

**PLANNING BOARD  
VILLAGE OF SOUTHAMPTON  
WORK SESSION  
APRIL 26, 2021**

Due notice having been given, the Planning Board monthly work session was held via Zoom videoconferencing on April 26, 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, Lisa Cowell, and Alan McFarland were present. Jayne Clare and Anthony Piazza were absent.

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

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

**EXTENSION REQUEST**

On the application of **HAMPTONS HDA LLC**, 116 North Sea Road, they are asking for extension for one year. Gil Flanagan is here to represent the applicant. This is the first extension. Due to Covid they lost the year. This may be amended to not be a bank but they would like to retain the site plan approval as a basis for any modifications.

**SITE PLAN**

On the application of **7 POWELL AVE, LLC**, 7 Powell Ave, this is a request for adjournment. An easement agreement is being worked on with MTA. Mr. Flanagan asked if this could be tabled for 3 months and have the application adjourned to August 30th work session.

**PRE-SUBMISSION CONFERENCE**

**71 HILL STREET, LLC** - 71 Hill Street, this will need to be reviewed by the BOT for a special exception permit. Linda Riley and Beatrice Gotthelf are present for the applicant. The construction would be to take down the rear building at 71 Hill Street and replace it with a building that is proposed to be a hotel with work force housing units in the buildings facing Hill Street. A conceptual site plan was reviewed tonight. Setbacks will be honored. NE corner will have a sewage treatment plant. In the past, Vahradian Way was proposed to be incorporated into a redevelopment of Southampton Inn with this property, however this concept was not supported. The use of hotel and work force housing use was favored by the BOT. There is not much detail on this plan so for review for SEQRA more information would need to be submitted with the Site Plan Application. Ms. Riley stated that Part I and Part II were submitted to the BOT but in the end the BOT adopted a negative declaration acting alone. They did not want to establish a Lead Agency. Therefore each Board will need to do a SEQRA review. The full site plan application is in the works but has not yet been finished. A Board of Trustees approval was given to approve the uses of hotel and work force housing. 46 units are proposed for the hotel.

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The existing buildings in the front will not be changed from the outside, interior work only. Workforce housing by definition is met by income standards and year round occupancy only.

Market rate housing is also allowed. The work force housing is being offered on the second floor. Open space is being considered, the building will be white washed with a federal style and old bricks. The Southampton Inn has been re-done over the last 3 years. The new building will speak to the older building in this way. Balconies overlooking the grounds are also in the vision for the building. The circulation is not going to change. There are no conditions imposed by the special exemptions permit. The site isn't limit to just those uses discussed, they are the primary uses. There may still be commercial uses in buildings E & F. Possibly market rate apartments may even be proposed for the upper story. This would need to be approved by the ZBA. The layout won't change if this happens. There will be an elevator to access second floor building of A & F and this will be an exterior elevator to make it ADA complaint. The applicant is trying to make sure this is ADA complaint on all counts. All units enter from the east but face the west. The balconies will create a private space and there will be a divider between adjoining units of the hotel. The parking requirements need to be checked.

MOTION by A. McFarland seconded by L. Cowell

To **close tonight 's work session.**

On Vote: Chair, A. McFarland

Respectfully submitted by: Antoinette Edwards 4/26/2021

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Village Clerk