

**PLANNING BOARD  
VILLAGE OF SOUTHAMPTON  
WORKSESSION  
JULY 26, 2021**

Due notice having been given, the monthly work session of the Planning Board of the Village of Southampton was held in the Board room of the Municipal Building, 23 Main Street, Southampton on Monday, July 26, 2021 at 5:00 pm.

Board members Anthony Piazza, Jayne Clare and Lisa Cowell were present. Anthony Piazza will be the new chair to the Board. Alan McFarland was absent.

Ms. Cooley welcomed Mr. Piazza to the Board as the new chair. Chair honored Charles Styler for all his years of service with the Village. Chair also welcomed Kat Styler for her service to the Board .

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, L. Cowell, A. McFarland, J. Clare

**EXTENSION REQUESTS**

On the application of **ROGERS MEMORIAL LIBRARY**, 91 Coopers Neck Lane, Richard Warren is here to represent the application. This is for a small cafe built off the front entrance of Rogers Memorial Library. Mr. Warren used to be a member of the Board of the Library . The cafe will be 428 sq.ft. right next to the entranceway of the library. This is being done with donations, not public funds. This will not be visible from the street. Ms. Clare stated that she would love to see the cafe serve with real cups. She offered to get involved with it and help. They need 2 years to work on this project. A resolution will be drafted up for the next meeting .

On the application of **137 COOPERS NECK LLC**, 137 Coopers Neck Lane, a memo was circulated to the Board by NPV. There are two lots that are non-conforming. There are fresh water wetlands associated with the lots that will have to be eventually be delineated. A public hearing will be scheduled for Monday. Mr. Bennett asked that a negative declaration be prepared for Monday. This will be prepared. The house that is being demolished, has a demo permit and there will be a tennis court.

**SITE PLAN**

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

On the application of **TOWN OF SOUTHAMPTON**, 51 Pond Lane, Kathy Eiseman is recused. Pat Clearly is here to represent the Village as the Environmental Planner on this application. The parking variance is an issue for the ZBA. The plan for parking will be modified. The visitor center will be reduced and parking will be added to the plan. The project is evolving. The Board is serving as Lead Agent. It was questioned by Mr. Cleary to Ms. Cooley if this application needs to be re-noticed. A coordinated review needs to be done.

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Ms. Cooley reviewed the inter-municipal agreement, the management and operation of the site will be handled by the Village according to the agreement, this needs to be approved by the Town. Maintenance and repair is also under the jurisdiction of the Village.

**PRE-SUBMISSION CONFERENCE**

**KHEDOURI EZAIR CORP** - 136 Main Street - Frank DeVito is here to represent the application. There will be a little garden with a water feature off the pool. The parking will remain the same. There are residential homes nearby. There are 8 rooms in the hotel. The hotel also has a restaurant. The owner would like the night action to come to an end. There are CO for the uses, however they are not in the file yet. The present use has questions and the new use will have more questions. The tents that are on the map that need to come down. It would need to be marked on a plan as to existing conditions and proposed conditions. Parking and pool safety is a concern of the neighbors. There is strong opposition from the neighbors.

Mr. Bennett spoke regarding technical comments. The rated occupancies are questioned, they are not marked up. This is a special exemption. Two thirds of the parking is proposed to be removed, but the parking is under parked as it is. There need to be conforming parking. The area of use was also questioned. It is marked as an accessory but an accessory to what is the question. This needs to be marked as a covenant. This has aspects of a night club use, the zoning states that outdoor dining and churches can't be a certain distance and this is within that distance.

Sean Kenlawn, 1708 House, this property is diminishing the value of the 1708 House. He is concerned for the safety. Every weekend, Uber drivers are making U turns, it's unsafe. A pool will make this even more unsafe. He has policed on his porch people peeing in the driveways, vomiting. It is a concern of public safety.

MOTION by Chair seconded by L. Cowell

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

On Vote: Chair, A. McFarland

Respectfully submitted by: Antoinette Edwards 7/26/2021

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Village Clerk