

**VILLAGE OF SOUTHAMPTON
PLANNING BOARD
AUGUST 30, 2021
WORK SESSION**

Due notice having been given, the monthly work session of the Southampton Planning Board was held in the Board room of the Municipal Building, 23 Main Street, Southampton, on Monday, August 30, 2021, at 5 p.m.

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

Environmental Consultant Kathy Eiseman and Counsel Alice Cooley were present.

Chair Piazza opened the work session.

PUBLIC HEARING

On the application of **137 COOPERS NECK LLC**, 137 Coopers Neck Lane, the public hearing is scheduled for September 7, 2021. It is conforming as to area, it will be accessory without primary, upon sale accessory will need to be removed.

SUBDIVISION

On the application of **HARRY THEODORACOPULOS**, 689 Halsey Neck Lane, this is for a two-lot subdivision. K. Eiseman showed site plan with wetlands delineated. They are proposing two lots with R-60 zoning and there is a pre-existing guest cottages with own driveway. The structure have existed since 1962. The plan doesn't show the existing sanitary system, they would like to see IA and County may require. A. Piazza asked about the AE zones, it means they have to have certain elevations on first floor to conform to flood plain, it is base plus 2'. L. Cowell asked if flood plains have been updated; these are recent maps. Counsel noted that setback is conforming. If they want modifications, they'd have to get wetlands permits. Karen Hoaeg confirmed all building have CO's, they will have IA systems and the flood maps used were current.

SITE PLAN

On the application of **7 POWELL AVE LLC**, 7 Powell Avenue, this is adjourned to the November 1, 2021, public hearing.

On the application of **TOWN OF SOUTHAMPTON**, 51 Pond Lane, the applicant requests adjournment. This is in process with Zoning Board.

On the application of **71 HILL, LLC**, 71 Hill Street, the site plan has been received, there is a full environmental assessment plan and survey. At this point K. Eiseman doesn't have comments but will have before the next work session on September 27th. Dede Godhealth submitted the lighting plan which was not part of the original submission. L. Riley requests adjournment to public hearing in October. Board accepted the request.

PRE-SUBMISSION CONFERENCE

On the application of **POLISH POLITICAL CLUB**, 230 Elm Street, the proposed is to install an exterior deck, new landscape, and parking. Present for the applicant was James Manicono, architect. They went before the ARB in April, and they were told they would have to come to Planning Board first. They seek site modifications which include redoing north side of building with deck and façade alterations, improvements to handicap ramps, addressing circulation and noise issues. Counsel noted that the purpose of pre-submission is to let them know what is needed as to site plan.

K. Eiseman noted that this building adjoins residential district and needs a buffer to conform, and she also has parking calculation is 60% of required and they need COs, and the lots need to be numbered on the plan. J. Clare feels the building is an architectural landmark and wonders what type of alterations are intended. They intend to keep the façade and preserve the architectural elements, but they would like the deck, but will screen it. There are weddings there regularly, they anticipate having 18 weddings per year. This is a venue for community events, weddings, etc. and of course takes into consideration the community and neighborhood. Their intention is the same use currently. James Carchietta is the owner's agent and explained the use. The Political Polish Club is the owner, and they lease to Elegant Caterer's, and it is a 15-year lease. They intend to make the building less intrusive.

James Fitzpatrick is a member of the Elm Street Strong neighborhood group; he spoke as to the neighborhood feeling. He noted that they have been issued a permit against code. The Mayor has asked Building Department to rescind it and a stop work order was disregarded. Counsel noted it was interior work that was being done, not the proposed exterior work. Their contention is that it is not legal use and needs a special exception. They feel that conditions have gotten so bad on the street because of traffic, illegal parking, noise, and accidents. They feel it is a safety issue and it is "zoo". The UBER, cabs, buses have been banned from Elm by barricades to help the situation. They feel that the space can be used for another purpose. There are three bars in a row on Elm Street which contributes to the problem. Counsel noted they will look at the CO's and then if they have questions then they can address Building Inspector.

On the application of **HEART OF THE HAMPTONS**, 44 Meeting House Lane, this is a local non-profit food pantry to relocate from Hill street to this location. Present for the applicant is Ben Chaleff, architect, they went to the ARB first and were asked to review site issues. They are infilling an overhead door with windows and replacing all windows and doors and proposing an east facing dormer for occupied space for offices. The other exterior modifications are small dumpster enclosure on west side and a small walk-in refrigerator which they have shifted to rear and further to side yard with paving for access. That is the extent of the improvements to the site. The existing parking accommodates 5 spaces with one ADA spot. They currently operate under the basement of the Catholic church, which has inadequate refrigeration so this move will allow more food storage than currently. The dumpster is primarily for cardboard, they do not prepare or serve food, so there is no food garbage.

K. Eiseman asked how the adjoining parking lot works with the context of existing conditions and noted that the location of the refrigerator seems far back. B. Chaleff noted they were informed that moving the refrigerator to a forward position violated setback and the neighbor to the east has expressed concern regarding compressor noise. The customer circulation would be coming in and using sidewalk on south side. Mollie Bishop noted that the proposed walkway would be for handcart or pallet loader, they don't have intention of cars and trucks backing into the narrow space. A. Piazza asked if they could make refrigeration internal, B. Chaleff noted it will take up too much space that they need for storage. The neighbor to the east is concerned regarding noise and privacy, but it is 9-5 operation and the house

to the east is newly built. There is existing screening down the property line, but they will add some screening. The dormer is minimal, and it is as of right, it is only 7 'plate height. They are putting in a new flight of stairs and elevator as well. The adjoining lot is leased from the church to the Village so is public use. EAF was submitted.

Anton Barbeda, Counsel for the neighbors, the BOT is actively looking at this, there is no food pantry allowed right now in this area. He said dormers are not as of right and the size of the lot is not compatible. He is mindful of the need, but BOT said they were going to have food pantries as of right. He encourages the Board to take no action until the BOT acts on this, he feels it will be averse to the neighborhood. Counsel noted that the pre-submission is an initial look, nothing is being approved at this time. Their actions include referral to other Boards as necessary as well.

L. Riley represents the applicant, they understand that there needs to be some action before the BOT, they did take some action and it was rejected by Albany because a table of use wasn't filled out and it is before them again. This will need SEQRA review, and they are working on determination. They want to move forward and be prepared ahead of time, so they are ready to proceed, she hears the concerns regarding circulation. The Board wants a plan of parking lot next door and how it will circulate with what is there, a survey and details of operation.

On the application of **SOUTHAMPTON SHOPPING CENTER LLC**, 111 Main Street, present for the applicant was Shaun Leonard, architect for applicant. This is the old bank space at 111 Main. That space is looking to divide in half, and they want to take half for a bank and the other half would be retail. When they do that, they need handicap accessibility and will access from Nugent. The bank will take the part attached to larger parking lot and the westerly half would be retail. The drive through would remain but the only improvements would be to the façade of the building. Access will be across from drive through, the main access was to cross so its same situation. The entry to the bank was off Nugent and that is for the proposed retail. There is no need for extra parking by adding a new space. The entries for bank and the retail will be on Nugent side. There is an eastern for bank entrance as well. There is a current cross walk that will be maintained, it is a drive up, so it isn't high speed.

K. Eiseman has serious concerns, having new retail entrance in a drive through is a huge safety concern. If starting from scratch it would never be considered. The vaults are on the front, so the bank space has to be at the front. J. Clare noted that office space maybe instead of retail would be a better option. Moving the vaults is not an option. If they get rid of drive-up teller, then it may work or maybe shorten the curb cut. Having a traffic engineer look at the situation may be a good idea; safety is the main issue.

Chair Piazza closed the work session.

Respectfully Submitted by: JoLee Sanchez

File Date:

Village Clerk