

**PLANNING BOARD  
VILLAGE OF SOUTHAMPTON  
WORK SESSION  
JANUARY 28, 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 January 28, 2019 at 5:00 pm.

Board members Pamela Gilmartin, Jayne Clare and Roy Stevenson were present. Chair Alan McFarland and R. Zachary Epley was absent. Roy Stevenson acted as chair.

Counsel for the Board Elbert W. Robinson Jr. was absent. Environmental Planning Consultant Kathy Eiseman was present.

MOTION by P. Gilmartin, seconded by J. Clare  
To **open tonight's meeting.**  
On Vote: R. Stevenson, P. Gilmartin, J. Clare

**PUBLIC HEARINGS**

On the application of **BEECHWOOD LATCH** 101&109 Hill Street, Pat Cleary, the environmental planning consultant for the Village Planning Board was not in attendance. An aerial was submitted that was superimposed over the property. A chart of the cars in the driveways currently and a parking analysis was done. They will be providing more parking than other near-by neighbors. The required parking requirements are being met. The bedroom and bathroom counts are also being provided relative to other MF sites. There is a landscape plan and there is a significant buffer existing. The public hearing is scheduled for Monday. Michael Dubb from Beechwood spoke and stated that he was formerly in the landscaping business, and he is happy to do whatever can be done to make the neighbors happy.

**TENNIS COURTS**

On the application of **CHICKAMAPAUGEE, LLC**, 500 Captains Neck Lane, there is a letter requesting an adjournment to February 25, 2019.

MOTION by J. Clare, seconded by P. Gilmartin  
To **approve the applicant 's request for adjournment to February 25, 2019 meeting.**  
On Vote: R. Stevenson, P. Gilmartin, J. Clare

**SITE PLAN**

On the application of **JOHN DANIELSON**, this is adjourned and is pending the ZBA.

On the application of **HAMPTONS HDA , LLC**, 116 North Sea Road, final engineering comments need to be addressed. Signage for the handicap stalls needs to be clarified. The concrete apron needs to be reinforced and a structural analysis is needed. Estimates of the work completed on the Village ROW is needed for a bond to be posted.

On the application of **McDONALDS USA LLC**, 307 North Sea Road, this is before the ZBA as well. There are engineering comments that will be circulated. Expansion was not allowed per a former approval, and so they needed to go before ZBA.

On the application of **BRL HAMPTON ROAD LLC**, 630 Hampton Road, there is a new package. This needs to be reviewed for site plan requirements and will need to be reviewed by the Village

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Engineer. There are currently 150 members at their current facility and they are growing. The plan has been cleaned up and is more complete. Egress and ingress locations were pointed out by the architect Sean Leonard. Parking lot layout has changed, lawn space was added. One of the variance requests has been reduced. A parking analysis will be done. 95 spots are proposed but it was questioned how many are actually needed if the uses are complimentary. The potential for land banking some of the required parking was discussed. There will be tesla charging stations that will be open to the public. There is a street tree. The curb cut may be changed after a evaluation of the root structure. It is close. They will need to submit information on this. Parking was questioned as to the art shows that they do currently, if they will continue in the new space. They will continue this.

MOTION R. Stevenson, seconded by J. Clare

To **approve the applicant 's request for adjournment to the February 25, 2019 on the application of BRL HAMPTON ROAD LLC.**

On Vote: R. Stevenson, P. Gilmartin, J. Clare

**PENDING C&R APPROVALS**

On the application of **COWLES ASSOCIATES LLC**, 477 Little Plains Road, Ms. Eiseman will check in with Mr. Robinson on this.

MOTION by R. Stevenson, seconded P. Gilmartin

To **adjourn tonight 's meeting.**

On Vote: R. Stevenson, P. Gilmartin, J. Clare