

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 February 25, 2016 2:00 PM

**Please Note: There are no public hearings scheduled for 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
- APPROVAL OF MINUTES

## AFTERNOON MEETING

### COMPLETENESS

#### SUBDIVISION

**1. The Estates at Remsenburg**

Hamlet of Speonk-Remsenburg      SCTM No. 900-368-3-52 & 54.1  
(J. Fenlon)

Consider completeness of the Final Application for the 19 lot Planned Residential Development Plan with open space totaling 5.74 acres, on a 22.9642 acre parcel located within the R-40 Zoning District and situated within the NYS Archaeologically Sensitive Area, located north of South Country Rd and west of Nidzyn Avenue, at 116 South Country Road and 46 Mathews Drive.

**2. 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.

**3. Gateway Shores**

Hamlet of Hampton Bays      SCTM No. 900-186-1-36  
(A. Trezza)

Consider completeness of a Pre-Application, which consists of a two-lot subdivision of a 40,000 square foot parcel previously identified as lots 44 and 45 on the Subdivision Map of Landing Estates Section 1, currently improved with a single-family residence and customary accessory structures, situated within the R-20 Zoning District, located at 43 Columbine Avenue N.

**4. Arslanian & Carney**

Hamlet of Bridgehampton      SCTM No. 900-134-3-9, 10 & 11  
(J. Fenlon)

Consider completeness of the Pre-Application which consists of a lot line modification that proposes to split an 8,988square foot parcel between the two adjacent property owners, which are located within the R-80 Zoning District and situated within the NYS Archeologically Sensitive Areas and with all three properties fronting on the Atlantic Ocean, located at 15, 29, and 35 Dune Road.

## **DEVELOPMENT ACTION**

### **SUBDIVISION**

**5. Sherwood Tanners Neck, LLC**

Hamlet of Westhampton                      SCTM No. 900-369-3-56  
(J. Fenlon)

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.

**6. Fishman, Jerry**

Hamlet of Speonk-Remsenburg              SCTM No. 900-368-1-14  
(A. Trezza)

Consider adopting Pre-Application Report for a subdivision application that consists of a two-lot subdivision of an 87,235 square foot parcel currently improved with a single-family residence and customary accessory structures, situated within the R-40 Zoning District and NYS Archaeological Sensitive Area, located at 180 South Country Road.

**7. Wildlife Associates Section 1 Lot 1**

Hamlet of East Quogue                      SCTM No. 900-313-1-42.23  
(A. Trezza)

Consider approval of the applicant's request for a covenant amendment to change the maximum clearing from 35% to 50% based on the APOD regulations of the Town Code, for a 40,711 square foot property located within the CR-80 Zoning District and situated within the Aquifer Protection Overlay District, known as Lot 7 on the Subdivision of Wildlife Associates, Section 1, filed on January 2, 1985 as Map No.7829, located at 42 Peacock Path.

### **SITE PLAN**

**8. Nurel's Farmstand**

Hamlet of Hampton Bays                      SCTM No. 900-2228-2-6  
(J. Fenlon)

Consider the applicant's request for a re-approval and modification of the final approval 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.

**9. 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.

**10. Water Mill Bridge**

Hamlet of Water Mill SCTM No. 900-102-1-20.2  
(J. Scherer)

Re-approval/extension of Phase II Site Plan/Special Exception

**11. Sagaponack Farm**

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

Consider conditional approval 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.

**OLD FILED MAP**

**12. 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 requested referral responses related to 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**

**13. Pines East Lot 107 - 12 Corbett Drive**

Hamlet of East Quogue

SCTM No. 900-251-3-54

(J. Fenlon)

Consider conditional approval of a site disturbance application that consists of a survey and re-vegetation plan for a 40,765 square foot (0.936 acre) property located in the TRD Zoning District and Aquifer Protection Overlay District, know as Lot 107 on the “Subdivision Map of Pines East”, filed in the Office of the County Clerk on January 26, 1990, located at 12 Corbett Drive.

**TOWN BOARD REFERRAL**

**14. Historic Landmark Designation - former Hattie J Halsey Tenant Farmhouse, 533 David White's Lane, North Sea**

Hamlet of North Sea

SCTM No. 900-900-132-2-13

(D. Wilcox)

Consider Town Board referral of an application nominating the former Hattie J. Halsey Tenant Farmhouse, located at 533 David White's Lane, North Sea, as a Town Historic Landmark and prepare recommendation to the Town Board.

**ZBA REFERRAL**

**15. 720 North Sea Road**

Hamlet of North Sea

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

(A. Trezza)

Consider adopting ZBA referral report 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.

**CLOSED**