

**VILLAGE OF SOUTHAMPTON
PLANNING BOARD
JANUARY 5, 2026
PUBLIC HEARING/WORK SESSION**

Due notice having been given, the monthly public hearing/work session of the Southampton Planning Board was held in the Board room of the Municipal Building, 23 Main Street, Southampton and via Zoom videoconferencing, on Monday, January 5, 2026, at 5:30 p.m.

Board members, Chair Mark London, William Dye, and Alan McFarland were present. A. Grove Holmén and Hannah Abrams and were present via Zoom, Hannah Abrams left early due to technical difficulties.

Counsel for the Board Kimberly Judd, and Village Planner Alex Wallach were present. Environmental Consultant Lisa Rickmers was absent.

Chair opened the meeting.

DELIBERATION/WRITTEN DECISIONS

On the application of **PB #2206-RRFACF LLC**, 560 Wickapogue Road, public hearing is closed on this application.

Chair noted that at the last meeting it was left up in the air what to do with the area fronting Wickapogue, the original discussion was for landscape, however, a compromise was suggested at the last meeting that a portion be farmed and a portion landscaped with a farmstand by the western driveway. This would compensate for the loss of a viewshed on Fowler but still provide landscape. W. Dye feels the compromise is appropriate and he thinks a view shed and plantings makes sense. W. Dye asked about size of maintenance easement, Counsel noted it is 15' wide along with a staging area at Phillips Pond. Bailey Larken stated It is 15'x30', so about 30'x30' when staging area is included.

A. Grove Holmén noted that plans that showed everything that had been proposed at last meeting would be helpful for the Board. For both past and present Board members a view shed has been critical, they want a long view shed it to see crops on the property and have it continued westerly to the second driveway, which provides a good area for planting and the farmstand could be in that area as well. She described a sort of L-shaped area from the large tree to the eastern driveway for view shed into farming operation and crops. She feels that the most sense is the rectangular area in front of and left of the barn buildings on Wickapogue to provide a long view. She noted that it would be running parallel to Fowler, and the eye going for a long view is important to her, and that would satisfy her. Chair noted the area that is foot of L is bordered to south by a parking lot which is not planted. She noted an aerial that showed rows of crops. She noted that the dimensions would be roughly 2/3 a view shed into the farmland and a 1/3 being plantings. She is satisfied and comfortable with the compromise on this issue. H. Abrams was experiencing technical difficulties, but she texted both Chair and A. Grove Holmén noting her support for what was described. It was agreed that there needs to be more specific details on size.

Chair asked Ricky Fowler if he would be comfortable with landscape on western driveway and then opening up view shed toward the eastern driveway, and he noted he could do that and take down the existing hedge for a lower one to allow for a view.

Bailey Larkin, representing applicant, demonstrated on the survey the area to be landscaped and then the easterly area open to the view shed of farm, demonstrated the L-shaped area that A. Grove Holmén described. Chair was suggesting from the eastern wall of the barn and west would be view shed and landscaped on the other side. They need to come back with a planting plan; the compromise would be right hand rectangle landscaped than everything else farmed. A. Wallach was able to bring the aerial from 2025 up and outline the area described so that the Board clearly saw what was described and the compromise area. They will remove hedge to open up the row crops. The driveway is a farm road, and the farmstand was on the aerial view, but it is not there now. A. Grove Holmén is comfortable with what she is seeing from the aerial.

H. Abrams texted that she wants the proposed by A. Grove Holmén and she would support that going forward. Chair noted that they can put this further down and subject to preliminary approval and have as part final approval. So he proposed a motion.

A. McFarland was adamant that the Village does not have to follow what the Town need under Ag laws of State. He is objecting to adopting the State Ag law as it is for the Village. He just wants to deal with what is permitted under the Village Law for farming. He note it has certain items that are not allowed. . He does not want to incorporate the State Law, because he contends that the Village Law has some greater restrictions that should govern the Village. He wants such additios added to any "Ag" easement and does not believe the NY Ag and Markets laws supersedes the Village laws. He believes that Village has authority to impose reasonable restrictions and wants that recognized. Counsel Judd stated the only prohibition on Village code is regarding animal husbandry. She noted that if there is an issue then it is appealed to NY Ag and Markets Commission for interpretation, the Village restriction on animal husbandry may not be allowed in all districts, the exception being for horses.

B. Larkin, noted that NY Ag and Market laws apply to all towns and villages. Counsel Judd cannot find the NY State reference that A. McFarland is referring to, and she noted the Village Attorney agrees that Ag and Markets Law applies to Village. Counsel Judd disagrees with A. McFarland's view. Chair's response is that they must rely on their expert counsel advice on these matters.

A. Grove Holmén feels there is an answer that A. McFarland needs to feel comfortable voting. Counsel Judd noted that she gave him an answer, and he is not satisfied with the answer. However, A. Grove Holmen feels this is a very important point, and they should get the answers before moving forward.

Chair stated that this keeps getting postponed and he feels that there needs to be diligence in doing the research, at this point. It has been going on for at least two years, and it is not fair to the applicant. Chair asked if they could approve the preliminary subdivision. Counsel does not feel they can vote on the motion tonight since the Ag reserve issue is such a large part of the application. He withdrew the proposed motion, because it really cannot move forward without the Ag reserve agreement points worked out.

WORK SESSION AGENDA

SITE PLAN REVIEW

On the application of **PB #2193-865 MERRICK HOLDINGS LLC**, 22 Windmill Lane, this application is adjourned to March 2, 2026.

MINUTE APPROVAL

MOTION by Chair, second A. McFarland

To approve the minutes of the December 15, 2025 public hearing.

On Vote: Chair, W. Dye, A. Grove Holmén, A. McFarland

2026 MEETING SCHEDULE

Upcoming meetings are February 2, 2026 and March 2, 2026 at 5:30pm.

MOTION by Chair, second A. McFarland

To close the meeting.

On Vote: Chair, W. Dye, A. Grove Holmén, A. McFarland

Respectfully Submitted by: JoLee Sanchez

File Date:

Village Clerk