

**PLANNING BOARD  
VILLAGE OF SOUTHAMPTON  
AUGUST 7, 2023  
PUBLIC MEETING & WORK SESSION**

Due notice having been given, the Planning Board public meeting and work session was held at Village Hall, 23 Main Street, Southampton and via Zoom videoconferencing on August 7, 2023 at 5:30 pm.

New acting chair Mark London, Willa Bernstein, Orson Cummings, a new board member and Amanda Grove Holmén, a new board member were present. Alan McFarland was absent.

Environmental Planning Consultant Kathy Eiseman was present. Village Planning Director Alex Wallach was present. Counsel for the Board John Bourquin was present.

MOTION by Chair, seconded by W. Bernstein  
To open tonight's meeting.  
On Vote: Chair, W. Bernstein, O. Cummings, A. Grove Holmén

MOTION by Chair, seconded by W. Bernstein  
To approve the 3/20/23, 4/20/2023, 5/15/2023, and 6/5/2023 meeting mins.  
On Vote: W. Bernstein, Chair, O. Cummings, A. Grove Holmén

**WORK SESSION AGENDA**

**SUBDIVISION REVIEW**

On the application of **HEADY CREEK LLC**, 565/559 Ox Pasture Road, there is no one present to represent the applicant. Counsel suggested an adjournment to the next meeting. Chair stated that there hasn't been an applicant present recently. Therefore counsel will reach out to have the applicant give an update. For now the application will be adjourned to the next meeting; September 18, 2023.

MOTION by Chair, seconded by W. Bernstein  
**To adjourn the application of HEADY CREEK LLC to SEPTEMBER 18, 2023.**  
On Vote: Chair, W. Bernstein, O. Cummings, A. Grove Holmén

On the application of **RRFACF, LLC**, 550/560 Wickapogue Road, there has been a revised submission on the sketch plan. The Board has reviewed those plans. Ms. Eiseman had a memo prepared from April that will be sent to the new board members helping them to proceed with this application.

John Bennett and Rich Warren are here to represent the applicant. The zoning district allows 12 lots, there is no relief needed. This is a standard yield subdivision. Initially there were 12 lots proposed with no open space parcel. The new plan is for 7 lots with a 25% open space area for farming in perpetuity. Access by flag lots that front on

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Phillips Pond are proposed to avoid placement of roads at this point. The concept is to continue to farm the property until the properties are sold, they do not need to be sold at this point. This is consistent with the previously approved Halsey Farm lot. Maintenance agreements or covenants can be used to control this proposed driveway plan. They are giving up 5 lots with this proposed plans. There is public water, utilities will be available. IA systems will be used.

W. Bernstein is happy with the changes to the plan since it is not the maximum yield. She is happy when there is a bike/walk path in developments. It was suggested by her that a pedestrian easement be open for members of the community to access the water by lot #7. There is access to the water on a park parcel that was contributed by the Fowler family, this is not part of the subdivision. Mr. Bennett stated that for members of the lots this would be considered by not for the community for public access. The Town Trustees own Phillips Pond, so Chair asked how this is accessed to be maintained. There is no public access that Mr. Bennett is aware of. Counsel questioned a trail requirement, however Mr. Bennett stated that this is not something that he is in favor of. Mr. Warren explained that they used Halsey Farm as a preview to develop this application. The reason that the lots are not the same size in this application is due to the fact that Halsey Farm had set backs that needed to be dealt with so once you put in the roads, the set backs, the wetlands, the property gets carved up to the point that the building envelope becomes too small, the way it is laid out it allows for a decent size building envelope. This plan keeps the open space together so that it is not fragmented as it is in Olde Towne subdivision. The placement of the lots allows for a view of the water for the landowners and the farm land to be viewed by the public. Chair is happy with the new plan but he is concerned with preserving the aesthetics and views of the application. Access, drainage, the wet lands are concerns that the Board has. Counsel asked if the applicant is amicable to a vista preservation plan, this will be discussed with the applicants. W. Bernstein questioned the access for Lot #4, 5, this would need to be discussed with the applicant. Chair questioned which direction was evaluated to protect the open vista, Wickapogue or Fowler? Mr. Warren explained that it was from Fowler, since there isn't really a view from Wickapogue. The residential lots that exists will remain but kept in the same entity, if sold the accessory structures would need a SFR in order to keep them. W. Bernstein is concerned that there could be an overbuilt lot there instead, this will be worked out and verbiage will be established to protect this from happening. It was questioned by A. Grove Holmén if there are any structures that need to be protected historically, there will be photos taken and this will be inventoried.

Different driveway plans will be discussed with the applicant. A memo will be prepared by counsel to help the applicant see what the Boards concerns are and what progress has been attained thus far. Code may be reviewed by NPV.

MOTION by Chair, seconded by A. Grove Holmén

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**To approve the applicant's request for adjournment on the application of RRFACF, LLC to SEPTEMBER 18, 2023.**

On Vote: Chair, W. Bernstein, O. Cummings, A. Grove Holmén

On the application of **WOOLHILL LLC**, 783 Hill Street, there is a request for adjournment to September 18, 2023.

MOTION by Chair, seconded by O. Cummings

**To approve the applicant's request for adjournment on the application of WOOLHILL LLC to SEPTEMBER 18, 2023.**

On Vote: Chair, W. Bernstein, O. Cummings, A. Grove Holmén

**SITE PLAN REVIEW**

On the application of **865 MERRICK HOLDINGS LLC**, 22 Windmill Lane, there is no new submission for this.

MOTION by Chair, seconded by W. Bernstein

**To adjourn the application of 865 MERRICK HOLDINGS LLC to SEPTEMBER 18, 2023.**

On Vote: Chair, W. Bernstein, O. Cummings, A. Grove Holmén

On the application of **BRIAN KELLY**, 20-30 Country Road 39A, there is no one here to represent the applicant. A memo was prepared by NPV. Images show changes to the property, a gravel easterly parking lot was started in 2016 and installed in 2020. This was done without any permit or approval. There is now a westerly lot proposed and this is what trigger the review. DPW will need to evaluate this application. The applicant has more parking that what is required however there is a need despite this. Lighting and security will need to be reviewed. ADA access should be reviewed for access to the building as well as for a parking stall. Sloping would then need to be reviewed to allow for this. The application is incomplete. This report has not be circulated as of yet. The Board will communicate if they have any issues that need to be added to an addendum. A. Wallach stated that this parcel fronts on 3 different zones. He also expressed that the applicant is trying to get this up to code. Screening will need to be discussed since there is residential neighbors as well. A buffer should be discussed and planned as per W. Bernstein.

MOTION by Chair, seconded by W. Bernstein

**To adjourn the application of BRIAN KELLY to SEPTEMBER 18, 2023.**

On Vote: Chair, W. Bernstein, O. Cummings, A. Grove Holmén

There is a training that is set for October 10, 2023. 4 hours is mandatory per fiscal year and this will be tracked.

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MOTION by Chair seconded by O. Cummings

To close tonight's meeting.

On Vote: Chair, W. Bernstein, O. Cummings, A. Grove Holmén

Respectfully submitted by Antoinette Edwards: August 7, 2023

\_\_\_\_\_ Village Clerk