

**DRAFT**

**VILLAGE OF SOUTHAMPTON  
PLANNING BOARD  
FEBRUARY 2, 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, February 2, 2026, at 5:30 p.m.

Board members, Chair Mark London, Amanda Grove Holmén, and Alan McFarland were present. Hannah Abrams and William Dye were present via zoom.

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

Chair opened the meeting. There is a quorum in person and two members attending via zoom, and they are permitted to vote per Village counsel.

**DELIBERATION/WRITTEN DECISIONS**

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

Outstanding items from last meeting have been addressed as far as they are going to clear up. They are still waiting for landscape plans by driveways but are comfortable handling those at final approval.

Grove-Holmen expressed frustration with receiving the documents Saturday, because even though preliminary they are very important to review. She also noted that “subject to” means just that going forward.

Chair noted they are desirous of the landscape plan by the driveways to be submitted.

MOTION by Chair, second A. McFarland  
**To approve preliminary subdivision approval of PB #2206-RRFACF LLC.**  
On Vote: Chair, H. Abrams, W. Dye, A. Grove Holmén, A. McFarland

**WORK SESSION**

**SUBDIVISION REVIEW**

On the application of **PB #2213 – CGZ DEVELOPMENT LLC**, 15-29 Prospect Street, present for the applicant was David Gilmartin. This is for a 3-lot subdivision, and each lot exceeds 20,000 square feet. The map has a deficiency by the surveyor, and he will get it corrected. The Health Department will need approval. He noted it is not in the Historic District and will need a determination from ARB that it is not a historic structure. Chair noted that first steps in the process is ZBA and ARB and those are gating items. They need to make sure existing structure is not historic and Chair noted even though the original farmhouse is not completely original it needs an ARB ruling. A. Wallach noted this layout is contingent on demolition, so the ARB needs to determine.

MOTION by Chair, second A. McFarland

**To adjourn on the application of PB #2213 -CGZ DEVELOPMENT, LLC.**

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

On the application of **PB #2214 – BRIDGEHAMPTON REALTY GROUP**, 105 Willow Street, applicant Christopher Burnside was present. Last time he was here he submitted plan for subdividing into three parcels, one that has a renovated house, as well as two additional one acre lots. There was a landscape plan, Board of Health docs, and a drainage plan submitted, which was all requested documentation. The driveway has been adjusted for the lots. Chair noted that there was a septic issue, C. Burnside submitted a letter that clarified there was a mistake on the tax map number. There was some confusion as to where the documents were, the files are separate in the drive and this is for preliminary approval, submissions are possibly sitting in the sketch plan file. L. Rickmers stated that the Health Department noted minimum lot size of 40,000 square feet, two new lots meet that, but the lot with the developed house is under that size. She presumes that they will use transfer credits to make up for that issue.

The problem is that SHV does not have sending credits, the Village has to agree to take them, and the Board of Trustees does not want to accept developer rights and credits for density requirements. C. Burnside does not feel it will be an issue since this is a three bedroom 2000 square foot cottage with an existing older septic system that they will need to upgrade to a new AI system. Chair noted that what they have seen is that preexisting non-conforming does not apply to Health Department, it must meet density requirements. C. Burnside stated that the other two lots are greater, it is within a small degree of non-conformity. He has spoken with the Health Department and does not feel it will be an issue. Chair noted that once everything with Health Department is worked out, they can move forward. C. Burnside noted that one lot is .80 of an acre, so, if necessary, he will buy a credit, but it is a small percentage of non-conformity and may not be an issue. A. Wallach noted that it sounds like in there correspondence that they cannot evaluate the density at this point, it is the sanitary system for the existing house and sounds like it needs to be addressed to them.

The tax map issue is cleared, second part of the notes that subject parcel is within ground management zone 5, until the issue is addressed, they cannot assess the density issue. They can initiate SEQRA on the application. Chair noted that they want to move this from sketch plan to preliminary review, but the file is incomplete at this point because of the Board of Health. An environmental assessment short form has been filled out as well, L. Rickmers marked up some errors that need to be corrected. Chair stated that the Health Department will give guidance, and he would like to see something from them on how they are looking at this since the tax map issue has been resolved. A. Wallach noted the Board needs clarity from Health Department procedures on this, but the Board could declare lead agency and address as unlisted action.

William Dye left the meeting.

S. Liu spoke on Zoom and noted that she spoke with the Health Department, and each individual lot size is not the important thing, the sum together is the most important, they look at total of the lots and because it is such a small deficiency they will probably not ask for the credit purchase. There was an error on the tax map that produced a small missing corner of one lot, it has been corrected. They may need a variance once determination is made.

MOTION by Chair, second A. McFarland

To declare Planning Board as lead agency as unlisted action under SEQRA on the application of PB#2214 – BRIDGEHAMPTON REALTY GROUP.

On Vote: Chair, H. Abrams, A. Grove Holmén, A. McFarland

MOTION by Chair, second A. McFarland

To adjourn to the March 2<sup>nd</sup> meeting on the application of PB# 2214 – BRIDGEHAMPTON REALTY GROUP.

Vote: Chair, H. Abrams, A. Grove Holmén, A. McFarland

On the application of PB #2215 – GEORGE TORGVAIDZE & ANA ALIAIDZE AND GEORGE ROMANO & MICHELLE LAUTERWASSER, 649 & 659 Hill Street, present for the applicant was Carl Benincasa, this is a small lot line modification. Lot one is 659 Hill Street and has 14,365 square feet, and 649 Hill Street is 60,124 square feet and both fall in R-20 zoning, so lot 1 is non-conforming and lot 2 is conforming in excess. He is representing the owners of 649 Hill Street, and pursuant to the contract he is representing both. The resulting requested lot line amendment would be 18,200 square feet for lot 1 which is reducing its non-conformity, and lot 2 would be 56,289 square feet maintaining conformity. This has been a very cordial process between neighbors.

A map was shown of both lot 1 and lot 2, there is a shaded area represented the proposed transfer. No variances are needed and they are increasing conformity. A. Wallach asked about the depth of lot 2; it is 380' from Hill Street. A. Wallach noted the R-40 extends on Hill Street, C. Benincasa noted that even if it is R-40 it does not change the calculus. He will confirm if it is R-40 zoning. He also noted it is not a flagpole; it is a land locked parcel that benefits from a right-of-way. The lot has zero street frontage, and right of way is there, but it is only 13' wide. They are giving a piece of land to a smaller lot, and the resulting will be more conforming. The total is 3,900 square feet to be transferred. The owners of lot 2 were interested in subdividing but do not have the width and the neighbor approached them about the amendment possibility. Lot 2 conforms and lot 1 will be more conforming.

It is a type 2 action under SEQRA. Next step would be, add zoning boundary to survey and it small part split zoned. They can schedule public hearing; he noted if there is a mechanism for waiving public hearing, they will request the waiver. He will resubmit the survey with the zoning change.

MOTION by Chair, second A. Grove Holmén

To schedule a public hearing for the March 2<sup>nd</sup> meeting on the application of PB#2215 – GEORGE TORGVAIDZE & ANA ALIAIDZE and GEORGES ROMANO & MICHELLE LAUTERWASSER.

On Vote: Chair, H. Abrams, A. Grove Holmén, A. McFarland

### SITE PLAN REVIEW

On the application of PB #2193-865 MERRICK HOLDINGS LLC, 22 Windmill Lane, this application is adjourned to March 2, 2026. A. Wallach let the Board know that some new information has been added to the file.

On the application of PB#2216 – EAST END HOLDING LLC, 34, 40, & 42 Jobs Lane, present for the applicant was John Bennett, this is a site plan review. Siamak Samii, architect, was present as well. The submitted site plan application is for three separate buildings but joined together. An EAF long form was submitted, however, since it is a facility and expansion of non-residential, he feels it is under State SEQRA is type II action. He filed the long form anyway, but timing is an issue . Counsel Judd noted that

currently it is 4829 square foot lot coverage, and the proposed is 5,025 square feet. She will check out subsection 9. L. Rickmers interpretation is that since it will be a new build, she feels it would be unlisted action since the ARB approved demolition. J. Bennett requested that L. Rickmers firm, H2M, conduct an engineering report. They feel they do not need additional parking because of grandfathering, since they have added parking spaces. As of now, they have not received anything from the Building Department, but they may have to go before the ZBA for 5-6 spaces exemption and pay fees. Chair noted only potential variance is truck loading and possibly 4 spaces would be going to ZBA.

Alan McFarland asked what was planned for the second floor, it was noted it would be office space. A. Grove Holmen asked for plans for the pathway. On the plans there is lighting and there are goose neck sconces proposed for lighting. J. Bennett noted that the engineering report can provide thoughts on the pathway. There is an arched opening from Jobs Lane, but no door, it is flat and when it gets to parking there will be a ramp to parking since there is a change in elevation at the back. The path is wheelchair accessible. Chair asked about the front going through the arch, on the plans it appears there is a drop down. S. Samii noted the brick will meet the sidewalk flush. S. Samii will illustrate that better in the plans. If it comes from the parking lot, handicap accessibility is via handicap parking with 5' off-loading area and a ramp takes you to the plaza and/or the walkway to Jobs Lane. They would like to refer for comment from H2M Engineering.

MOTION by Chair, second A. McFarland  
**To adjourn to the March 2, 2026 meeting on the application of PB#2216- EAST END HOLDING, LLC.**  
On Vote: Chair, H. Abrams, A. Grove Holmén, A. McFarland

Alan McFarland left the meeting. This left the Board without quorum.

**MINUTE APPROVAL**

The minutes will be motioned next meeting.

**2026 MEETING SCHEDULE**

Upcoming meetings are March 2, 2026 and March 16, 2026 at 5:30pm.

Chair closed the meeting.

Respectfully Submitted by: JoLee Sanchez

File Date:

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Village Clerk