

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
MAY 2, 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 May 2 , 2022 at 5:30 pm.

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

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

MOTION by Chair, seconded by A. McFarland

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, this is adjourned to May 16, 2022.

On the application of **99 SANFORD LLC**, 99 Sanford Place, the public hearing is closed. Ms. Eiseman stated that a subdivision map should be submitted that does not depict the improvements as a condition of approval. Ms. Cooley stated that the applicant filed an article 78 challenging the ZBA decision regarding residential use of the lots. This is only for the subdivision, not the land use; that is the Board' jurisdiction.

On the application of **HARRY THEODORACOPULOS**, 689 Halsey Neck Lane, this is for a final subdivision plan. There are two single family homes. The Sketch Plan included a requirement to ensure the guest cottage meets the requirements for a single family home The previous map did not show it as an existing single family home. The final map shows the size of the home where It meets the setbacks. The sanitary system is not required to be updated in connection with the subdivision but the applicant would need to update the sanitary system for modifications to the house, which would be triggered by application for a building permit.

MOTION by A. McFarland, seconded by Chair

To **schedule a public hearing on June 6, 2022 on the application of HARRY THEODORACOPULOS.**

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

SITE PLAN

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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. The lean two needs to be added to the plans. Workforce housing administration will need to be figured out to ensure the units are leased to individuals meeting the income limits and at a rate consistent with HUD guidelines. Dede Goeff is here for the applicant. There are 4 workforce housing units. Ms. Goeff asked why this needed to be determined, but Ms. Eiseman explained that this will be a condition of site plan approval. Ms. Cooley will review this. The special permit was granted as including workforce housing and the use of resort accommodations. Ms. Eiseman explained that the way to track this needs to be worked out. They plan to go before ZBA to get more of the upper units turned into apartments on the top floors for year round rentals. Existing street trees that are to be removed needs to be noted if any. The ones listed that will remain are listed. There is a tree that is not in good shape that needs to be removed. The plants that were swapped out from prior plans are not native. The Chair would like two thirds to be native and the remaining 1/3 can be non native. The setback on the front is more than the Village allows at 3' maximum and requires ZBA approval. It has to be 9' to accommodate the septic line. The relationship to the Southampton Inn is clear with respect to services and thus parking would not comply if operating separately in future. Ms. Riley will discuss with her clients about what would happen if the property was sold she noted that in the future it would be reasonable to need to come back for modified approval which may require modifications to meet parking requirements. The drop off zone needs to be evaluated as well and approved by the BOT. Vahradian is a public road, so they can't stripe or put signs up without approval. There will be shared parking and a suggestion of some reserve for residential parking for evenings was suggested for the apartment units. The refuse is on the NE corner, but how is the waste collected for the buildings fronting on Hill Street? ADA aisles need to be 8', but can be shared between the ADA parking spaces so consider relocating the northern ADA space closer to the building. A SWPPP will be needed – but can be a condition of building permit. The application is incomplete, however it was decided that the plans have been developed to a point that would benefit from a public hearing and referrals. A public hearing will be scheduled for June 6, 2022.

MOTION by Chair, seconded by A. McFarland

To **schedule a public hearing on the application of 71 HILL LLC for June 6, 2022.**

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

On the application of **ELEGANT AFFAIRS**, 230 Elm Street, a public hearing is scheduled for May 16, 2022. Public Comment at the public hearing will be limited to the proposed ADA access.

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On the application of **SOUTHAMPTON SHOPPING CENTER** , 111 Main Street, the Board is awaiting information. The application is incomplete.

On the application of **HEART OF THE HAMPTONS**, 44 Meeting House Lane, there is a request to adjourn to the next meeting. There is a memo in the file.

MOTION by Chair, seconded by A. McFarland
To **adjourn the application for HEART OF THE HAMPTONS to May 16, 2022.**
On Vote: Chair, J. Clare, L. Cowell, A. McFarland, W. Bernstein

Planning Board standard procedures resolution was reviewed. The Board made a motion to adopt that tonight.

MOTION by A. McFarland, seconded by Chair
To **adopt the new Planning Board policy.**
On Vote: Chair, J. Clare, L. Cowell, A. McFarland, W. Bernstein

MOTION by A. McFarland, seconded by Chair
To **approve the April 4, 2022 minutes.**
On Vote: Chair, J. Clare, L. Cowell, A. McFarland, W. Bernstein

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

Respectfully submitted by Antoinette Edwards: May 2, 2022

Village Clerk