

**PLANNING BOARD  
VILLAGE OF SOUTHAMPTON  
WORK SESSION  
FEBRUARY 24, 2020**

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, February 24, 2020 at 5:00 pm.

Chair Roy Stevenson was absent. Board members Pam Gilmartin, Jayne Clare, Alan McFarland and Anthony Piazza were present. Alan McFarland acted as chair.

Environmental Planning Consultant Kathy Eiseman was present as well as counsel for the Board Alice Cooley.

MOTION by A. Piazza seconded by J. Clare

To **open tonight's meeting.**

On Vote: A. McFarland, P. Gilmartin, J. Clare, A. Piazza

**EXTENSION REQUEST**

On the application of **1616 REALTY COMPANY**, 15 Hill Street, a year extension was requested this would be to the March 2021 meeting.

**SITE PLAN**

On the application of **BRL HAMPTON ROAD LLC**, 630 Hampton Road, A. McFarland is recused. David Gilmartin is here to represent the applicant. There is a request for more time. This request will be handled at the next meeting.

On the application of **PARI, LLC**, 23 Culver Street, according to Ms. Eiseman the sidewalk is not needed. Details are requested on the driveway, curb cut and the apron. A public hearing will be scheduled. The memo will be finalized and circulated. Parking calculations were requested as well.

**SUBDIVISION**

On the application of **99 SANFORD PLACE, LLC** 99 Sanford Place, David Gilmartin is here to represent the applicant. A plan is expected and will be submitted upon receipt.

**PRE-SUBMISSION**

**JOHN DANIELSON** - David Gilmartin is here to represent the submission. The parking is under consideration. They asked for the Board's preference regarding land banking the spaces in the rear. This is a unique situation. The owner doesn't drive. The acupuncturist uses a car and the client for the acupuncturist are the only two cars there. It was noted however, that you can't make decisions based on the current situation. The property could be sold and circumstances change. J. Clare, A. McFarland and P. Gilmartin prefer the land banking option. A. Piazza is opposed to the land banking option. A recommendation to the ZBA is requested by Mr. Gilmartin. The criteria for parking stall design is not being met. The proposed parking stalls shown inside the barn would be blocked, therefore Ms. Eiseman suggested a combo of land banking with a waiver. 10 spots are required. A. Piazza asked if grass pavers could be used – and after some discussion it was requested that the engineer design the front lawn spaces as

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grass pavers. ADA standards will be checked for stall #3. The majority of Board members prefer an option that would have landbanked stalls in rear, but some relief will still be required to meet the 10 space requirement. Any change in use would require the Planning Board to review appropriateness of maintaining landbanked stalls – and if there is the need for constructing the parking, the Village would have the power to require installation. This would be in the form of a covenant recorded with the County Clerk and condition included in decision.

MOTION by J. Clare, seconded by P. Gilmartin  
To **adjourn tonight's meeting.**  
On Vote: A. Piazza, A. McFarland, P. Gilmartin, J. Clare

Respectfully Submitted by: Antoinette Edwards

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February 24, 2020