

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
JUNE 5, 2023
PUBLIC MEETING & WORK SESSION**

Due notice having been given, the Planning Board public meeting and work session was held at Village Hall, 23 Main Street, Southampton and via Zoom videoconferencing on July 5, 2023 at 5:30 pm.

Chair Tony Piazza and Board members Lisa Cowell, Willa Bernstein, Mark London and Alan McFarland were present.

Environmental Planning Consultant Kathy Eiseman was present. Village Planning Director Alex Wallach was present. Counsel for the Board Alice Cooley was absent. Counsel for the Board on the application of 550/554 Hill Street and 62 Captains Neck Lane, Jeffrey Blinkoff, was present.

MOTION by Chair, seconded by A. McFarland
To open tonight's meeting.
On Vote: Chair, L. Cowell, W. Bernstein, A. McFarland, M. London

WORK SESSION AGENDA

SUBDIVISION REVIEW

On the application of **550 / 554 HILL STREET, LP**, 550/554 Hill Street, this is closed for written submission. A. Cooley is recused from this application. The Board discussed its deliberation of this application. Mr. McFarland is not in favor of this application at this time for several reasons, the primary one is that the changes would be a negative effect on the Planning Board. No building department file exists for 2005 that covered a survey it has been missing since it went to ZBA. The ARB approved it being moved to the far end of the lot. The neighbors are strongly opposed to the changes of this lot. NPV advice is a conflict of interest in his opinion, no disrespect is made by this comment. There should be a flag lot here, this is a problem and it would create a precedent if this is approved this way.

W. Bernstein feels that conditions would be important for precedent and for environmental impact. The least impact should have been granted, so she did not agree with the ZBA decision that was made. The width of the driveways should be minimized for environmental impact, and a pervious surface should be used. One coefficient was asked for and the least impact pervious surface be used, and there would also be plantings for privacy and also to block the road out to Hill Street in the event that this road go out to Captains Neck. 5 elements should be in a shared easement and this board should work in the covenant to make this happen regardless of who owns this property. It should be signed and notarized in order to protect the Village. Lot#3 access should only be on Captains Neck Lane as a condition as well.

Mr. Blinkoff stated that the documents such as the SEQRA determination, EAF Part I, II and III are part of the record dated May 1, 2017. It was adopted on May 1, 2017 to be a

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Type I action. The prior SEQRA determination and sketch plan approval need to be met on October 26, 2017. Page 11 of that decision was reference by Ms. Bernstein. Dec. 23, 2021 is when this application started being submitted to the Planning Board. There were 6 updates from the Planning Consultant. February 23, 2022 was a memo with the planting and driveway plan. There are several concerns from the neighbors that are part of the record. The final set of documents are from the applicant. The final set of the plans are dated March 29, 2023 C1, C2, C3, C4, C5, a comparison for the driveway drainage plan was also submitted. August 11, 2022 was the last revilement of the drainage plan, this included compliance for the Comprehensive Plan.

Motion by A. McFarland seconded by Chair
To deny the application of **550 / 554 HILL STREET, LP**,
On Vote: A. McFarland, Chair

Discussion ensued.

L. Cowell recently became involved financially with one the parties, there is no legal conflict, however she has decided to abstain from decision.

A second motion was made.

MOTION by W. Bernstein seconded by M. London
To **approve the application with conditions as written on the application of 550/554 HILL STREET, LP**,
On Vote: W. Bernstein,

And finally a third motion.

MOTION by Chair, seconded by A. McFarland
To **deny the application of 550 / 554 HILL STREET, LP**.
On Vote: Chair, M. London, A. McFarland
Nay: W. Bernstein

Mr. Blinkoff spoke with chair off the record and Mr. Bragman objected.

MOTION by Chair, seconded by A. McFarland
To have a written decision on the application of **550/554 HILL STREET, LP**.
On Vote: Chair, W. Bernstein, A. McFarland, M. London

On the application of **HEADY CREEK LLC**, 565/559 Ox Pasture Road, there is a request for adjournment to July 3, 2023.

MOTION by Chair, seconded by A. McFarland

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To approve the applicant's request for adjournment on the application of HEADY CREEK LLC to July 3, 2023.

On Vote: Chair, L. Cowell, W. Bernstein, A. McFarland, M. London

On the application of **RRFACF, LLC**, 550/560 Wickapogue Road, there is a request for adjournment to July 17, 2023.

MOTION by Chair, seconded by A. McFarland

To approve the applicant's request for adjournment on the application of RRFACF, LLC to July 17, 2023.

On Vote: Chair, L. Cowell, W. Bernstein, A. McFarland, M. London

On the application of **WOOLHILL LLC**, 783 Hill Street, there is adjourned to July 3, 2023.

SITE PLAN REVIEW

On the application of **865 MERRICK HOLDINGS LLC**, 22 Windmill Lane, there is no new submission for this.

On the application of **HAMPTONS HDA LLC**, 116 North Sea Road, there is a request for extension. Mary Jane Asato is here to represent the applicant. They are still looking for a tenant.

MOTION by Chair, seconded by W. Bernstein

To grant and extension to the application of HAMPTONS HDA LLC to approximately June 4, 2024.

On Vote: Chair, L. Cowell, W. Bernstein, A. McFarland, M. London

MOTION by Chair seconded by A. McFarland

To close tonight's meeting.

On Vote: Chair, L. Cowell, W. Bernstein, A. McFarland, M. London

Respectfully submitted by Antoinette Edwards: June 5, 2023

_____ Village Clerk