

**VILLAGE OF SOUTHAMPTON
PLANNING BOARD
FEBRUARY 25, 2019
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, February 25, 2019 at 5 p.m.

Board members Zachary Epley, Pamela Gilmartin and Roy Stevenson were present. Chair McFarland and Jayne Clare were absent. Roy Stevenson acted as chair for this meeting.

Environmental Consultant Kathy Eiseman and Patrick Cleary were present. Counsel Elbert Robinson Jr. was absent.

MOTION by Z. Epley, seconded by P. Gilmartin

To **open tonight's meeting.**

On Vote: Chair Stevenson, Z. Epley and P. Gilmartin

PUBLIC HEARINGS

On the application of **BEECHWOOD LATCH**, 101 & 109 Hill Street, Z. Epley was recused from this application. Patrick Cleary noted that parking and the fence were the issues from the last meeting. The applicant has a request about what they would like to do in the file. R. Stevenson asked if they worked out the Whitefield and Beechwood Latch issue. David Gilmartin Jr. noted that they will work out the details privately regarding the Whitefield issue. He noted that they would like to address the build out spaces for off-site parking; they would like to develop three spaces. The fence on the North side was the other issue, it is not a requirement, but they prefer it. They will be guided by the Board on the matter.

R. Stevenson asked if there was an analysis of the lot coverage if those spots will be built out. P. Cleary answered that it was not a comparison. Courtney Riley stated that land bank calculation is as impervious surface. The Fire Marshall feels the extra spaces are an advantage because it will prevent street parking within the development. The land banking would not be a major environmental impact, it's minor according to P. Cleary. This is a reduction of scope and scale. D. Gilmartin asked if they can get a resolution to approve by the next meeting; R. Stevenson stated that he thinks that Counsel will need to have time to look at it. From a planning standpoint there is nothing new stated D. Gilmartin. R. Stevenson would not want to motion on that since he's sitting in for A. McFarland. D. Gilmartin stated that he wanted his desire for resolution noted.

TENNIS COURT

On the application of **CHICKAMAPAUGEE, LLC**, 500 Captains Neck Lane, applicant requests adjournment to the March 25, 2019 work session.

MOTION by Z. Epley, seconded by P. Gilmartin

To **approve the applicant's request for adjournment on the application of CHICKAMAPAUGEE, LLC.**

On Vote: Chair Stevenson, Z. Epley and P. Gilmartin

On the application of **LOT 2 OLDE TOWNE LLC**, 2 Olde Town Lane, an aerial site photo was shown, there is no house presently. K. Eiseman hasn't reviewed the plans yet. K. Murphy asked if the lot can be screened with 16' evergreen, or will they still be required to maintain an edge at the tennis court as well. K. Eiseman noted that the standard is to have around the court to disperse sound, so yes, they need a tennis court edge landscape as well.

On the application of **CAPTAINS NECK REALTY LLC**, 509 Captains Neck Lane, K. Eiseman had an aerial photo showing an existing tennis court. They will be removing the old court and installing a new one. They will look at them for conformance with landscape standards and zoning, but from now on, C. Talbot will handle review of the drainage.

On the application of **180 GREAT PLAINS RD, LLC**, 180 Great Plains Road, an aerial photo was shown, this is a new tennis court.

SITE PLAN

On the application of **JOHN DANIELSON**, 30 Sanford Place, this application is adjourned pending Zoning Board of Appeals.

On the application of **HAMPTONS HDA LLC**, 116 North Sea Road, G. Flanagan will submit new plans to address engineering comments, will request adjournment at the next meeting.

On the application of **McDONALD'S USA LLC**, 307 North Sea Road, this application is adjourned and pending Zoning Board of Appeals. K. Eiseman sent out the referrals because it is within 500' of a County Road, it was sent to Suffolk County Planning Commission. She heard back from Gary Goleski and there will be a memo that contains his comments. McDonald's submitted a traffic letter to the ZBA, and she asked that the letter be submitted to the Planning Board file as well. K. Eiseman noted that the apron is cracked on the southern driveway, detectable strips on the ramps for handicap access need to be addressed as well. K. Eiseman feels it is ready for a public hearing. An April hearing may be a good idea.

On the application of **BRL HAMPTON ROAD LLC**, 630 Hampton Road, David Gilmartin, Jr. submitted revised EAF and a letter regarding traffic. Ashley John Heather, Founder of The Spur, states that from their point of view they are still committed to going forward with the project. There is little that they can do until the planning process is finished. The Village took down their fence, they purchased it and the contractor that installed it removed it. The fence hides the building that is in disrepair, it surrounded the three sides of the lot.

K. Eiseman noted that there will be engineering comments coming shortly. The curb cuts of Flying Point Road are changing, do they have those? D. Gilmartin will investigate that. K. Eiseman will provide the plan for this site to the architect. R. Stevenson asked how they can proceed with the plan if the owner does not want them to move forward. They responded that it is a legal matter, but they have a fully paid lease. Bruce Bockmann, Chair of the Spur, stated that they are going on a parallel path. It is about money, they feel they are correcting the money side of it. They are getting that resolved and are getting everything corrected and didn't want to wait for approvals later that would delay opening. They are shooting for opening in early Fall. R. Stevenson said he can see that it makes the landlords objections, less objectionable, however, they don't want to waste time and be a bargaining chip for them. A. Heather noted that the further they are in the process, it helps everyone to move forward. The three issues under the lease have been dealt with. K. Eiseman asked about status of Health Department

application. They are in the process of submitting – Chris Kent is handling and D. Gilmartin will check on the status.

K. Eiseman stated that there is a cross access, the woman that owns property to the south has not been happy to see it on the plan. D. Gilmartin stated that is a potential future cross access and there would be an agreement that they can't require her to connect. They aren't obligating her because they can't but will leave it as an option. They can possibly be on for Monday's hearing, if not, they can schedule for a later date.

PENDING C&R APPROVALS

On the application of **COWLES ASSOCIATES LLC**, 477 Little Plains Road, pending approval of C&R'S.

DISCUSSION

The Village can enter an agreement with the Suffolk County Planning Commission to waive certain referrals; if it's large scale project, the Village would still be able to have them weigh in. K. Eiseman said something like Spur would be something for the Suffolk County Planning Commission. For example, the Farrell Building did get sent in, but those are larger and appropriate submissions.

Wayne Bruyn arrived and noted that he had ran it by the Zoning Board and they are all for the agreement, they have added a few extra things to be included. Primarily County Road 39 and the Village Line would be necessary, the only thing that is not exactly clear is if Montauk Highway is part of that, it is a state road as it enters the Village. Those areas are supposed to go to the Suffolk County Planning Commission and are necessary on those applications. Every wetland application should be going to the Suffolk County Planning Commission, they will put together a resolution for the Village Board to adopt. The Spur and McDonald's are the only two as of right now. It does not affect the Town referral process, there is no requirement to do so but it is a courtesy. He used the nursing home as an example, the northern portion is Town, so there was SEQRA review with other agencies involved.

MINUTE APPROVAL

January 28, 2019

February 4, 2019

These minute approvals will be considered at the public hearing.

MOTION by Z. Epley, seconded by P. Gilmartin

To **close tonight's meeting**

On Vote: Chair Stevenson, Z. Epley and P. Gilmartin

Respectfully Submitted by: JoLee Sanchez

File Date:

Village Clerk