

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
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Town of Southampton



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WORK SESSION/REGULAR MEETING AGENDA February 11, 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.ig2.com/citizens/>.

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

ZONING BOARD OF APPEALS

DENTKIS, MICHAEL; DUBIN, RONALD & BETTY; JAF REAL PROPERTY

- APPROVAL OF MINUTES

AFTERNOON MEETING

EXTENSION

SUBDIVISION

1. King, Robert Et Al

Hamlet of Hampton Bays SCTM No. 900-295-4-43.1
(C. Shea)

Consider extension of the deadline for submission of plans for the final application for a 2 lot subdivision of a 22,251 square foot parcel of land in the R-20 Zoning District and the Special Old Filed Map Overlay District, located at 17, 19 & 21 Prospect Avenue.

2. Serenity Estates

Hamlet of Speonk-Remsenburg SCTM No. 900-350-3-85.1
(J. Fenlon)

Consider extension of time of the conditional final approval for the subdivision of a 15.19 acre tract located within the CR-40 Zoning District and within a NYS designated Archaeologically Sensitive Area, which proposes a 13 lot Planned Residential Development (Cluster) Plan with 3.8 acre of Open Space, located on the west side of Phillips Avenue, approximately 1,250 feet south of Old Country Road, at 95 North Phillips Road.

3. Middle Line Highway LLC

Hamlet of Noyack SCTM No. 900-34-1-19.1 & 20.2
(A. Trezza)

Consider extension of time for the adopted Pre-Application Report for a Pre-Application entitled “Middle Line Highway, LLC”, which consists of a 3 lot Standard and Planned Residential Development Plan which proposes 66.1% open space, on a 15.63 acre (680,750 square foot) parcel, situated in the CR-200 Zoning District and within the Aquifer Protection Overlay District and listed on the Community Preservation Fund Priority List as an Aquifer Recharge Area priority, located at the corner of Little Noyac Path and Middle Line Highway, within the Hamlet of Noyac.

DEVELOPMENT ACTION

SUBDIVISION

4. Sagvine Properties LLC

Hamlet of Noyack

SCTM No. 900-23-1-81

(A. Trezza)

Consider rescheduling public hearing 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.

5. Polikoff Property

Hamlet of East Quogue

SCTM No. 900-373-2-44 & 45

(J. Fenlon)

Reschedule public hearing for March 10, 2016 due to noticing for the Pre-Application which consists of a lot line modification which proposes to transfer 10,966 square feet from Lot 44 to Lot 45 for the properties located within the R-40 Zoning District and located at 45 & 47 Sunset Avenue.

6. Hancock Properties

Hamlet of Hampton Bays

SCTM No. 900-226-2-10.1

(J. Fenlon)

Consider three consecutive 90 day extensions of the final conditional approval on December 11, 2014 for the Final Application which consists of a two-lot subdivision of a 43,392 square foot parcel currently improved with a one-story single-family residence and garage with apartment located within the R-40 Zoning District, located at 22 Squiretown Road.

7. 322 Ocean Road, LLC

Hamlet of Bridgehampton

SCTM No. 900-87-2-10

(J. Fenlon)

Consider approval of final pond plans for the Final Application which was conditionally approved on November 19, 2015 and 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.

13. National Development Corp

Hamlet of Tuckahoe SCTM No. 900-158-2-8.14

(C. Shea)

Consider the release of the maintenance bond associated with the site plan located at 1 Leecon Court.

14. Whitmore's Garden Center

Hamlet of Water Mill SCTM No. 900-133-1-18.1

(C. Shea)

Consider the release of the maintenance bond associated with the site plan located at 337 Montauk Highway.

15. TPED

Hamlet of Noyack SCTM No. 900-4-3-35.3

(C. Shea)

Consider the release of the maintenance bond associated with the site plan located at 3297 Noyack Road.

16. Munir - 810 Realty Corp

Hamlet of Riverside SCTM No. 900-118-2-4

(C. Shea)

Consider release of the maintenance bond for a site plan for a 750 square foot addition to the existing 160 square foot cinder block building, to accommodate a convenience store use on a parcel improved with an existing gas station on a 0.48 acre parcel located on the northeast side of the Riverside/Flanders traffic circle, fronting on Flanders Road (SR 24) and Peconic Avenue

ZBA REFERRAL

17. Denktsis, Michael

Hamlet of Shinnecock Hills SCTM No. 900-234-1-3

(A. Trezza)

Consider ZBA Referral Report for an expansion of a pre-existing, non-conforming motel and residential use for three (3) additional motel units for a total of thirteen (13) units, along with a 450 square foot addition to the existing residence, which also operates as a motel office, on a property currently improved with a motel use, located within the R-20 Zoning District, at 300 Montauk Highway in Shinnecock Hills.

18. Dubin, Ronald and Betty

Hamlet of Shinnecock Hills SCTM No. 900-191-3-7.3
(A. Trezza)

Consider adopting ZBA Referral Report to permit a change from one non-conforming use to another nonconforming use without the benefit of building permits, from three single-family dwellings to a two-family dwelling with covered porch, a two-family one-story dwelling with cellar and a one-family one-story dwelling and any other relief necessary, for a property currently improved with multiple dwelling units, located within the R-20 Zoning District at 92 North Highway, Shinnecock Hills.

19. JAF Real Property

Hamlet of Westhampton SCTM No. 900-355-3-36
(C. Shea)

Consider report to the ZBA for a freestanding sign associated with an office building located in the HO Zoning District at 4 Montauk Highway.

SIGNED PLANS

20. Water Mill Building Supply, Inc.

Hamlet of Water Mill SCTM No. 900-102-1-17.1
(J. Fenlon)

Acknowledge signature of the plans for site plan approval for the construction of a new 3,800 square foot building and the addition of parking and the demolition of the existing 3800 square foot part of the existing building used as a home improvement center and rental equipment on a 5.9-acre parcel located in the HB Zoning District at 1110 Montauk Highway.

CLOSED