

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
FEBRUARY 28, 2022
WORK SESSION MEETING**

Due notice having been given, the Planning Board public meeting held via Zoom videoconferencing on February 28, 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 Willa Bernstein were present. Alan McFarland arrived late.

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

EXTENSION REQUEST

On the application of **FERNANDEZ & 41 BARNHART STREET, LLC**, there was a request for extension until September 2022. There has been a lot of Covid issues for the applicant. The Board is inclined to grant the request for the extension and will vote on Monday.

SUBDIVISION

On the application of **550 & 554 HILL ST, LP**, 550 & 554 Hill Street and 62 Captains Neck Lane. The application is incomplete at this point and a report by NPV and the Village Engineer has been circulated. It will be adjourned to the next meeting. Mr. Jeffrey Blinkoff was here to represent the Board as Alice Cooley is recused. The applicant has been informed of the need to adjourn to allow time to respond and provide a complete application and counsel for the applicant had reportedly consented. Ms. Bernstein questioned if more landscaping should be proposed to preclude access to lot #2 so that there are not 2 driveways on two separate streets, one on Hill Street and one on Captains Neck Lane. Clarity on how access would be provided to lot #3 need to be given to the Board. It was suggested by NPV that the final lot layouts be shown so the Planning Board can evaluate the future development on the lots. There will be an easement for the shared driveway over Lot 1 for Lot 2, but it shows the easement extending to lot #3.

MOTION by Chair, seconded by L. Cowell

To approve the applicant's request for adjournment on the application of 550 & 554 HILL ST, LLC until April 4, 2022, with work session on March 28, 2022.

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

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PUBLIC HEARING

On the application of **99 SANFORD LLC**, 99 Sanford Place, there was an issue with posting and noticing. The public hearing will now be held on April 4, 2022.

SITE PLAN

On the application of **TOWN OF SOUTHAMPTON**, 51 Pond Lane, there is a request for adjournment until April 25, 2022. They will be going before the ZBA.

MOTION by Chair, seconded by J. Clare

To approve the applicant's request for adjournment on the application of TOWN OF SOUTHAMPTON to April 25, 2022.

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

On the application of **71 HILL LLC**, 71 Hill Street, Lead Agency status will be adopted next week. There are comments that will need to be addressed by the applicant to have a complete file for review under SEQR. If the applicant provides a timely response, NPV will prepare a Part II EAF to evaluate the potential impacts for discussion on March 28, 2022 so a determination of significance can be considered on April 4, 2022. The Site Plan is incomplete and a separate report identifies items to be addressed by the applicant.

On the application of **ELEGANT AFFAIRS**, 230 Elm Street, there are still some discrepancies between the survey and the plan. An NPV memo details the discrepancies. More detail for the ADA ramp was requested. The Board is awaiting this information. The survey shows proposed drainage, and details on drainage will need to be provided if proposed. It was questioned by Ms. Bernstein if the ramp was there previously, which was pointed out to her, it will be shifted to the north slightly. She questioned also the use and if the ramp would be expanding outdoor use. The public hearing will be scheduled once the application is complete.

MOTION by Chair, seconded by L. Cowell

To adjourn the application of ELEGANT AFFAIRS until March 28, 2022.

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

On the application for **69 JOBS LLC**, 69 Jobs Lane, Shawn Leonard and Roy Stevenson are here to represent the applicant. The door needs to be an outward swinging door because of fire code. The change in the step will enable strollers and wheelchairs to get in and out easier and will make more accessible in general. The slope will be gentle. Mr. Goleski commented that as long as this is not a tripping hazard this is a good plan. The brick will be flared out to the outside corners as per Mr. Goleski request. The Board doesn't feel a public hearing is needed.

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1. McFarland just arrived.

The Board is inclined to grant approval at the public hearing and Ms. Eiseman will draft the resolution for counsel review once the architect revises the plans to address the engineering and DPW comments with respect to providing the gentlest slope possible.

The Board discussed changing the work session to the 3 Monday of the month as opposed to the end of the month. So that the meetings are spaced out about 2 weeks. It was also discussed moving the time to the same each meeting. The Board prefers 5:30.

Applications for changes to retail space will be coming to the Board shortly. Mr. Wallach suggested doing a combo worksession/public hearing so that they can act when needed. A. McFarland thinks the Board should object to the retail changes being under the zoning objections and he offered to spearhead this objection with the BOT if the Board would like. Despite Mr. McFarland's objections, the rest of the board is not opposed.

The meeting change for the 1st and the 3rd will take effect in April.

MOTION by J. Clare, seconded by

Respectfully submitted by: Antoinette Edwards

February 28, 2022