

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 April 28, 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
- APPROVAL OF MINUTES

## AFTERNOON MEETING

### COMPLETENESS

### SUBDIVISION

### SITE PLAN

**1. Canoe Place Inn (CPICE Maritime PDD)**

Hamlet of Hampton Bays                      SCTM No. 900-900-207-5-3,4  
(J. Scherer)  
Deem Site Plan Complete, Schedule Public Hearing

**2. Canal and Eastern Properties (CPICE MPDD), Hamlet of Hampton Bays**

Hamlet of Hampton Bays                      SCTM No. 900-900-207-4-22.1, 23, 24 & 25; 900-208-2-18.1  
(J. Scherer)

Consider completeness of site plan application for 37 Townhouse units, clubhouse and public fishing pier/overlook on a 6.98 acre parcel (including surplus land) with 74 parking spaces for the homes, 5 spaces for the public and 19 spaces proposed as landbanked; the Eastern property is proposed for a Nitrex wastewater treatment facility to serve the townhouse complex

**3. Araujo, Jose**

Hamlet of Hampton Bays                      SCTM No. 900-320-1-7  
(A. Trezza)

Consider completeness for the Site Plan Application of Jose Araujo for the construction of a 2,192 s.f. two-story building for four (4) apartment units, parking for 22 vehicles and upgraded sanitary system on a 0.6561-acre parcel situated within the R-40 Zoning District, currently improved with multiple residential units, located at 48 Rampasture Drive.

### EXTENSION

### SUBDIVISION

**4. Czeizler, Marcy**

Hamlet of Water Mill                              SCTM No. 900-102-2-29  
(J. Fenlon)

Consider 3 consecutive 90 day extensions of the final conditional approval granted on March 26, 2015 for the Final Application which consists of a 2 lot standard subdivision, showing the existing Peconic Land Trust Open Space Conservation Easement of 105,351 square feet within the boundaries of Lot 1, all on a 7.0 acre parcel located within the within the CR-80 Zoning District and situated within the Agricultural Overlay

District, located on the west side of Rose Hill Road, at 186 Rose Hill Road.

**5. George Eckart**

Hamlet of Speonk-Remsenburg SCTM No. 900-353-1-6

(J. Fenlon)

Consider the applicant's fifth request for a 90 day extension of the final conditional approval granted on November 20, 2014, for the Final Subdivision Application which consists of a 3 lot subdivision on a 3.0 acre property located within the R-20 Zoning District, located at 153 Old Country Road.

**6. Estate of Madeline Cuomo**

Hamlet of East Quogue SCTM No. 900-291-1-5, 6, 9, 10

(J. Fenlon)

Consider the applicant's 2<sup>nd</sup> request for a waiver of the Planning Board's Pre-Application policy and an extensions of the Pre-Application Report which was adopted on February 9, 2012, for the 2nd Pre-Application which consists of a four lot subdivision of four parcels totaling 1.78-acres, located in the R-20 Zoning District, on the south side of Montauk Highway, located in between Seashore Avenue and Ocean Avenue, East Quogue

**7. Northside Hills Section 1**

Hamlet of Noyack SCTM No. 900-29-2-38.16

(J. Fenlon)

Consider covenant amendment to change the clearing restriction to 50% from 30% on Lot 2 of the North Side Hills Section 1 Subdivision improved with a single family residence located at 73 Northside Drive.

**SITE PLAN**

**8. Best Choice**

Hamlet of Riverside SCTM No. 900-138-2-33

(C. Shea)

Consider re-approval of the site plan for a change of use to convert from a gas station, service and repair use to a variety store (retail) use in an existing 3,396 square foot building with parking area improvements on a 0.382-acre parcel located in the VB Zoning District and APOD at 39 Flanders Road (SR24) approximately 216 feet east of Riverside rotary.



**13. Mill Creek Heights (a.k.a. Sag Harbor Woods)**

Hamlet of Noyack SCTM No. 900-14-1-39  
(J. Fenlon)

Assume Lead Agency for the Preliminary Application which consists of a Planned Residential Development (Cluster) Plan subdivision with 8 lots on a 427,607 square foot (9.82 acre) tract of land, situated in the R-40 Zoning District, Great Swamp Target Area, Aquifer Protection Overlay District, and a NYS Archeologically Sensitive Area, south of Noyac Road approximately 75 feet west of Burkeshire Drive, located at 3260 Noyac Road.

**SITE PLAN**

**14. Flying Point LLC 1**

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

Consider Traffic consultant's review of 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.

**15. Jedi Holding**

Hamlet of Tuckahoe SCTM No. 900-158-2-8.10  
(C. Shea)

Consider pre-submission conference report for the construction of a 22,345 square foot warehouse building and associated parking on a 1.7 acre parcel located in the LI-40 Zoning District located at 8 Leecon Court.

**16. Audi Southampton**

Hamlet of Water Mill SCTM No. 900-133-1-1.7 & 27.1  
(C. Shea)

Consider the decision for the site plan/special exception application for an 11,572 footprint car dealership (14,890 square feet - total) on two parcels to be merged totaling 94,006 square feet in the HB Zoning District located at 51 & 55 Montauk Highway.

**17. Approve Strada Baxter, Design/Build LLC as local preservation consultant for the rehabilitation of the Canoe Place Inn and cottages**

Hamlet of Hampton Bays SCTM No. 900-900-207-5-3,4  
(J. Scherer)



22.

**22. 322 Ocean Road, LLC**

Hamlet of Bridgehampton                      SCTM No. 900-87-2-10  
(J. Fenlon)

Acknowledge signature of the subdivision which received final conditional approval on November 19, 2015, for the Final Application which proposes 5 lots and a 7.73 acre agricultural reserve, on a 19.6008 acre property located within the R-60 Zoning District and situated within the Agricultural Overlay District and within a NYS Archeologically Sensitive area, located on the west side of Ocean Road, at 322 Ocean Road.

**23. Cow Neck Farm**

Hamlet of North Sea                              SCTM No. 900-57-1-1.6  
(C. Shea)

Acknowledge signature of plans for the site plan to construct an accessory barn to the existing horse farm located on the 504.5-acre parcel located in the CR-120 Zoning District located at 2299 North Sea Road.

**24. Sandy Hollow Cove Apartments**

Hamlet of Tuckahoe                              SCTM No. 900-900-111-3-24  
(J. Scherer)

**ADJOURN**