

**PLANNING BOARD
VILLAGE OF SOUTHAMPTON
JUNE 4, 2007
PUBLIC HEARING**

Due notice having been given, the monthly public hearing of the Planning Board of the Village of Southampton was held in the Court room of the Village Police Station, Windmill Lane, Southampton, NY on Monday June 4, 2007 at 5:00 pm.

Board members Chairman Callahan, Warren Hamer, Pat Corrigan and Joseph Seccafico were present. Janice D'Angelo was absent.

Counsel for the Board E.W. Robinson, Jr., Environmental Consultant Kathryn J. Eiseman and Village Engineer Aldo Andreoli were present.

MOTION by W. Hamer, seconded by P. Corrigan
To **approve the minutes of the April 30, 2007 and May 7, 2007 meetings.**
On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

SUBDIVISION

On the application of **OLDE TOWNE SUBDIVISION**, 64 Wickapogue Road, this application is still in the 10 day comment period.

Jeff Bragman, representing the Group for the South Fork, discussed the heading Farm fields and open space and referred to the protection that is mentioned under the Comprehensive Plan to minimize or avoid any environmental impact. This area plays an intrinsic part to the community. There should be protection of the soil for availability to farm them, if need be in the future. Mr. Bragman feels that it would be a wrong decision for the board to accept the FEIS. Mr. Bragman encouraged the Board to use the guidelines and not their feelings to make a decision. There is a need for more open space to be preserved. This plan doesn't act as an effective conservation plan. Mr. Bragman feels that the document dismisses the impacts. Mr. Bragman also stated that there is no need for anyone to spend money since the Board is empowered to enforce more land to be preserved. Mr. Bragman pleads with the Board not to sign the document.

W. Hamer stated that there is a need to consider the alternatives. There is 25% conservation at this point. NPV reviewed and recommended acceptance of this document. The Board doesn't profess to know everything, which is why they have the help of consultants. In all other cluster application there was less acreage zoning allowed, this application offers 3 acres. The HOA will mitigate some problems of what the place will look like.

J. Seccafico stated that the loss of farmland is not the paramount issue in the election. A bigger issue is lack of workforce housing. Preservation of farmland has caused land values to rise, making it difficult for developers to build lower priced homes. The cost of housing is more so a problem, there is a need for work force living. The Fowler Preserve provides a robust interactive form. This is voluntarily preservation of a significant amount of land. FEIS is complete, there is a 10 day comment period and there will be

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finding within 30 days. A statement and a decision need to be made with comments incorporated into the findings statement.

Mr. Robinson stated that this is for a sketch plan approval and it is not a done deal.

Bonnie Gilbert, is in favor of saving open space, at least 50% of it. It saddens her to see what the Board's comments are and how they treated Mr. Bragman, as if he were annoying them.

Maggie Finerty, is surprised that citizens don't value our farmland and all other citizens do, this is what Southampton is about farmland, sea and light. This is a historic location and that should be of concern.

Charles Coulter, asked that the Board save as much land as possible.

Mary Cronin, feels that there have been good arguments as to why there should be land preserved.

Margaret Logan, alternatives have been received by fax from Peter Dewitt that will save a great deal of land and will fully mitigate the impact. It will retain and add to the visible land by utilizing the green. Ms. Logan asks that they seriously consider the plan. Ms. Logan does not like the green, the west houses should be moved to the east and be added to the corner parcel.

Roy Stevenson, doesn't think the best effort has been made. Mr. Stevenson spoke to Mr. Gianos and feels that if Mr. Gianos promises to preserve it in the nature of Southampton Village that he will hold him at his word.

Jay Diesing feels that the density has been handled well and is pleased about the Village Green being used to enlarge the Meadow.

Frank Isler, stated that most this comments were mentioned on the DEIS and that each comment was responded to thoroughly, reviewed and addressed in tone as well. These are big lots with low density and with preservation of the Fowler estate. The Dewitt plan actually goes into the Fowler Preserve. The alternative must be 16 lots as of developmental property rights. The applicant doesn't want to change the green, there is an importance to it on the site. This can not be forced.

MOTION by W. Hamer, seconded by J. Seccafico
To **adjourn** the application of **OLDE TOWNE SUBDIVISION**.
On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

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On the application of **SCHAEFFEL PROPERTY**, 132 South Main Street, Mr. Robinson stated that the applicant is prepared to tender the park fee. They are in need of the receipt of the fee.

MOTION by W. Hamer, seconded by P. Corrigan
To adjourn the application of **SCHAEFFEL PROPERTY**.
On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **FHW LIMITED FAMILY PARTNERSHIP**, 137 Pond Lane, the applicant is waiting to submit the final plan.

MOTION by W. Hamer, seconded by P. Corrigan
To **adjourn** the application of **FHW LIMITED FAMILY PARTNERSHIP**.
On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **GRH FAMILY LIABILITY COMPANY**, 440 Wickapogue Road, there is a letter in the file asking for an adjournment to September.

MOTION by P. Corrigan, seconded by W. Hamer
To **adjourn** the application of **GRH FAMILY LIABILITY COMPANY**.
On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **LEIGH H. & JOAN BERGLUND**, 75 South Main Street, this application is adjourned to September.

On the application of **BOB ROBERTS**, 3 Eileen Drive and Meadowmere Lane, Mr. Flanagan is here to represent the applicant. The 2 maps have been drawn into one and this will be submitted within one day. The wetlands have not been flagged. The issues can be addressed as condition of final approval. The easements for drainage and public water on lot # 2 will be done by final approval. Mr. Flanagan asked for a SEQRA determination and sketch plan approval. Mr. Robinson feels that this is a reasonable request to grant conditional approval.

MOTION by W. Hamer, seconded by J. Seccafico
To **adjourn** the application of **BOB ROBERTS to July**.
On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **MELINDA HACKETT**, 77 Coopers Neck Lane, this application has been adjourned to the August meeting.

On the application of **MS. ANNE EISENHOWER**, 29 Halsey Neck Lane, Mr. Robinson tried to meet with Mr. Mathews and will to get a proper maintenance bond.

MOTION by Chairman Callahan, seconded by W. Hamer

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To **adjourn** the application of **MS. ANNE EISENHOWER**.

On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **LINDA WACHNER**, 1710 Meadow Lane, this application has been adjourned to July.

On the application of **MARIO AVALLONE**, Bishops Lane and North Captains Neck Lane, this application has been adjourned to August.

On the application of **WATERSIDE DEVELOPMENT, LLC**, 465 Captains Neck, the applicant is still awaiting BOH and DEC approval.

MOTION by Chairman Callahan, seconded by W. Hamer

To **adjourn** the application of **WATERSIDE DEVELOPMENT, LLC to July**.

On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **WILLIAM MCKNIGHT**, 24 Gin Lane, Mr. Flanagan is here to represent the applicant. There is a negative declaration in the file. The resolution was read into the record. It was approved and signed.

MOTION by Chairman Callahan, seconded by J. Seccafico

To **approve the negative declaration for the application of WILLIAM MCKNIGHT**.

On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

SITE PLAN REVIEW

On the application of **POLO CLUB**, David Whites Lane, Mr. Flanagan is here to represent the applicant. Mr. Robinson and Ms. Eiseman have reviewed the points that were addressed in the letter from Mr. DuPuy and the issues have been resolved by the new plans. Mr. DuPuy wanted to comment, however Mr. Flanagan stated again that the public hearing has been closed for comments, the time has passed. Mr. Flanagan asked for conditional site plan approval with a maintenance bond. There is a photometric plan showing that lighting is reduced to zero footcandles at property lines. The lights will be on from dusk to dawn and there will be no fugitive light. It is also appropriate to obtain a maintenance bond for landscaping. It is the consensus of the Board to approve. Mr. Robinson is to review the details of the design of the curb cut as well as the maintenance and will have a written form of approval at the worksession.

MOTION by Chairman Callahan, seconded by J. Seccafico

To **adjourn** the application of **POLO CLUB**.

On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **ARROW LAUNDRY**, 84 Main Street, this application has been adjourned to the July meeting.

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On the application of **HILDRETH'S DEPARTMENT STORE, EA & H HILDRETH, INC.**, 51-55 Main Street, this application has been adjourned to the July meeting.

On the application of **LMR ASSOCIATED**, 77 Hampton Road, Mr. Esseks is here to represent the applicant. Mr. Robinson doesn't have the written decision as of yet but will have it by the worksession.

On the application of **HAMPTON MEDICAL PROPERTIES**, 238 Old Town Road, Mr. Bennett is here to represent the applicant. Mr. Bennett had a response to the May 7, 2007 memo and a traffic study has been done (and was submitted at the May 29th work session). A land use analysis was done and example of other projects with negative declaration precedents were submitted. Mr. Bennett asked the Board to review and come to a SEQRA determination. Mr. Bennett has put this application on hold with the ZBA until then.

Frank Isler, is still reviewing these documents and a detailed analysis will be done by the Southampton Association and Bobby Gianos.

Jay Diesing, Old Town is a heavily traveled road which is not mention in the study. There is not a single photo of the residential homes in the file. Mr. Diesing asked the Board to take a careful look since this is in a residential neighborhood and that needs to be taken into consideration since there will be a significant impact.

MOTION by Chairman Callahan, seconded by W. Hamer
To **adjourn** the application of **HAMPTON MEDICAL PROPERTIES**.
On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **300 HAMPTON ROAD ASSOCIATED**, 300 Hampton Road, Tim Maran is here to represent the applicant. There is an updated site plan as well as updated parking and drainage plan that have been submitted. All egresses will be moved over to Leland Lane and the exit on Hampton Road will be closed for use as an entrance only. The 2 curb cuts on Hampton Road will remain as entrances. Mr. Maran would also like to keep the access open across the PLT property. It may be necessary to increase the curb radius on the old exit cut. Quotes for the work are needed.

MOTION by Chairman Callahan, seconded by P. Corrigan
To **adjourn** the application of **300 HAMPTON ROAD ASSOCIATED**.
On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **RANDALL GIANOPULOS**, 195 Toysome Place, this application is before the BOH and has been adjourned to the July meeting.

MOTION by Chairman Callahan, seconded by P. Corrigan

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To **adjourn** the application of **RANDALL GIANOPULOS**.

On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **PAYTON LANE NURSING HOME**, South Side of County Road 39, the letter from Mr. Foster is still not in. Mr. Andreoli stated that Mr. Foster has okayed the release of the bond, however the Board needs the letter.

MOTION by Chairman Callahan, seconded by J. Seccafico

To **adjourn** the application of **PAYTON LANE NURSING HOME**.

On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **RED TOP FARM FOR SEYMOUR STEIN**, South Side of Wickapogue Road, the letter is not in the file from Mr. Foster. Mr. Andreoli stated that Mr. Foster has okayed the release of the bond, however the Board needs the letter.

MOTION by Chairman Callahan, seconded by J. Seccafico

To **adjourn** the application of **RED TOP FARM FOR SEYMOUR STEIN**.

On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **JOBS SOUTHAMPTON LLC**, 53 Jobs Lane, the applicant has been asked for a proposed concept plan by a landscape architect regarding the fence possibly incorporating Ivy. This needs to be low. Ms. McGann would like to see what the applicant has in mind.

MOTION by Chairman Callahan, seconded by W. Hamer

To **adjourn** the application of **JOBS SOUTHAMPTON LLC**.

On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **JOHN PUNNETT**, 220 Hampton Road, the applicant is working on the formal submission.

MOTION by Chairman Callahan, seconded by J. Seccafico

To **adjourn** the application of **JOHN PUNNETT**.

On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **BEACHPLUM PROPERTIES, LLC AND MICHAEL KULKUNDIS**, 1280 and 1320 Meadow Lane, Mr. Robinson stated the resolution for this application to approve the lot line modification of the 2 lots as shown on the survey dated April 2007. This resolution was approved and is subject to a covenant that there will be no further subdivision.

MOTION by Chairman Callahan. Seconded by W. Hamer

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To approve the resolution for a lot line modification subject to no further subdivision on the application of BEACHPLUM PROPERTIES, LLC AND MICHAEL KULKUNDIS.

On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

On the application of **JOHN PUNNETT AND SATURNO LTD**, 200 North Sea Road, NPV has drafted a memo. This is a Type II action and no further review pursuant to SEQRA is necessary. The Board accepts the memo. The memo was read into the record. The Board is awaiting final submission.

MOTION by Chairman Callahan, seconded by J. Seccafico

To adopt the memo of NPV stated that the application of JOHN PUNNETT AND SATURNO LTD.

On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

MOTION by W. Hamer, seconded by Chairman Callahan

To **adjourn** tonight's meeting.

On Vote: Chairman Callahan, P. Corrigan, J. Seccafico and W. Hamer

Respectfully submitted by:

Antoinette Edwards

File Date: June 24, 2007

Village Clerk