

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
116 Hampton Road
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Town of Southampton



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WORK SESSION/REGULAR MEETING AGENDA January 21, 2016 2:00 PM

Please Note: There are no public hearings this evening.

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 - SOUTHAMPTON HOSPITAL CANCER CENTER

ZONING BOARD OF APPEALS -DUBIN, RONALD & BETTY

DENKTSIS, MICHAEL

MACK, CYNTHIA & JOHN JOHNSON

AFTERNOON WORK SESSION

1. Sagaponack Woods

Hamlet of Sagaponack SCTM No. 900-56-1-33.1
(A. Trezza)

Consider applicant’s request for a covenant interpretation for the “Subdivision Map of Sagaponack Woods” involving a right-of-way shown on the map to provide access to an abutting, vacant, landlocked parcel to the west, located within the CR-120 Zoning District and Aquifer Protection Overlay District.

AFTERNOON MEETING

COMPLETENESS

SUBDIVISION

2. Sagvine Properties LLC

Hamlet of Noyack SCTM No. 900-23-1-81
(A. Trezza)

Consider completeness for the Pre-Application for the Subdivision Map of Sagvine Properties LLC, which consists of a two-lot subdivision of a 10.7-acre parcel currently improved with a cell tower, situated within the CR-200 Zoning District, Aquifer Protection Overlay District and the NYS Archaeological Sensitive Area, located at 775 Middle Line Highway.

SITE PLAN

3. Sagaponack Farm

Hamlet of Sagaponack SCTM No. 900-56-1-15
(A. Trezza)

Consider completeness of a Site Plan Application entitled “Sagaponack Farm” for an expansion of a distillery facility on a 13.063-acre parcel currently improved with a 2-story residence and accessory structures and currently used in connection with a wholesale firewood business and an active agricultural use located within the CR-80 Zoning District and Aquifer Protection Overlay District situated at 369 Sagg Road.

4. 1140 Flanders Road

Hamlet of Flanders SCTM No. 900-168-1-7
(C. Shea)

Consider completeness for the site plan application for the replacement of an existing health club/spa (18,395 sf footprint) and the construction of a 2-story building (12,615 sf footprint) for a health club and spa on a 3.1 acre parcel located on Reeves Bay in the

RWB Zoning District located at 1140 Flanders Road.

5. Jedi Holding

Hamlet of Tuckahoe SCTM No. 900-158-2-8.10

(C. Shea)

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

6. Grant, Michael

Hamlet of North Sea SCTM No. 900-62.1-1-11

(C. Shea)

Consider completeness for a site plan/wetlands permit application for a basement addition and greenhouse to an existing 850 square foot condo situated on an 8 acre parcel with frontage on tidal wetlands (Fish Cove) located at 400 Noyack Road.

DISCUSSION

7. The Wilkes Lot

Hamlet of Sagaponack SCTM No. 900-908-6-3-11 & 18

(C. Shea)

Acknowledge the extinguishment of a conditional dedication for access for The Wilkes Lot Subdivision on Lots #1 & #8, located at 84 and 98 Wilkes Lane.

SUBDIVISION

8. George Eckart - Extension of Final Conditional Approval

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

(J. Fenlon)

Discussion on Planning Board conditions to remove the two single family residences located on proposed Lot 1 and consider the applicant's fourth 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.

9. Parkview Community

Hamlet of Riverside SCTM No. 900-118.1-1-14

(J. Fenlon)

Discuss status of subdivision which received final conditional approval 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 on the property located on Flanders Road (SR 24) and fronting on the Peconic River, located at 330 Flanders Road.

Whippoorwill Lane.

13. Bialsky, Jay -Final Conditional Approval

Hamlet of Bridgehampton SCTM No. 900-117-1-2.1 & 2.2
(J. Fenlon)

Consider approval of the lot line modification which 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, for the two properties located within the CR-120 Zoning district and located within the Agricultural Overlay District, at 158 & 194 Quimby Lane.

14. Sean Dunne

Hamlet of Westhampton SCTM No. 900-376-1-45
(A. Trezza)

Consider adopting Pre-Application Report for a subdivision application, which consists of a two-lot subdivision of a 59,467 square foot parcel currently improved with a single-family residence and customary accessory structures, situated within the R-40 Zoning District, located at 42 Apaucuck Point Lane.

15. Schellinger

Hamlet of Sag Harbor SCTM No. 900-25-1-50.3 & 50.4
(J. Fenlon)

Consider final conditional approval of the Lot Line Modification of the properties known as Lots 1 and 2 of the Subdivision entitled “Spring Farm” which proposes to transfer equal area of 13,924 square feet, with both properties located within the CR-200 Zoning District and in the Aquifer Protection Overlay District, at 205 and 207 Clay Pitt Road,.

16. Fortune Subdivision - Recommend Release of Performance Bond and Acceptance of Road

Hamlet of Hampton Bays SCTM No. 900-900-295-1-10.26
(D. Wilcox)

17. Bialsky, Jay - Assume Lead Agency & SEQRA Determination

Hamlet of Bridgehampton SCTM No. 900-117-1-2.1 & 2.2
(J. Fenlon)

Assume Lead Agency and consider SEQRA Determination for the lot line modification which 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, for the two properties located within the CR-120 Zoning district and located within the Agricultural Overlay District, at 158 & 194 Quimby Lane.

SITE PLAN

18. Bridgehampton Commons - TJ Maxx

Hamlet of Bridgehampton SCTM No. 900-83-1-14,20,21,22 & 23.5
(C. Shea)

Consider pre-submission conference report for a site plan application for the 17,000 square foot expansion of the eastern building on two parcels totally approximately 30 acres improved with an existing shopping center located in the SCB Zoning District at 2102 Montauk Highway.

19. Edge of the Woods Horse Farm

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

Consider extension of the action deadline 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.

20. The Carpetman

Hamlet of Water Mill SCTM No. 900-900-133-1-1.5
(C. Shea)

Consider release of the performance bond for the Site Plan application for a 3,200 square foot addition to an existing 16,132 square foot commercial building, all on a 60,000 square foot property located in the HB Zoning District, at 633 County Road 39A.

21. Verizon Wireless - East Manorville PCS

Hamlet of Northampton SCTM No. 900-213-1-94
(C. Shea)

Consider request for expedited site plan review for the installation of 3 new antennas and an equipment canopy on a 4.1-acre parcel improved with an existing wireless facility, located in the Central Pine Barrens Core Preservation and Aquifer Protection Overlay District, situated in the CR-200 Zoning District located a 120 Moriches – Riverhead Road.

22. Flying Point LLC 1

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

Acknowledge receipt of 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.

23. Flying Point LLC 2

Hamlet of Water Mill

SCTM No. 900-133-2-4

(C. Shea)

Acknowledge receipt of 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

24. Ocean View Park Sect. One & Two -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)

Discuss the request 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

25. Southampton Shores, Section 2 - Lot 20 (44 Warfield Way)

Hamlet of North Sea

SCTM No. 900-44-2-42

(J. Fenlon)

Consider approval of the Site Disturbance/ Over Clearing Application for Lot 20 of the Subdivision of Southampton Shores, Section 2, which is located within the R-15 Zoning District and situated within the Aquifer Protection Overlay District, located at 44 Warfield Way.

26. Rolling Hills Estates, Section 3 - Lot 94 (15 Wickatuck Lane)

Hamlet of Noyack

SCTM No. 900-23-1-73

(J. Fenlon)

Acknowledge signature of the re-vegetation plan and associated survey for the Site Disturbance/ Over Clearing application for the 25,950 square foot property located within the CR-200 Zoning District and situated within the Aquifer Protection Overlay District, at 15 Wickatuck Lane.

31. Mack, Cynthia & John Johnson

Hamlet of Bridgehampton SCTM No. 900-53-1-19.1 & 85
(C. Shea)

Consider SEQRA coordination from the ZBA for an application to change one non-conforming use (car storage) to an office building on two parcels totaling 15,543 square feet in the R-20 Zoning District at 1004 Bridgehampton Sag Harbor Turnpike and 2247 Scuttlehole Road.

SIGNED PLANS

32. Southampton Shores, Section 2 - Lot 20 (44 Warfield Way)

Hamlet of North Sea SCTM No. 900-44-2-42
(J. Fenlon)

Acknowledge signature of the re-vegetation plan and associated survey for the Site Disturbance/ Over Clearing Application for Lot 20 of the Subdivision of Southampton Shores, Section 2, which is located within the R-15 Zoning District and situated within the Aquifer Protection Overlay District, located at 44 Warfield Way.

33. Messina Group Corporation

Hamlet of Westhampton SCTM No. 900-354-4-94
(J. Fenlon)

Acknowledge signature of the subdivision which received final conditional approval on December 10, 2015, for the Final Application which consists of a four lot subdivision of a 5.0511 acre parcel located within the R-40 Zoning District and situated within the NYS Archeologically Sensitive Areas, at 35 Seabreeze (Rogers) Avenue.

34. Chris Nichols (F.K.A. Elliot Tash)

Hamlet of Speonk-Remsenburg SCTM No. 900-350-3-87
(J. Fenlon)

Acknowledge signature of the subdivision which received final conditional approval on December 11, 2014, for the Final Application which consists of a two lot Planned Residential Development (Cluster Plan) with Open Space to be dedicated to the Town and common driveway, all on 2.49 acre property, situated in CR-40 Zoning District and the NYS Archeologically Sensitive Areas, located 1,904 feet South of Old Country Road at 89 N. Phillips Avenue.

CLOSED