

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
JANUARY 31, 2022
WORK SESSION**

Due notice having been given, the Planning Board monthly work session meeting held via Zoom videoconferencing on January 31, 2022 at 5:00 pm. Due to public health and safety concerns related to COVID-19 and in accordance with Governor Cuomo's Executive Order 202.1 adopted on March 12, 2020, Article 7 of the Public Officers Law (Open Meetings Law), is suspended "to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meeting and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meeting are recorded and later transcribed."

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

Environmental Planning Consultant Kathy Eiseman as well as counsel for the Board Alice Cooley were present. Planner for the Village Alex Wallach is new to the Board and was present as well.

MOTION by A. McFarland, seconded by J. Clare

To open tonight's meeting.

On Vote: Chair, L. Cowell, J. Clare, A. McFarland, W. Bernstein

SUBDIVISION

On the application of **550 & 554 HILL ST, LP**, 550 & 554 Hill Street and 62 Captains Neck Lane, Jeff Blinkoff, attorney for the Village Zoning Board of Appeals, is here as counsel for the Board. Attorney Alice Cooley has a conflict of interest. This application had extensive ZBA and Planning Board review at the time of Sketch Plan review. A SEQRA determination was also previously made by the Planning Board. The applicant also sought variances of the zoning code from the ZBA. Certain variances were obtained, although the ZBA denied the application in part, including the denial of the request for variances to construct two guest houses on the properties. There is a driveway proposed off of Captains Neck Lane for the third lot which will be an easement across a separate property owned by an affiliate of the applicant. There will be no frontage on Hill Street for lot 2. Access will come from an easement over lot 1 to access lot 2, ZBA granted variances by allowing no no frontage. The previously approved sketch plan and the final application is back before the Board. Ms. Eiseman needs to review the application materials for completeness and consistency with the conditions of the Sketch Plan approval. A. McFarland is concerned about the access to the lots. The Board has many concerns regarding the amount of driveways and space covered by them and whether there may be more fitting arrangements for ingress and egress Ms. Eiseman will review the files to see how these were addressed previously as there was much prepared and discussed during the initial application. The ZBA determination was one of a number of items addressed by the applicant during the interim between its last appearance before the Planning Board. Ms. Eiseman will review and provide input to the Board next month. The applicant's attorney was contacted and agreed to adjourning the application to allow time for review. An extension for reviewing this application was earlier granted by the Planning Board to January 2022. It was agreed

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that this extension will now be extended. It will allow for further review of the land division into smaller lots than the lots location in zoning agreed by the ZBA for this area.

MOTION by A. McFarland, seconded by J. Clare

To adjourn the application of 550 & 554 HILL ST, LP to February 28, 2022.

On Vote: Chair, W. Bernstein, J. Clare, A. McFarland, L. Cowell

PUBLIC HEARING

On the application of **99 SANFORD LLC**, 99 Sanford Place, this is scheduled for a public hearing for February 7, 2022.

SITE PLAN

On the application of **TOWN OF SOUTHAMPTON**, 51 Pond Lane, Ms. Eiseman is recused on this matter. There is a SEQRA determination that has been prepared and will be voted on at the next meeting. Pat Cleary was not present tonight. Ms. Bernstein will review this for Monday.

On the application of **71 HILL LLC**, 71 Hill Street, a coordinated review was started. An updated EAF with supplemental information was submitted last Thursday. Linda Riley and Dede Gotthelf were here tonight. A traffic study, drainage and sanitary calculations were submitted to each board member on January 27, 2022. It needs to be clarified if this is a matter for local determination or not. Ms. Riley will respond to the PSEG letter. The 30 day clock for lead agency will not have passed by next week's meeting and thus Lead Agency cannot be established until the March meeting.

On the application of **ELEGANT AFFAIRS**, 230 Elm Street, a survey has not been submitted as of yet. This is an outstanding request from the Board. Counsel explained that the Board is charged with the review of the accessibility improvements only as per decision from the Village counsel. The site plan needs to be revised to reflect the existing conditions.

Respectfully submitted by: Antoinette Edwards

January 31, 2022