

DEPARTMENT OF LAND MANAGEMENT  
PLANNING BOARD  
116 Hampton Road  
Southampton, NY 11968

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## Town of Southampton



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### WORK SESSION/REGULAR MEETING AGENDA March 10, 2016 2:00 PM

This meeting is public; however it does not constitute a public hearing. Testimony from the public may not be solicited nor received. The Planning Board may add or remove applications from the Agenda upon its discretion, without further notice. Applications may not be heard in the order they appear on this agenda.

The Planning Board's agendas may be viewed on the Town's Website, <http://www.southamptontownny.gov>, through the "Town Clerk Portal Agendas/Minutes" link in the left hand column of the Town's Home Page or through the "Town Clerk's Citizen Portal" <http://southamptonny.iqm2.com/citizens/>.

- CALL TO ORDER
- ROLL CALL
- PLEDGE OF ALLEGIANCE
- REFERRALS RECEIVED

TOWN BOARD REFERRAL - HISTORIC LANDMARK DESIGNATION -  
FORMER SAMUEL B. SQUIRES RESIDENCE - 576 HEAD OF POND RD,  
WATER MILL

ZONING BOARD OF APPEALS - WABI SABI; HOLONOCO, LLC; M & R  
PROPERTIES

- APPROVAL OF MINUTES

## **AFTERNOON MEETING**

### **COMPLETENESS**

#### **SUBDIVISION**

**1. Chornoma & Lamelza**

Hamlet of Speonk-Remsenburg      SCTM No. 900-366-1-7.1 & 7.3  
(J. Fenlon)

Consider completeness of the Final Application which consists of a lot line modification proposing to transfer 26,969 square feet from Parcel 1 to Parcel 2, resulting in Parcel 1 containing 32,560 square feet and Parcel 2 containing 89,827 square feet, with both of the properties located within the R-60 Zoning District, at 24 & 24A Dock Road.

#### **SITE PLAN**

**2. Busil 4**

Hamlet of Speonk-Remsenburg      SCTM No. 900-327-1-1.1  
(C. Shea)

Consider the coordination for SEQRA for the site plan application for the construction of a 31,500 square foot building to be used for a special trade contractor use on a 4.88-acre parcel located in the Aquifer Protection Overlay District and the Central Pine Barrens Compatible Growth Area at 1368 Speonk Riverhead Road.

**3. Noyac Golf Club**

Hamlet of Noyack      SCTM No. 900-13-1-2  
(C. Shea)

Consider completeness of the modification to the site plan application to add a maintenance area to an existing golf course located in the CR-120 & CR-200 Zoning District situate in the Aquifer Protection Overlay District located at 2600 Noyack Road.

### **EXTENSION**

#### **SUBDIVISION**

**4. Parkview Community - Extension of Final Conditional Approval**

Hamlet of Riverside      SCTM No. 900-118.1-1-14  
(J. Fenlon)

Consider the applicant's request for a 90 day extensions of the final conditional approval which was adopted on March 14, 2013, for the Final Application which consists of a 3 lot subdivision of a 6.75 acre parcel located in both the R-15 and R-80 Zoning Districts



located at 392 Mill Road.

**9. EMC & MTG Corp. (fka Angiola, Eloise)**

Hamlet of Shinnecock Hills                      SCTM No. 900-209-3-92.1 & 92.2  
(C. Shea)

Consider SEQRA determination for a three-lot subdivision of a 4.0-acre property improved with a single family residence situated within the R-40 Zoning District and NYS Archaeological Sensitive Area., located at 27 & 33 Ridge Road.

**SITE PLAN**

**10. Suburban Exterminating**

Hamlet of Riverside                                      SCTM No. 900-118.1-1-22  
(C. Shea)

Set maintenance bond for a site plan application to convert an existing retail building into office space with associated parking and landscaping on a 24,231 square foot parcel located in the R-15 Zoning District at 372 Flanders Road (SR 24).

**11. Edge of the Woods Horse Farm**

Hamlet of Water Mill                                      SCTM No. 900-65-2-1.3 & 3.71  
(C. Shea)

Consider the decision for the modification to the landscape plan associated with an approved horse farm on two agricultural reserve parcels, for a total of 40.38-acres located in the CR-80 Zoning District, Aquifer Protection Overlay District and the Agricultural Overlay District at 1241 Deerfield Road.

**12. Wabi Sabi**

Hamlet of Water Mill                                      SCTM No. 900-13-1-17.1 & 18.1  
(C. Shea)

Pre-Submission Conference report for the site plan application to change from one non-conforming use, a garden center to another non-conforming use, spa with lodging for overnight guests located in the CR-60 Zoning District at 329 & 337 Montauk Highway.

**13. 230 E Montauk Highway**

Hamlet of Hampton Bays                                      SCTM No. 900-228-2-8  
(C. Shea)

Consider staff report and decision for a site plan/special exception application to change the use of an existing 2,944 sq ft. building from a car repair garage to a private ambulance service and a request to do interior and exterior improvements to said building on a 10,189 sq. ft parcel situated in the Highway Business Zoning District located at 230 East Montauk Highway.

**14. Samuels & Guilloz**

Hamlet of Speonk-Remsenburg           SCTM No. 900-303-1-1  
(C. Shea)

Consider staff report and draft decision for a site plan/special exception application to change the use from lumber yard to special trade contractor and non-manufacturing industry (storage) on a 5 acre parcel located in the LI-40 Zoning District at 1324 Speonk Riverhead Road.

**15. Good Water Farm**

Hamlet of Bridgehampton               SCTM No. 900-68-2-14  
(C. Shea)

Consider staff report and decision for the agricultural construction permit/special exception application for the construction of five (5) agricultural greenhouses (4,704 sf each – 23,520 sf total) located on an 32.79-acre agricultural parcel improved with a barn on an agricultural reserve created as part of the Benny Graboski Subdivision situated in the CR-80 Zoning District at 511 Mitchells Lane.

**16. Flying Point LLC 1**

Hamlet of Water Mill                    SCTM No. 900-133-2-1  
(C. Shea)

Hire traffic consultant to review the traffic report for SEQR for the site plan for the construction of a 4,000 square foot building for a permitted use in the HB Zoning District on a 33,076 square foot parcel located at 2 Montauk Highway on the corner of Montauk Highway and Flying Point Road.

**17. Flying Point LLC 2**

Hamlet of Water Mill                    SCTM No. 900-133-2-4  
(C. Shea)

Hire traffic consultant to review the traffic report for SEQR for the site plan for the construction of a 14,999 square foot building for permitted uses in the HB Zoning District on an 83,647 square foot parcel located at 56 Flying Point Road near the intersection of Montauk Highway and Flying Point Road.

**OLD FILED MAP**

**18. Ocean View Park Sect. One & Two -Approval of Development Section Amendment**

Hamlet of North Sea

SCTM No. 900-64-1-30.1, 46.1, 52, 60.2, 61.5, 67.2, 68.1, 76, 83, 138.1, 139.1 140.1, 141, 142.2, 143, 146.1, 147, 148, 149, 150, 151, 152, 153 & 154.1

(J. Fenlon)

Consider approval of the application to amend an approved Development Section Map to facilitate development of Section 2 of the Old Filed Map of Ocean View Park, Map 105, Sections 1 & 2, located within the CR-200 Zoning District and situated within the Aquifer Protection Overlay District, located south of Great Hill Road.

**SITE DISTURBANCE/OVER CLEARING**

**19. Northview Hills Lot 26 Site Disturbance - Approval**

Hamlet of Noyack

SCTM No. 900-14-3-26

(A. Trezza)

Consider approval of the site disturbance/over clearing application for a 48,080 square foot property, known as Lot 26 within the Subdivision of Northview Hills, located within the R-60 Zoning District and situated within the Aquifer Protection Overlay District, located at 57 Northview Hills Court.

**20. Koster, Goleski & Rosko Lot 3**

Hamlet of Bridgehampton

SCTM No. 900-30-1-38.7

(A. Trezza)

Discussion regarding transferring clearing rights in order to resolve a clearing violation on a 2.164-acre property identified as Parcel 3 on the “Subdivision Map of Paul Koster, Thomas Goleski and Thomas Rosko”, filed in the Office of the County Clerk on March 24, 1983, situated within the CR-200 Zoning District and Aquifer Protection Overlay District, located at 309 Old Sag Harbor Road.

**TOWN BOARD REFERRAL**

**21. Historic Landmark Designation - former Samuel B. Squires Residence - 576 Head of Pond Rd, Water Mill**

Hamlet of Water Mill

SCTM No. 900-900-101-1-8

(D. Wilcox)



**26. 720 North Sea Road**

Hamlet of North Sea

SCTM No. 900-900-130-2-11

(A. Trezza)

Consider SEQRA coordination request from the ZBA for an application to change from one non-conforming use (restaurant) to another non-conforming use (special trade contractor) on a property currently improved with 2-story building currently used for combined residential and restaurant use on a 0.632-acre parcel located within the R-20 Zoning District, located at 720 North Sea Road.

**SIGNED PLANS**

**SUBDIVISION**

**27. Bialsky, Jay -Final Conditional Approval**

Hamlet of Bridgehampton

SCTM No. 900-117-1-2.1 & 2.2

(J. Fenlon)

Acknowledge signature of the lot line modification which received final conditional approval on January 21, 2016, and proposes to transfer 20,072 square feet (Parcel A) from Lot 1 to Lot 2 resulting in Lot 1 containing 174,240 square feet and Lot 2 containing 117,255 square feet, involving the two properties located within the CR-120 Zoning district and located within the Agricultural Overlay District, at 158 & 194 Quimby Lane.

**SITE PLAN**

**28. Hampton Business District Phase 4**

Hamlet of Westhampton

SCTM No. 900-312-1-4.2

(C. Shea)

Acknowledge signature of plans for the site plan application for the construction of a 67,235 square foot warehouse/manufacturing/industrial/office building with parking spaces, lighting, landscaping known as 200 Roger's Way (Phase 4) as part of the proposed 439,355 square foot mixed use campus-style corporate center to be located on 49.7 acres within Gabreski Airport Planned Development District (APDD).

**29. Suffolk East Properties**

Hamlet of Riverside

SCTM No. 900-141-1-9.8

(C. Shea)

Acknowledge signature of modified plans for a Site Plan/Special Exception application

of a 10,500 sq. ft. building originally approved for a wood molding manufacturing and special trade contractor use and storage, on a 1.5 acre parcel, in the Aquifer Protection Overlay District, in the LI-40 Zoning District, on the property located at 24 Enterprise Zone Drive.

**30. Nurel's Farmstand- Signature of Modification**

Hamlet of Hampton Bays                      SCTM No. 900-2228-2-6

(J. Fenlon)

Acknowledge signature of modification for fence and outdoor storage area for the Site Plan/Special Exception for the expansion of a pre-existing, non-conforming farm stand and the re-development of the subject property with a 3,000 square foot farm stand building, 900 square foot cooler & 6,600 square foot greenhouse, 38 parking spaces, for the property located within the NYS Archeologically Sensitive Areas with the majority of the property located within the HB Zoning District with the southern portion of the property located within the R-20 Zoning District, located at 226 East Montauk Highway.

**ADJOURN**