

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
WORK SESSION
JULY 29, 2019**

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 29, 2019 at 5:00 pm.

Board members Chair Alan McFarland, R. Zachary Epley, Pam Gilmartin, Jayne Clare and Roy Stevenson were present.

Counsel for the Board Elbert W. Robinson Jr. and Environmental Planning Consultant were present.

MOTION by R. Z. Epley seconded by P. Gilmartin
To open tonight's meeting.
On Vote: R. Z. Epley, P. Gilmartin, R. Stevenson

EXTENSION REQUEST

On the application of **9 MAIN STREET ASSOCIATES, LLC**, 9 Main Street, this was originally approved April 6, 2015. There was a new application made to continue the approval which would have expired in 2107. This new application expires at the end of August. There has been a delay due to a hold up with the BOH over the IA System in back parking lot. The Applicant has been unable to finish during the summer as per a requirement to not do construction during the summer. It therefore is not yet completed. They also needed to complete with the Village an easement on cleanup and a pedestrian easement. This has now been completed.. The ARB needed to approve the doors that were moved following Site Plan approval. This too has been obtained. A copy of the revised elevation will be sent to Kathy Eiseman at NPV.

SITE PLAN

On the application of **JOHN DANIELSON**, 30 Sanford Place, this is before the ZBA. No one appeared at the June ZBA meeting. At the July meeting, there was a request to delay to the August meeting. However, this type of delay has gone on for 3 years. Mr. Robinson recommended that this Application now be deleted from the agenda. Mr. Gilmartin is here and stated that he has been retained on this matter. They are working with Bob Smith on a new survey to get ZBA relief. There was a miscommunication between Mr. Danielson and Mr. Gilmartin. Mr. Gilmartin objects to this being dismissed, however the applicant has been delayed for years not months. The board will dismiss this from the agenda and the applicant will need to submit a new application.

On the application of **BRL HAMPTON ROAD LLC**, 630 Hampton Road, Alan McFarland is recused from this application. Roy Stevenson is acting chair on this application. Mr. Gilmartin is here. He reported that, there is still a dispute between the applicant and the landlord. They are moving toward to resolve this dispute, and they ask for an adjournment to October 7, 2019. The applicant needs to be informed that this is not endless, Mr. Gilmartin will inform the applicant.

MOTION by R. Stevenson, R. Z. Epley
To **approve the applicant 's request on the application of BRL HAMPTON ROAD LLC til October 7, 2019.**
On Vote: J. Clare, R.Z. Epley, R. Stevenson, P. Gilmartin

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Recused: Chair

On the application of **205 WINDMILL LANE, LLC**, 205 Windmill Lane, this is ready for a resolution.

SUBDIVISION

On the application of **134 MURRAY LANE, LLC**, 134 Murray Lane, there was a covenant to consolidate the beach accesses . Originally this approved division into several lots provided for 3 access points on property lines. Since that plan was approved, and construction taken place, , there are 4 beach accesses built but not in locations where neighbors can share, In addition, there is no access at the subject property. The applicant would like to let all neighboring properties keep their own access -- since they all already do, except for the applicant. NPV did a report and 98 out of 130 Village waterfront properties seem to have their own access. Over 80% have their own when omitting public lands, though it was not studied how many actually have legal access - approved with a permit. The report recommends the walkway to eliminate the impact on the dune from walkovers. The position of the DEC is questioned by Mr. Robinson. The opinion of Ray Marino and Chic Voorhis of NPV to Ms. Eiseman is that this application does not create a significant impact whereas when there are no structures, that lead to dune crossovers in numerous locations which can result in impacts to the dune. Ms. Eiseman also stated that getting an opinion from the DEC could be difficult. Counsel felt that a public hearing is not necessary. A resolution will be ready for Monday.

On the application of **99 SANFORD PLACE, LLC**, 99 Sanford Place, Ms. Eiseman needs to review the papers. Nothing has been posted for a public meeting. This will be adjourned for Monday. It appears that the proposed lot would be landlocked.

LOT LINE MODIFICATION

On the application of **FERNANDEZ & BARNHART, LLC**, 65 Captains Neck Lane & 41 Barnhart Street, there was a revised memo July 8, 2019. This is ready for decision.

On the application of **BLC HILLSIDE INVESTMENTS, LLC & 122 BLC HILLSIDE INVESTMENTS LLC**, 122 & 132 South Main Street, this just came in and NPV needs time to review it. There is a covenant in place that can remain. This is before the ZBA to move the garage. The tennis court will be removed if anything is built. There will be a new pool house and the contemplated changes will be more conforming than what it is now.

MOTION by R. Stevenson, seconded by

To **adjourn the application of BLC HILLSIDE INVESTMENTS, LLC & 122 BLC HILLSIDE INVESTMENTS LLC to September 3, 2019.**

On Vote: Chair, R. Stevenson, J. Clare, P. Gilmartin, R. Z. Epley

MOTION by R. Z. Epley, seconded by Chair

To **move the September 2, 2019 meeting to September 3, 2019 due to the holiday.**

On Vote: Chair, R. Stevenson, J. Clare, P. Gilmartin, R. Z. Epley

MOTION by R. Stevenson, seconded by P. Gilmartin

To close tonight's meeting.

On Vote: R.Z. Epley, P. Gilmartin, R. Stevenson, J. Clare, Chair

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Respectfully Submitted by: Antoinette Edwards

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