

July 27, 2023

PRESENT: David Reilly, Chairman
Ralph Neubauer
Rocco Logozzo
Larry Jones
Michael Schermeyer

Britton Bistran, Village Planner
Ron Hill, Village Engineer

Anthony C. Pasca, Esq., Village Attorney

Maeghan Mackie, Board Secretary

Brad Hammond, Building & Zoning Administrator

Mr. Reilly called the meeting to order at 5:00 p.m. and asked everyone to please rise for the pledge of allegiance.

DECISIONS:

1. SEAFIELD CENTER-7 SEAFIELD LANE SCTM#905-5-2-6.1

No one appeared on behalf of the application. Mr. Reilly stated that there was a determination, and the reading was waived.

Motion was made by Mr. Neubauer to adopt the determination of **Seafield Center, 7 Seafield Lane (905-5-2-6.1)** as written; seconded by Mr. Logozzo and unanimously carried 5 ayes, 0 nays, 0 absent.

PUBLIC HEARING AGENDA:

SITE PLAN REVIEW: NONE
FILL APPLICATION REVIEW: NONE

WORK SESSION AGENDA:

1. TOWN OF SOUTHAMPTON- 112 OLD RIVERHEAD ROAD SCTM#905-2-2-4.4
 - o Initial work session to discuss Waiver of Site Plan

Tom Haughton, Town of Southampton appeared on behalf of the application.

Mr. Reilly asked if there are any exterior changes? He would like to see some aesthetic adjustments to the building, it's been vacant and cleaned up.

Mr. Haughton said we'd be amendable to that. We're going to do a senior center on the lower level, and a multipurpose meeting room. The second floor will be a youth service center and the South side will be swing space for Town staff. They will receive staff there in the morning to break up traffic and that's the plan for that building. We will be gutting the interior of it and most of it the marble floors will be removed and replaced. We will install partitions and remove the rotunda and upstairs we're installing a glass partition.

Mr. Reilly asked for elevations for the exterior?

Mr. Haughton said no, not now. We want people to use it and we agree the colors are not the best choices and we will remove the flood lights and make them dark sky compliant and remove the parking lot lights and make them more appropriate. They will all be LED Dark Sky and we will get funds to do ADA walkways and improvements and the curbs are ramped and not ADA accessible and we will make it ADA accessible. We'll leave the concrete pads out front and we are required to do a 911 Memorial in the front of the building which will be small and a garden with benches and after the interior is done. There is some repair we have to do the building.

Mr. Reilly said the 911 Memorial will be nice for the landscaping.

Mr. Haughton asked the visual softening, what are you looking for?

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Mr. Reilly said most of the buildings on CR 31 don't have that hedging they have more plantings.

Mr. Haughton asked if they should look at the building across the street?

Ms. Bistran said if you're doing a Memorial Garden that may satisfy this.

Mr. Hill said most on that road having parking out front this doesn't, a garden and foundation plantings will be nice I don't think you need anything by the road.

Mr. Haughton said okay.

Mr. Reilly asked them to soften it.

Mr. Haughton said changing the color will help soften the building also.

Mr. Jones asked about the basement?

Mr. Haughton said we're going to use the basement for archive storage for the Town Clerk's Office. There's 11,000 square feet of conditioned space, and 5,000 to 6,000 square feet of basement and 2,500 square feet will be storage and the remainder will be storage and mechanicals. Most will be on the roof and I think any other space on the roof will be roof mounted solar.

Mr. Hill asked about the cell tower?

Mr. Haughton said there is Verizon there which will remain.

Mr. Hill said with the lighting, we will need a photometric plan. The poles are 16' and the Village requires 12' you will need to add more poles.

Mr. Haughton said most are knocked down, I won't be reusing them. We will return for the lighting plan.

Mr. Hill said where it is, it's not in the Village center and it's on the road, if you keep this height you can get more.

Mr. Haughton said I will look at maybe getting dual heads on some poles to cast in both directions.

Mr. Reilly asked about the landscaping.

Mr. Hammond said it's a good reuse and the Town is looking to have facilities on the West end and it's ideal for the Town. Zoning is it 100% in terms of parking or the other site plan elements and if this was a private person they'd have to meet the criteria and you'd need variances, but there is a municipality within a municipality creates avenues for the Code adherence.

Mr. Reilly said that's fine I appreciate it may be a work in progress I don't want to get away from it.

Mr. Pasca said we can talk sequencing.

Mr. Haughton said we don't have an issue returning to this Board with plans, and we want to bid the process with construction plans.

Mr. Reilly said we want to see it open. We can tackle the other elements as it goes through the processes.

Mr. Hill said we should talk about parking and how it'll function. Whether you can accommodate with the on site parking available or how that'll work there are a lot of different uses and times of day.

Mr. Haughton said if you look at the Center in Flanders; during the day and school year our seniors are there and maybe once a month the lot is full and then in the evening there is an after school program and in the Summer there are more students, but it's a drop off and we have that symbiotic element.

Mr. Hill asked if they can get a handle on that by comparing that center to this.

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Mr. Haughton said yes, I can. We needed 17 spaces and we envisioned 3 or 4 staff members during the day, and if there is swing space in the morning maybe more.

Mr. Reilly asked if there is a cap on the number of employees who will work?

Mr. Hill asked if he could put it in a narrative.

Ms. Bistran said we should have a special events scenario; the seniors are bussed and the kids are bussed a narrative that we can feel comfortable with the parking for the needs.

Mr. Haughton said I count twelve office spaces so it's minimal but I think we have 50 parking spaces on site.

Mr. Pasca asked what they need first?

Mr. Haughton said I need Mr. Hammond to be able to issue a permit for the building so I can go to bid for the job and know the set of plans won't change as a result of the review by the Village.

Mr. Pasca said if the Board is comfortable with the building, you can authorize the Building Inspector to do that; it's a County of Monroe situation and if you're comfortable with the building part of it but we do have work to do on the site and we want that done before you open up.

Mr. Haughton said we are amendable to that and you can put a condition on the CO with that.

Mr. Hammond said it can be a temporary CO.

Mr. Reilly said site plan will come after the permit.

Mr. Hammond said the change of use gets a version of approval from planning.

Mr. Pasca asked how long the construction is?

Mr. Haughton said it'll be 9 months to 1 year and we can return back to this Board in two or three months.

Mr. Pasca said you'll finish construction and have a sequence of events.

Mr. Haughton said while we are under construction, I will be applying for the site work.

Mr. Hammond said do you want to phase it? Or call it a waiver?

Mr. Pasca said we can waive the building itself with the understanding that the site work will be a separate discussion before the building is used.

Mr. Reilly said we want you to get to work on the hard stuff.

Mr. Haughton said the bid will take two or three months and then I can return to this Board.

Mr. Reilly said okay.

TRUSTEE REFERRAL:

1. **Sunset West, LLC., 59 Main Street (905-11-2-2.6) One Trick Pony** – Continued review with revised plans for 16 café chairs, and 8 tables.

No one appeared on behalf of the application. Mr. Reilly stated that they received photographs and dimension as requested and asked if there were any questions or comments.

There were no other questions or comments.

SUBDIVISION REVIEW: NONE
SITE PLAN REVIEW: NONE
FILL APPLICATION REVIEW: NONE

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MINUTES:

1. JUNE 22, 2023 (Full Board)
2. JULY 13, 2023 (Absent: Michael Schermeyer)

HOLDOVERS:

1. 85 & 105 MONTAUK LLC- 85 &105 MONTAUK HWY SCTM#905-5-1-12, 53.1 &52.2
2. ROGER'S AVENUE ASSOCIATES- ROGER'S AVENUE SCTM#905-3-1-7.1-7.7)
3. PRIME STORAGE- 98 DEPOT ROAD SCTM#905-2-1-19.1
4. 55 OLD RIVERHEAD ROAD LLC- 55 &59 OLD RIVERHEAD ROAD SCTM#905-4-1-7, 9.2, 9.3
5. FIRST DUNES DEVELOPMENT 496 LLC- 496 DUNE ROAD SCTM#905-16-1-19
6. 10 MITCHELL OWNER LLC- 10 MITCHELL ROAD SCTM#905-11-2-3
7. DRL IRREVOCABLE TRUST & CAROL SCHECTER- 12 PONTUNK LANE & 42 STEVEN'S LANE SCTM#905-11-1-3.2 & 7
8. BMB ENTERPRISES INC.- 145 MAIN STREET SCTM#905-11-2-29
9. ROBERT SCHOENTHAL- 22 BAYFIELD LANE SCTM#905-10-6-2 (8/24/2023)
10. WESTHAMPTON COUNTRY CLUB- 35 POTUNK LANE SCTM#905-9-3-23.1
11. WESTHAMPTON INN, LLC, 43 MAIN STREET SCTM#905-11-1-15
12. RICHARD OLIVO-72 SOUTH ROAD SCTM#905-8-1-27
13. SUNSET WEST LLC, 87 SUNSET AVENUE SCTM#905-12-1-49.1
14. WH EQUITY GROUP, LLC 12,22,80 MONTAUK HWY & OLD RIVERHEAD ROAD
15. WESTHAMPTON PROPERTY MANAGEMENT LLC-141 MONTAUK HWY SCTM#905-5-2-6.1
16. 161 MONTAUK HWY LLC-161 MONTAUK HWY SCTM#905-5-2-12.1
17. 32 MILL LLC-32 MILL ROAD SCTM#905-12-4-50

FUTURE MEETINGS:

1. THURSDAY, AUGUST 10, 2023
2. THURSDAY, AUGUST 24, 2023