

**PLANNING BOARD  
VILLAGE OF SOUTHAMPTON  
COMBINED PUBLIC HEARING & WORKSESSION  
JUNE 7, 2021**

Due notice having been given, the Planning Board monthly public hearing and work session meeting was combined due to the Memorial Day holiday. The meeting was held via Zoom videoconferencing on June 7, 2021 at 5:30 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, Jayne Clare, Anthony Piazza and Alan McFarland were present. Lisa Cowell was absent.

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

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

**SUBDIVISION**

On the application of **137 COOPERS NECK LLC**, 137 Coopers Neck Lane, John Bennett is here to represent the applicant. This is a R120 zone. This will divide the property to two lots. Lot 1 will contain the existing residence, lot 2 will be vacant. This will be a family compound not a commercial property. A short form EAF was submitted. Halsey Neck Pond is formerly connected. BOH approval is needed. These are conforming lots in regards to area and lot width. The tennis court will remain the same and is grandfathered in. Ms. Eiseman needs to do a review. This was newly submitted. It will be verified whether or not the pond is fresh water.

**SITE PLAN**

On the application of **7 POWELL AVE, LLC**, 7 Powell Ave, this is adjourned to August 30th work session.

On the application of **TOWN OF SOUTHAMPTON**, 51 Pond Lane, Chic Voorhis and Bob Nelson of NPV will be representing the Village of Southampton on this application. Kathy Eiseman is recused because NPV represents the applicant. Pat Cleary will be the Village Environmental Planning Consultant. Anthony Curio is here to represent the Southampton African American Museum. The use of the property is proposed to be for a museum at the Pyrrhus Concer house. Restoration of the former house, preservation of the cottage on the NW portion visitor center. This is a joint effort between the Town, Village and SAAM. This is a marked historical site by Village State and National designations. Pyrrhus Concer was an indentured servant, sold into slavery, gained freedom, and became a resident of the Village. He was a whaler and a philanthropist. An inter-municipal agreement was reached so that the property is owned by the Town, maintenance will be performed by the Village and handled by staff. There was unanimous support from the Town and Village. The BOT has also supported this application. The

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applicant would like to rebuild the Pyrrhus Concer home of 570 sq.ft. and create a 410 sq.ft. visitor center. The applicant proposes to preserve and restore the one story cottage. The site will be improved with brick walkways and a tranquility pond. Outdoor seating for up to 30 people is also proposed as well as parking for up to 6 vehicles including ADA parking in an east west configuration. Green space will be set aside on .03 of the parcel. The Town of Southampton purchased the property to preserve the site for this purpose. Robert Nelson presented the landscape plan. The Concer home will be in the original position once restored. There is a CO for the cottage. There will be a drop off area on Pond Lane and a cross walk to connect it to Agawam Park. An ADA accessible walkway from Pond Lane to Lake Agawam is proposed. There is 20' of grade change between Pond Lane and the proposed visitor center. Security and screen fencing at 4' high with self locking gates will be used. Parking will be in the rear of the property with dark sky compliant lights. The driveway will give access to the property and the residence behind the lot. The driveway will be widened to be fire code complaint. There will be no parking permitted in the driveway, and it will be marked that way. A fire suppressant system is proposed for the visitor center with an IA waste management system installed. The homestead will not have bathroom facilities however the visitor center will have facilities. The tranquility pond has been tied into the site drainage and will provide an aesthetic feature. There will be plantings placed along the northern property line to provide screening. Foundation plantings and native plantings are proposed. Mr. Voorhis stated that the site plan and the part I EAF were prepared with his help. There are sidewalks on the east side of 51 Pond Lane. There are two homes to the north and one to the west. Operations will occur entirely on the site and will not encroach on to the surrounding properties. The site is the actual location of Mr. Concer homestead. It is noted that the site is conveniently located to Southampton Village center. There is adequate parking in the surrounding area. A low nitrogen sanitary system is being proposed. No significant impacts have been identified. This will help promote appreciation of the legacy of Pyrrhus Concer. It will be 10' lower than a residential building in height. This will be an extension of Agawam Park and will be inviting to remember Pyrrhus Concer. Storm water drainage plan meets the requirements. Refuse removal is also proposed. The project supports sound planning principals. The Planning Board should begin the SEQRA process and the Planning Board should be designated Lead Agent according to Ms. Cooley. It was requested that more native plantings be used on the property- at least two thirds as per Mr. Piazza's request. Mr. Nieroda from Aryais Design stated that this will be done by using either American holly or Eastern cedars. The site slopes towards the lake and this is proposed to be lawn. There is a swale that will help to maintain water on the property. Mr. Piazza suggested that the slope not be lawn since it is steep and it be native plantings instead to minimize the maintenance and to catch run off from the property. The swale will contain the 2" of runoff. J. Clare concurs. This will be discussed with the Village since part of this is the responsibility is that of the Village. Mr. McFarland asked what the Planning Board role is here. Ms. Cooley stated that the Board is to review the site plan. Mr. Cleary will be at the next meeting to advise the Board. Mr. McFarland would like to know what responsibility the Board has since the Village is an applicant. Ms. Cooley will review the Inter-municipal Agreement and advise Mr. McFarland. The topographic study was done and was submitted.

MOTION by A. McFarland, seconded by Chair  
To **adopt Lead Agency on the application of the TOWN OF SOUTHAMPTON and begin a coordinated review.**

On Vote: Chair, A. Piazza, A. McFarland, J. Clare

MOTION by A. McFarland, seconded by Chair

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**To approve the minutes of February 22, 2021, March 1, 2021 and April 26, 2021**

On Vote: Chair, A. McFarland, J. Clare, A. Piazza

MOTION by Chair seconded by A. McFarland

To **close tonight 's public meeting.**

On Vote: Chair, A. McFarland

Respectfully submitted by: Antoinette Edwards 6/7/2021

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Village Clerk