

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

July 14, 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. 4585 Noyac Road**

Hamlet of Noyack

SCTM No. 900-24-3-31, 32, 33.1 & 33.2

(A. Trezza)

Discuss lot line modification involving four lots situated within the R-15 Zoning District and located on Noyac Road in Noyac.

## **AFTERNOON MEETING**

### **COMPLETENESS**

### **SUBDIVISION**

### **2. Middle Line Highway, LLC**

Hamlet of Noyack

SCTM No. 900-34-1-19.1 & 20.2

(J. Fenlon)

Consider completeness of the Final Application which consists of a 3 lot 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.

### **SITE PLAN**

### **3. National Golf Links of America Housing Addition**

Hamlet of Tuckahoe

SCTM No. 900-128-1-1; 177-1-25; 177-4-6.2

(C. Shea)

Consider completeness for the site plan/wetlands permit application for the demolition of a portion of an existing building and the construction of an addition for housing accessory to an existing golf course located on a 182.6-acre parcel located in the R-120 Zoning District at 325 Sebonac Inlet Road.

### **4. Canal and Eastern Properties (CPICE MPDD), Hamlet of Hampton Bays**

Hamlet of Hampton Bays

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

(J. Scherer)

Consider completeness 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

**EXTENSION**

**SUBDIVISION**

**5. KASGG, LLC**

Hamlet of Hampton Bays                      SCTM No. 900-228-1-28.2 & 29.1  
(J. Fenlon)

Consider the applicant's request for the third 90 day extension of the final conditional approval granted on July 9, 2015, for the Final Application which proposes to abandon a portion of Maple Avenue, and transfer a portion of said road to Tax Lot 28.2, and transfer a portion of said road to Tax Lot 29.1, providing for sufficient area to subdivide Tax Lot 29.1 into two parcels, with a total project area of 71,575 square feet located within the R-20 Zoning District, for the properties located at 10 & 12 Gravel Hill Road.

**6. Meola, Eric & Joanna**

Hamlet of Sagaponack                      SCTM No. 900-55-1-14.2  
(J. Fenlon)

Consider the applicant's request for a one year extension of the adopted Pre-Application Report dated June 11, 2016, for the Pre-Application which proposes a two lot subdivision, with a 3 lot yield plan and planned residential development plan, for the property situated in the CR-120 Zoning District and within the in the Aquifer Protection Overlay District and on the property located at 1057 Sagg Road.

**7. Lumber Farm Estates (fka Lumber Lane Court)**

Hamlet of Bridgehampton                      SCTM No. 900-52-2-14  
(J. Fenlon)

Consider the applicant's second request for a 90 day extension of the final conditional approval adopted on October 22, 2015, for the Final Application which consists of a 5 lot Reduced Density Planned Residential Subdivision (Cluster) Plan which proposes an extension of Sellentin Way and dedication of 1.711 acres of Open Space to the Town of Southampton, all on a 4.8865 acre parcel situated within the R-20 Zoning District and located in the Aquifer Protection Overlay District, at 355 Sellentin Way.

**8. PAD Construction, LLC**

Hamlet of Flanders                      SCTM No. 900-120-3-26, 27 and 28  
(J. Fenlon)

Consider re-authorization of the pre-application report dated November 21, 2013, for the Pre-Application, which consists of a 2 lot subdivision of a 30,000 square foot property (3 parcels) located within the R15 Zoning District located at 120, 124 and 128 Flanders Avenue.



**13. Northside Hills Section 2 Lot 26**

Hamlet of Noyack

SCTM No. 900-29-2-38.51

(A. Trezza)

Consider the applicant's request for a covenant amendment to allow for 35% clearing restrictions where the subdivision of Northside Hills, Section 2 required a clearing restrictions of 30% which is more restrictive than current regulations for the property located within the CR-200 Zoning District and situated within the Aquifer Protection Overlay District, located at 125 Laurel Valley Drive, in the hamlet of Noyack.

**14. Rogers, David and Christine**

Hamlet of Water Mill

SCTM No. 900-65-1-3

(A. Trezza)

Consider extending action deadline until for the adopting of the Pre-Application Report for a subdivision that consists of a two-lot subdivision of a 5.476-acre parcel currently approved for a new single-family residence and accessory structures, located within the CR-80 Zoning District and Aquifer Protection Overlay District, located at 790 Edge of Woods Road.

**SITE PLAN**

**15. 238 W Montauk Highway LLC**

Hamlet of Hampton Bays

SCTM No. 900-255-1-10

(A. Trezza)

Consider setting Maintenance Bond for the Site Plan/Special Exception Application, which consists of the conversion of a single-family residence into a veterinary office, a 450 square foot addition to the existing residence and 16 parking spaces on a 1-acre parcel currently improved with a single-family residence, situated within the Highway Business (HB) Zoning District, located at 238 W Montauk Highway (SCTM No. 900-255-1-10).

**16. Flying Point LLC 1**

Hamlet of Water Mill

SCTM No. 900-133-2-1

(C. Shea)

Discuss the staff report and consider the decision 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.

**17. Flying Point LLC 2**

Hamlet of Water Mill

SCTM No. 900-133-2-4

(C. Shea)

Discuss the staff report and consider the decision 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.

**18. 1140 Flanders Road**

Hamlet of Flanders

SCTM No. 900-168-1-7

(C. Shea)

Discuss the staff report and consider the decision 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.

**19. Citron 19 Montauk, LLC**

Hamlet of Westhampton

SCTM No. 900-357-3-14.3

(C. Shea)

Discuss staff report and consider decision 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.

**20. Hampton Business District Phase 4**

Hamlet of Westhampton

SCTM No. 900-312-1-4.2

(C. Shea)

Review signs for Phase 4 associated with the construction of a 67,235 square foot warehouse/manufacturing/industrial/office building with parking spaces, lighting, landscaping known as 200 Roger's Way (Phase 4) as part of the proposed 439,355 square foot mixed use campus-style corporate center to be located on 49.7 acres within Gabreski Airport Planned Development District (APDD).

**21. 2393 Montauk Highway**

Hamlet of Bridgehampton

SCTM No. 900-86-2-1.1

(C. Shea)

Consider request to paint the red brick façade with white paint associated with an existing store located in the VB Zoning District located at 2393 Montauk Highway.

**OLD FILED MAP**

**22. Old Filed Map Development Section for Parts of Dev. Corp. of NY - Map 602; Sea Breeze Estates - Map 682; Oceanview Park - Map 559 & Parkside - Map 484**

Hamlet of North Sea SCTM No. 900-99-02-14.2;16-24; 25.1; 25.2; 26-28; 29.1; 30-36; 37.1; 38; 39; 41; 43-49; 52-54

(D. Wilcox)

Review approval conditions for Old Filed Map Development Section approved on Aug. 7, 2008 and consider signature of map

**SITE DISTURBANCE/OVER CLEARING**

**23. Realnautic Ltd Lot 3**

Hamlet of Hampton Bays SCTM No. 900-151-1-15.4

(A. Trezza)

Consider approval of a Site Disturbance Application and associated survey and re-vegetation plan for a 54,112 square foot property situated in the CR-120 Zoning District and Aquifer Protection Overlay District, know as Lot 3 on the “Subdivision Map of Realnautic Ltd”, filed in the Office of the County Clerk on April 3, 1989 as map #8723, located at 11 Realnautic Court.

**24. Mahoney Woods-Lot 1 (89 Canoe Place Rd)**

Hamlet of Hampton Bays SCTM No. 900-209-2-13.7

(J. Fenlon)

Consider the Site Disturbance/ Over Clearing application for the 44,795 square foot (1.02acre) property, known as Lot 1 of the Subdivision of Mahoney Woods filed on November 19, 2004, on which the applicant has over cleared the property and disturbed neighboring Town Open Space, for the property which is located within the R-60 Zoning District and the NYS Archeologically Sensitive Areas, at 89 Canoe Place Rd.

**AGRICULTURAL FENCING**

**25. Aven Development, Inc**

Hamlet of Noyack SCTM No. 900-18-1-33.1

(A. Trezza)

Consider approval for the installation of a proposed 8 foot high fence to be installed on a 49,037 square foot parcel currently used for a farm stand, located within the R-20 Zoning District, located at 3980 Noyack Road.

**ZBA REFERRAL**

**26. Peconic Bay Marina**

Hamlet of Shinnecock Hills                      SCTM No. 900-176-1-24 & 50; 176-2-1.3  
(C. Shea)

Consider referral from the ZBA for a modification of ZBA decision to expand the condominium (25 units) use on another parcel and setback relief on two parcels totaling 411,173 square feet located in the MPDD Zoning District at 1 Inlet Road West, 22 Inlet Road West and 2145 County Road 39.

**27. Chadha, Dushyant 3 ocean View Parkway**

Hamlet of North Sea                                      SCTM No. 900-45-1-20.2  
(J. Fenlon)

Consider a referral report to the Zoning Board of Appeals for the requested relief from 330-77D, for rear yard coverage of 35% where 20% is permitted, for the 76,367 square foot property located within the CR-200 Zoning District and situated within the Aquifer Protection Overlay District, at 3 Ocean View Parkway.

**SEQRA**

**28. Skeist, Loren II - SEQRA Coordination**

Hamlet of Bridgehampton                      SCTM No. 900-51-1-11.22 & 11.23  
(J. Fenlon)

Consider SEQRA Coordination for the lot line modification involving the two properties, previously known as Lot 3 & 4 of the subdivision of Lumber LLC, filed on December 28, 2001, as Map No.10725, located within the CR-80 Zoning District, situated within Agricultural Overlay District and the Aquifer Protection Overlay District, located at 626 Lumber Lane 628 Lumber Lane.

**29. Middle Line Highway, LLC**

Hamlet of Noyack                                      SCTM No. 900-34-1-19.1 & 20.2  
(J. Fenlon)

Consider SEQRA Determination for the Final Application which consists of a 3 lot 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.

**CLOSED**