

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
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Town of Southampton



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WORK SESSION/REGULAR MEETING AGENDA June 23, 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 WORK SESSION

1. Rosko Farms at Magee

Hamlet of Tuckahoe

SCTM No. 900-158-2-15.3 & 28.1

(A. Trezza)

Review and discuss design plan for the Open Space Easement and Trail Easement for the “Subdivision Map of Rosko Farms at Magee”, which consists of a 29-lot Standard Plan and a 28-lot Planned Residential Development Plan on a 34.235 acre parcel situated in the R-40 Zoning District and within a NYS Archaeological Sensitive Area, located on the west side of Magee Street and the east side of Tuckahoe Lane, 104 Tuckahoe Lane and 195 Magee Street.

2. Bridgehampton Corral - Lot 1

Hamlet of Bridgehampton

SCTM No. 900-72-1-1.4

(J. Fenlon)

Work session to discuss requested covenant amendment for the existing non-disturbance buffer and to address the encroachment of Narrow Lane improvements, for the property located within the R-40 Zoning District and situated within the Aquifer Protection Overlay District, located at 275 Narrow Lane.

3. Estate of William Swan

Hamlet of East Quogue

SCTM No. 900-316-1-23 & 30

(J. Fenlon)

Work session regarding a proposed subdivision for the two properties which possess a total are of 32.61828 acres, proposing transfer of development rights, with both properties located within the R-40 Zoning District on the north side of Montauk Highway and on the west side of East End Avenue, at 436 Montauk Highway and 12 East End Avenue.

4. Canal Properties (CPICE MPDD)

Hamlet of Hampton Bays

SCTM No. 900-900-207-4-22.1, 23, 24 & 25; 900-208-2-18.1

(J. Scherer)

Discuss boat basin vegetation and other elements 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

AFTERNOON MEETING

COMPLETENESS

SUBDIVISION

5. 575-541 County Road 39A LLC

Hamlet of Tuckahoe

SCTM No. 900-158-1-12 & 14.3

(A. Trezza)

Consider completeness of a Lot Line Modification application entitled “575-541 County Road 39A LLC”, which proposes to transfer 0.8 acres from SCTM# 900-158-1-12 currently improved with the Southampton Elks Lodge and split zoned R-60 and Highway Business, to SCTM# 900-158-1-14.3 currently improved with the a Mercedes Benz dealership and zoned Highway Business, with a total project area of both lots totaling 17.9 acres located at 605 and 575 County Road 39.

SITE PLAN

6. Bridge Facilities, LLC

Hamlet of Bridgehampton

SCTM No. 900-85-2-7

(A. Trezza)

Consider completeness for the Site Plan/Special Exception Application entitled “Bridge Facilities, LLC” for the demolition of two (2) residential structures and construction of a new, 2-story building approximately 5,400 square feet in size, with retail/office on the first floor, two (2) apartments on the second floor and associated parking on a 0.4582-acre parcel situated within the HC Zoning District located at 2183 Montauk Highway.

7. 183 W Montauk Hwy

Hamlet of Hampton Bays

SCTM No. 900-222-1-5

(C. Shea)

Deem site plan application incomplete to change the use from a bait shop to a medical office and associated parking and landscaping improvements on a 1-acre parcel located in the HB Zoning District at 183 W Montauk Highway

8. 1 Oceanview Road

Hamlet of Hampton Bays

SCTM No. 900-230-2-29

(C. Shea)

Deem pre-submission application incomplete for the demolition of the existing residence and the construction of a 24 room motel (only 8 room motel permitted through Special Exception) on a 2.1 acre parcel located in the Motel Zoning District located at 1 Oceanview Road (with frontage on East Montauk Highway).

DISCUSSION

SUBDIVISION

9. Corwith North Lot

Hamlet of Water Mill
(J. Fenlon)

SCTM No. 900-113-1-20.2

Discuss the Pre-Application which consists of a 2 lot subdivision of a 49.3985 acre agricultural reserve, preserved by the Grant of Development Rights Easement filed on October 9, 2012, Liber D00012707 and Page 727, for the property located within the CR-80 Zoning District and situated within the Agricultural Overlay District, located at 129 Seven Ponds Road.

SITE PLAN

10. Flying Point LLC 1

Hamlet of Water Mill
(C. Shea)

SCTM No. 900-133-2-1

Discuss the staff report for the site plan application for the construction of a 4,000 square foot building for permitted uses in the HB Zoning District on a parcel located at 2 Montauk Highway on the corner of Montauk Highway and Flying Point Road.

11. Flying Point LLC 2

Hamlet of Water Mill
(C. Shea)

SCTM No. 900-133-2-4

Discuss the staff report 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.

DEVELOPMENT ACTION

SUBDIVISION

12. Sherwood Tanners Neck, LLC

Hamlet of Westhampton
(J. Fenlon)

SCTM No. 900-369-3-56

Consider final conditional approval of the Final Application which consists of a 3 lot Subdivision of a 176,004 square foot parcel located within the R-40 Zoning District, which proposes common driveway, located on the west side of Tanners Neck Lane, at 43 Tanners Neck Lane.

18. Noyac Golf Club

Hamlet of Noyack
(C. Shea)

SCTM No. 900-13-1-2

Review staff report for the modification to the site plan application to add to an existing maintenance area associated with 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.

ZBA REFERRAL

19. Wabi Sabi

Hamlet of Water Mill
(C. Shea)

SCTM No. 900-13-1-17.1 & 18.1

ZBA 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.

SEQRA

20. Bridge Facilities, LLC

Hamlet of Bridgehampton
(A. Trezza)

SCTM No. 900-85-2-7

Consider issuing a SEQRA determination for the Site Plan/Special Exception Application entitled “Bridge Facilities, LLC” for the demolition of two (2) residential structures and construction of a new, 2-story building approximately 5,400 square feet in size, with retail/office on the first floor, two (2) apartments on the second floor and associated parking on a 0.4582-acre parcel situated within the HC Zoning District located at 2183 Montauk Highway.

ADJOURN