

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
APRIL 4, 2022
PUBLIC MEETING**

Due notice having been given, the Planning Board public meeting held at Village Hall, 23 Main Street, Southampton and via Zoom videoconferencing on April 4, 2022 at 5:30 pm.

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

Environmental Planning Consultant Kathy Eiseman and Village Planning Director Alex Wallach were present via zoom. Counsel for the Board Alice Cooley was present.

MOTION by J. Clare, seconded by L. Cowell

To open tonight's meeting.

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

PUBLIC HEARING

On the application of **99 SANFORD LLC**, 99 Sanford Place, affidavits of posting and mailing were received. The property needs to be reposted, so the public hearing will be held open until the next meeting.

MOTION by Chair, seconded by J. Clare

To open the public hearing.

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

David Gilmartin, stated that the hearing is to get final site plan approval. This is a two lot subdivision. This was previously approved for sketch plan with intent of construction of two homes which require a Special Exception approval from the ZBA which was not approved. Michael Borgard, neighbor, is in favor of the application. Arnold, neighbor, just moved in and would like to know what is going on. Chair explained that this will be a subdivision and it will be for office buildings under the current zoning. Residential use would be approved with a special exception but it was denied by the ZBA. Mr. Borgard stated that he would prefer a residential use, due to noise and safety issues for him. Arnold also agrees that he would prefer the residential use.

The hearing will be left open until the next meeting.

SUBDIVISION

On the application of **550 & 554 HILL ST, LP**, 550 & 554 Hill Street and 62 Captains Neck Lane, this is adjourned to April 18, 2022.

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SITE PLAN

On the application of the **TOWN OF SOUTHAMPTON**, 51 Pond Lane, there is a request for adjournment to July 5, 2022.

MOTION by Chair, seconded by L. Cowell

To **approve the applicant's request for adjournment to July 5, 2022.**

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

On the application of **71 HILL LLC**, 71 Hill Street, Linda Riley is here to represent the application. A submission was submitted dated April 1, 2022. The Board will vote to assume Lead Agency status tonight. NPV will prepare the EAF part II and part III and circulate to the Board for discussion and consideration of adoption of a determination of significance.

MOTION by A. McFarland, seconded by Chair

To **assume Lead Agency status on the application of 71 HILL LLC.**

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

On the application of **ELEGANT AFFAIRS**, 230 Elm Street, David Gilmartin was here to represent the applicant. The original Application was for continued use of the building as a catering facility. It included as well improvements that are needed inside the building and for handicap access. Elegant Affairs has not yet operated there for a day. Andrea Coreali is the owner of the catering company and will be speaking tonight. The only application under consideration by the Board is to approve ADA access. The building inspector has confirmed that the proposed relocated ramp conforms to ADA. Mr. Gilmartin asked that the Board waive the public hearing due to the fact that this is only for ADA compliance and not any expansion or approval in use. The use is approved with a CO and is not before the Board. Ms. Coreali stated that she has been doing business in the Hamptons for years now. Elegant Affaires is a stand up company, This will not be a night club. She saw the opportunity to sign a long term lease to beautify the building to do private events. Mr. Gilmartin argued that there is precedent to waive any hearing on this application just as the Board did with Stevenson's Toys for ADA compliance. Mr. Gilmartin asked the Board to waive the public hearing. Chair stated that he would be inclined to waive the public hearing, however if it is waived he feels that the public will have a large outcry. J. Clare stated that she is in favor of waiving it since it is only for ADA compliance just as it was with Stevenson's. W. Bernstein stated that she had mixed feelings about waiving a hearing because we had indicated for many months to the public that there would be a public hearing. I felt that it would therefore not be fair to change course. In her opinion, while the ADA ramp was a necessity, the question of placement and design was relevant if it would change non-

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ADA related uses such as expansion of walkways to and from the street and expanded parking lot. She would like to be provided with a proposed design to consider these elements and asked why the original location of the ramp had not simply been repaired and why the front entrance of the building away from the controversial, previously mislabeled slab had not been considered. The village code provides for site review any time there is ingress or egress is changed this was not the case with Stevenson's since the entry was in same location. It was requested that a draft resolution be prepared for the night of the public hearing to grant ADA compliance work approval if possible the same night of the public hearing. A public hearing will be scheduled for May 2 since there is not sufficient time for noticing for the April 18th meeting. Chair will keep public comment to 3 mins and not to allow the public to comment on things that are not under the Board's decision at this time There is a stop work order since October 2021. The building inspector will not lift the stop work order. The application is only for a ADA ramp on the outside only. The interior was the only work that was being done. The stop work order will not be lifted until the PB makes a decision on the application. Mr. Gilmartin asked if the Chair would speak to the building inspector to lift the work order since the interior is not under the jurisdiction of the Board to allow them to continue interior work. Ms. Cooley stated that the Board does not have the power to do this. It should not overstep what it has jurisdiction over. Mr. Wallach will make sure that the scope of the public hearing will be clearly stated in the notice.

MOTION by Chair, seconded by J. Clare

To schedule a public hearing on the application of ELEGANT AFFAIRS for May 2, 2022.

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

MOTION by Chair, seconded J. Clare

To close tonight's meeting.

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

Respectfully submitted by Antoinette Edwards: April 4, 2022

Village Clerk