

SUBDIVISION REVIEW

On the application of **550 / 554 HILL STREET, LP**, 550/554 Hill Street, John Bennett was present on behalf of the applicant. Jeff Blinkoff provided counsel to the Board on the subject application. The map from the ZBA that showed what was approved was presented to the Board. The legality was reviewed by the court when reviewing the decision of the ZBA and it was determined that the ZBA approval be upheld. The axis on the map should have been mention ahead of time. Several law cases were cited by Mr. Bennett showing how the Board approval was upheld and would not effect the subdivision review. Mr. Bennett does not understand why the application would not be approved.

Scott Risinger the Village Engineer was present and commented that there are changes that have been made in the design and that they have met all the criteria at this time.

Linda Margolin, representing several neighbors, stated that she fundamentally disagrees with Mr. Bennett, the ZBA approval does not preclude the sketch plan approval.

Jeff Bragman, representing Eric Rutenberg, the lots were non-conforming that was handled by the ZBA. However the lots can be evaluated by the PB still. Drainage plan and ecological plan should be considered since it will be impactful to the neighborhood on the Captains Neck side. The steel sheeting measurement is still not obtained by

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
APRIL 20, 2023**

PUBLIC MEETING & WORK SESSION

either the neighbor or the Board. The drywell count keeps changing, it was increased to 10 drywells but the runoff was not correct. Mr. Bregman feels that there is a untruthfulness that is being presented. Mr. Keffer stated that the runoff will be contained. It can be drawn that way but it may be the wrong way to contain the runoff. 18 drywells are needed. Heady Creek will be impaired. This plan isn't favorable to Heady Creek. Mr. Bregman asked the Board to hold the applicant to the standards that will help protect. The algae blooms are a problem. Water quality is a major concern. Mr. Rutenberg would like the driveway on Hill Street. It will create a super highway for the runoff if the driveway is located there. Dr. Gobler commented that the plans showed 10 bedroom plans which raise septic issues. The information is misleading in his opinion.

W. Bernstein questioned why there is a retaining wall on one side. Vincent Gordelo stated that the grade on the northern side is higher than the other side. Mr. Bennett stated that the change was made since the other designs were not preferred. There is no impact on Heady Creek. That was why there was a negative declaration given. The ZBA and the coordinated SEQRA act shows that the Board's that were involved had a chance to make a comment then. Temporary shoring methods have been used to help protect the neighbor's property.

Mr. Bregman commented that this is in the watershed of Heady Creek. Heady Creek is part of the watershed according to what Mr. Bregman was told by Mr. Gobler. Following the standards would eliminate these problems. This will have no impact on public drinking water according to Mr. Bennett. Mr. Gordelo stated that he thinks half the drains won't even see water. The driveway will be permeable.

Linda Margolin, the side yard set back needs to be respected.

A. McFarland commented that he has review the video on this application. Ms. Zuhusky comments were reviewed by himself as well. He feels that the Board still have jurisdiction of this application regardless of the comments by Mr. Bennett.

J. Ellsworth stated that all conditions from the sketch plan approval have been met. October 2022 there were changes made by the architect to the plans. Lot #3 drawings should be updated. The trees will need to be removed and replanted. A lot layout will be needed. Roadway design details as well as retaining wall details are needed. The storm water pollution prevention plan is needed. The SWIP which was submitted October 1, 2022 was reviewed, the subdivision if approved need to address the SWIP comments prior and before issuance of the Building permit. ARB should make comment on to whether or not they deem the house historical. The ARB gave a certificate of appropriateness for both houses on 550 and 554 were given. Chair would like to keep the hearing open til May 15, 2023. The deadline for written comment will be May 1, 2023. Mr. Bennett objects for the record.

We lost the connection with M. London and A. McFarland

PLANNING BOARD
VILLAGE OF SOUTHAMPTON
APRIL 20, 2023
PUBLIC MEETING & WORK SESSION

MOTION by Chair, seconded by W. Bernstein
To **adjourn the application of 550 HILL STREET, LP to May 15, 2023 and that any written comment be submitted by May 1, 2023.**

On Vote: Chair, L. Cowell, W. Bernstein

WORK SESSION AGENDA

SUBDIVISION REVIEW

We regained the connection with A. McFarland

On the application of **HEADY CREEK LLC**, 565/559 Ox Pasture Road, there is a request for adjournment to May 1, 2023.

MOTION by Chair, seconded by A. McFarland
To **approve the applicant's request for adjournment on the application of HEADY CREEK LLC to May 1, 2023.**

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

MOTION by Chair, seconded by W. Bernstein
To **change the adjournment date on the applicaiton from May 1, 2023 to May 15th 2023 on the application of HEADY CREEK, LLC.**

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

On the application of **RRFACF, LLC**, 550/560 Wickapogue, John Bennett is here to represent the applicant. This is for a 12 lot sketch plan subdivision. These are not engineered plans but the plans meet the requirements to show the correct width. The second version of the map yields a low density 10 lot subdivision. In this plan there is no public open space and it maxes out the property. Open space and recreation was questioned in the way of property. A map of the flood zone was included. There is moderate wave action. There is a strict FEMA requirement due to this. Declaration of covenants need to be obtained. The 12 lot is for yield purpose only, this is for a 12 lot subdivision. This is a R80 zone. This will be up zoned to 3 acre zone. Adequate screening and all utilities will be underground. Public access is not required. They are willing to entertain purchase for preservation. Ms. Eiseman would like this to be done in a organized fashion. W. Bernstein would like views preserved and that a park is better than a park fee. She questioned whether or not the body of water view be preserved. She was in favor or the cluster plan as opposed to the flagpole. This is open farm field. There is an easement that runs straight down the property.

A. McFarland, is in favor of this project. He feels that this family has been around for a long time and it was very generous of them to allow CPF funds to be used. The views should be preserved with what is left.

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
APRIL 20, 2023
PUBLIC MEETING & WORK SESSION**

Mrs. Cooley stated that there is a lot to consider there are wetlands, this is farming land and can be used for that. She also stated that she will communicate regarding the CPF funds and the properties.

MOTION by Chair, seconded by
To approve the applicant's request for adjournment on the application of RRFACF, LLC to May 15, 2023.

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

On the application of **WOOLHILL LLC**, 783 Hill Street, John Bennett is here to represent the applicant. This is before the ZBA, it was requested to have an adjournment.

MOTION by Chair, seconded by A. McFarland
To approve the applicant's request for adjournment on the application of WOOLHILL LLC til May 15, 2023.

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

SITE PLAN REVIEW

On the application of the **TOWN OF SOUTHAMPTON**, 51 Pond Lane, this application is in a holding pattern. There is no information that has been submitted by the applicant. This will be removed from the agenda.

MOTION by Chair, seconded by M. London
To strike the application of TOWN OF SOUTHAMPTON from the agenda.

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

On the application of **865 MERRICK HOLDINGS LLC**, 22 Windmill Lane, David Silverstein is here to represent the application. The plans were reviewed by the Fire Marshall. The historic site will be restored. There will be an open public space, the leeching field is under the space. The comments from the fire Marshall needs to be received to the Board. There are still outstanding. This has gone before the ARB or the aesthetics, the Board would like it to remain the same overall. The addition should be subservient to the historic part of the building. Separate sheets for landscaping and stuff were requested by Ms. Eiseman. A. McFarland is concerned about the drainage for the applicant. Mr. Gordelo has been hired for the applicant and they have evaluated

this. The building is damp since it is open to rainwater currently and they are anxious to get this moving to take care of this. A new foundation is proposed and they will raise It up 8-10 inches if the Board would like that. A short EAF was done. It was suggested by Ms. Eiseman that a full EAF be done. This is in the watershed area. Two ADA

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
APRIL 20, 2023
PUBLIC MEETING & WORK SESSION**

parking spaces were suggested by the Fire Marshall. The easement ends at the property. The maps and surveys are needed by Ms. Cooley. The bike store doesn't extend into the

easement. The use of the building has been extended beyond what he has of his own and this will need to be contained. 10 medical offices are proposed for above Shippy's. The chair is concerned about parking. Mr. Wallach explained how the parking can be figured out for the parcel. Not all parking spaces in the Village have to be contained on the lot however the number does need to be determined.

Christine, representing the applicant, read the comprehensive plan, aerial photos were submitted to show the buildings in the rear of the lot. The Village parking lot is behind as well, photos indicate this. Entry and exits are to be limited on to the road for the safety. Cross agreements would make this much better, it would clean up the area for the business and the area. It is very choppy back there in her opinion. In order to broach this, there will need to be clarity on the small green lot that is back there to find out what is going on with this to make sure it doesn't need to remain green, then a conversation would be made with the Trustees to see if this can move forward would be the best way to proceed according to Ms. Cooley. Ms. Cooley and Mr. Wallach will discuss with the Trustees.

MOTION by Chair, seconded by A. McFarland
To **approve the application of 865 MERRICK HOLDINGS LLC**
On Vote: Chair, L. Cowell, W. Bernstein, A. McFarland

Due to lack of activity the Board moved to cancel the May 1, 2023 meeting.

MOTION by Chair, seconded by W. Bernstein
To **cancel the May 1, 2023 meeting.**
On Vote: Chair, L. Cowell, W. Bernstein, A. McFarland

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

Respectfully submitted by Antoinette Edwards: April 20, 2023

_____ Village Clerk