

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
116 Hampton Road
Southampton, NY 11968

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Town of Southampton



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CATHIE GANDEL

WORK SESSION/REGULAR MEETING

AGENDA

March 24, 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/>.

AFTERNOON MEETING

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

AFTERNOON WORK SESSION

1. Meadow Brook Farms - Lot #15
Hamlet of Flanders SCTM No. 900-119-2-4.17
(C. Shea)

6. Citron 19 Montauk, LLC

Hamlet of Westhampton

SCTM No. 900-357-3-14.3

(C. Shea)

Consider completeness for a site plan application to demolish a pre-existing, non-conforming restaurant, bar, nightclub use and construct a non-conforming 10 unit multi-family residential use complex on a 74,667 square foot parcel located in the R-20 Zoning District at 19 Montauk Highway.

7. Manuchi

Hamlet of Flanders

SCTM No. 900-144-1-4

(C. Shea)

Consider completeness of the special exception application for the construction of a single family residence (special exception approval required by Planning Board) on a 4,078 square foot parcel located in the OD Zoning District at 14 Silver Brook Drive.

EXTENSION

E-SUBDIVISION

E-SITE PLAN

8. TBP Holding

Hamlet of Riverside

SCTM No. 900-141-1-9.12

(C. Shea)

Consider extension of the pre-submission conference report for the site plan/special exception application for the construction of a 5,476 square foot building for 2 special trade contractor uses on a 40,500 square foot parcel located at 16 Enterprise Zone Drive in the LI-40 Zoning District in the Aquifer Protection Overlay District and the CPB Compatible Growth Area.

9. Edge of the Woods Horse Farm

Hamlet of Water Mill

SCTM No. 900-65-2-1.3 & 3.71

(C. Shea)

Consider the 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.

DISCUSSION

D-SUBDIVISION

10. LPD Custom Builders, Inc.

Hamlet of Hampton Bays SCTM No. 900-294-2-5
(J. Fenlon)

Discuss applicant's request for a waiver of certain requirements of the adopted Pre-Application Report dated January 28, 2016, for the Pre-Application which consists of a two lot subdivision of a 1.0 acre property, located within the R-20 Zoning District, located at 47 & 61 Hampton Road.

11. Vintage Vines, LLC

Hamlet of Bridgehampton SCTM No. 900-51-2-64.9, 70, 71.1 & SCTM
No.900-52-2-16.1, 17, & 19
(J. Fenlon)

Discuss status of the Performance Bond being held for the road & drainage improvements required in association with the subdivision which received final conditional approval on July 26, 2012, for the Final Application which consists of a thirty-seven (37) lot reduced density planned residential subdivision of a 48.609 acre tract of land to create lots with an average size of 30,202 square feet and providing 19.4673 (40%) acres of open space, situate in the R-20 Zoning District, Agricultural Land Priority, Long Pond Greenbelt Target Area, Aquifer Protection Overlay District, and Old Filed Map Overlay District, West of Bridgehampton - Sag Harbor Turnpike, approximately 275 feet south of Meadows West Road.

D-SITE PLAN

DEVELOPMENT ACTION

DA-SUBDIVISION

12. 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.

13. Anthony Tufariello

Hamlet of Hampton Bays SCTM No. 900-152-1-33 & 34
(A. Trezza)

Consider adopting Pre-Application report for a subdivision application that consists of a Lot Line Modification that proposes to reconfigure the property lines between two adjacent lots, with both properties located within the CR-120 Zoning District, at 98 and 102 Red Creek Road.

14. Hidden Pond Farm

Hamlet of Westhampton SCTM No. 900-356-1-8.4

(A. Trezza)

Consider scheduling a public hearing for a proposed common driveway covenant amendment in order to provide access to the property located at 109 Montauk Highway by providing access over an existing common driveway easement serving four (4) lots that are part of the Subdivision Map of Hidden Pond Farm filed in the Office of the County Clerk on April 8, 1998, located in Westhampton.

15. Brandolini Properties

Hamlet of Hampton Bays SCTM No. 900-186-2-36.4 & 36.5

(J. Fenlon)

Discuss the Pre-Application which consists of a lot line modification which involves two lots and proposes to transfer a “dog leg” or 11,340 square feet from Lot 4 to Lot 3 of the Minor Subdivision of Gerald Stuebe & Morton French, which was approved by the Planning Board on November 11, 1976, with both properties located within the R-80 Zoning District and currently fronting on Great Peconic Bay, located at 108 & 110 Newtown Road.

16. Wildlife Associates Section 1 Lot 41

Hamlet of East Quogue SCTM No. 900-313-1-42.74

(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 41,390 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, Lot 41 filed on January 2, 1985 as Map No.7829, located at 9 Peacock Path.

DA-SITE PLAN

17. Dario's Landscaping

Hamlet of North Sea SCTM No. 900-130-2-11

(A. Trezza)

Consider scheduling a Pre-Submission Conference for a proposed change from one non-conforming use (restaurant) to another non-conforming use (special trade contractor), and an expansion of an existing building, new parking, and landscaping 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.

18. North Highway Limited Partnership

Hamlet of Shinnecock Hills SCTM No. 900-177-3-5

(C. Shea)

Consider release of the maintenance bond for the landscaping associated with the site plan/special exception approval for two (2) special trade contractor uses on 1.255-acre parcel improved with three (3) buildings (3rd building – office) located in the HB Zoning District on the south side of CR39.

19. East End Hospice

Hamlet of Quiogue

SCTM No. 900-370-1-28

(C. Shea)

Discuss sign for the site plan/special exception/wetlands permit application for the demolition of existing commercial structures to construct an 11,951 square foot hospice building on the 4.8-acre property located in the R-20 Zoning District at 1 Meeting House Road.

20. Edge of the Woods Horse Farm

Hamlet of Water Mill

SCTM No. 900-65-2-1.3 & 3.71

(C. Shea)

Consider the release of the bond 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.

21. Canoe Place Inn (CPICE Maritime PDD)

Hamlet of Hampton Bays

SCTM No. 900-900-207-5-3,4

(J. Scherer)

Consider request to allow emergency roof repair at Canoe Place Inn (CPI); qualify Strada Baxter for historic

OLD FILED MAP

22. Riverhead Estates Map No.574, Section C - Application to Build in an Old Filed Map

Hamlet of Flanders

SCTM No. 900-900-166-2-29.1

(J. Fenlon)

Consider approval of the ‘Application to Build in an Old Filed Map’ for newly created Development Parcel __ as shown on the amended Development Section for the Old Filed Map of Riverhead Estates Map No.574, Section C, most recently approved by the Planning Board on December 10, 2015, for the map filed with the Suffolk County Clerk’s Office on July 8, 1914, previously known as Development Parcel L, for the property located within the CR-40 Zoning District and situated within the Aquifer Protection Overlay District, Central Pine Barrens Compatible Growth Area and within the NYS Archeologically Sensitive Areas, located south of Flanders Road, at 284 Oak Avenue.

23. Riverhead Estates Map No.574, Section C - Signature of Development Section

Hamlet of Flanders SCTM No. 900-900-166-2-1, 3, 4, 5, 25.6, 26, 27, 28, 29.1, 30, 31, 32, 33, 34, 35, 37, 38, 39, 42.1, 43.3, 43.4, 44.4, 44.5, 45, 46 and 900-166-3-1, 2.1, 3, 4, 5.1, 6, 7, 8.1, 9, 10, 11.1,16, 17.1, 17.2, 18.2, 18.3

(J. Fenlon)

Acknowledge signature of the Amended Development Section conditionally approved by the Planning Board on December 10, 2015, for the Old Filed Map of Riverhead Estates Map No.574, Section C, which was filed with the Suffolk County Clerk’s Office on July 8, 1914, which shows the conversion of a sending parcel into a development parcel, previously known as Development Parcel L, for the property located within the CR-40 Zoning District and situated within the Aquifer Protection Overlay District, Central Pine Barrens Compatible Growth Area and within the NYS Archeologically Sensitive Areas, located south of Flanders Road at 284 Oak Avenue.

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)

Acknowledge signature of the Amended 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. 272 brick Kiln Road - Site Disturbance

Hamlet of Bridgehampton SCTM No. 900-

(J. Fenlon)

Discuss applicant’s request for a Site Disturbance Application for a 54,086 square foot property that has been over cleared by 77.1% where 50% clearing is permitted, for the property located within the CR 80 Zoning District and situated within the Aquifer Protection overlay District, located at 272 Brick Kiln Road.

AGRICULTURAL FENCING

TOWN BOARD REFERRAL

ZBA REFERRAL

26. Anthony Tufariello (aka 98 Red Creek, LLC and 102 Red Creek, LLC)

Hamlet of Hampton Bays SCTM No. 900-152-1-33 & 34

(A. Trezza)

Consider ZBA referral for dimensional relief associated with a Lot Line Modification and future build-out of the reconfigured lots with both properties situated within the CR-120 Zoning District, located at 98 and 102 Red Creek Road.

SEQRA

SIGNED PLANS

SP-SUBDIVISION

SP-SITE PLAN

MISCELLANEOUS

STAFF COMMENTS

ADJOURN

COMMUNICATIONS

LETTER

NOTE

PUBLIC NOTICES

PLANNING BOARD RESOLUTIONS

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PUBLIC HEARING AGENDA March 24, 2016 6:00 PM

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- **CALL TO ORDER**
 - 6:00 PM Meeting called to order on March 24, 2016 at Town Hall - Town Board Room, {MeetAddress
 - .1}, Southampton, NY.
- **ROLL CALL**
- **PLEDGE OF ALLEGIANCE**
- **PROCEDURES/SAFETY RULES: THE PLANNING BOARD CHAIRMAN REVIEWED THE PROCEDURE FOR PUBLIC HEARINGS AND SAFETY RULES.**

PUBLIC HEARINGS

1. **Arslanian & Carney**

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

Public hearing for 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.

2. The Estates at Remsenburg

Hamlet of Speonk-Remsenburg SCTM No. 900-368-3-52 & 54.1

(J. Fenlon)

Public hearing for 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.

3. Gateway Shores - Deem Application Complete and Schedule Hearing

Hamlet of Hampton Bays SCTM No. 900-186-1-36

(A. Trezza)

Public Hearing for the Pre-Application of Gateway Shores, 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.

CLOSED