

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

Phone: (631) 287-5735  
Fax: (631) 287-5706

## Town of Southampton



JAY SCHNEIDERMAN  
TOWN SUPERVISOR

CHAIR  
DENNIS FINNERTY  
VICE CHAIRPERSON  
JOHN J. BLANEY

SECRETARY  
PHILIP A. KEITH

BOARD MEMBERS  
JACQUI LOFARO  
JOHN ZUCCARELLI  
CATHIE GANDEL  
ROBIN LONG

---

### WORK SESSION/REGULAR MEETING AGENDA July 28, 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. Hayground School**

Hamlet of Bridgehampton                      SCTM No. 900-68-1-7.4  
(C. Shea)

Discuss proposal for addition to an existing school on a 12.76-acre parcel in the CR-80 zoning district, on the east side of Mitchell's Lane and west side of Butter Lane.

### **2. 181 Roses Grove Road**

Hamlet of Water Mill                              SCTM No. 900-34-2-45  
(A. Trezza)

Discuss additional site clearing for the subject property currently improved with a single-family residence and accessory structures, situated in the CR-200 and Aquifer Protection Overlay District, located at 181 Roses Grove Road.

### **3. Canal Properties (CPICE MPDD)**

Hamlet of Hampton Bays                      SCTM No. 900-900-207-4-22.1, 23, 24 & 25; 900-208-2-18.1  
(J. Scherer)

Discuss grading plan and other elements 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

## **AFTERNOON MEETING**

### **COMPLETENESS**

#### **C-SUBDIVISION**

#### **C-SITE PLAN**

### **4. 40 Lighthouse Road, LLC**

Hamlet of Hampton Bays                      SCTM No. 900-374-2-17  
(A. Trezza)

Consider completeness of a Site Plan Application which consists of the conversion of a single-family residence into an accessory ice manufacturing for an existing fish market located within the Resort and Waterfront Business (RWB) Zoning District, located at 40 Lighthouse Road (SCTM No. 900-374-2-17).

### **5. TBP Holding**

Hamlet of Riverside                              SCTM No. 900-141-1-9.12

(C. Shea)

Consider SEQRA and completeness for the site plan/special exception application for the construction of a 5,920 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.

**6. Shell (formerly Motiva F& E)**

Hamlet of Hampton Bays                      SCTM No. 900-221-6-1

(C. Shea)

Consider completeness for a site plan application for 855 square foot convenience store, an addition and a new canopy associated with an existing gasoline service station located 172 W Montauk Highway in the OD Zoning District.

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

Hamlet of Bridgehampton                      SCTM No. 900-52-2-14

(J. Fenlon)

Consider the applicant's request to construct a single family dwelling on Lot 1, for the subdivision which received 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. Classy Canine**

Hamlet of Tuckahoe                              SCTM No. 900-158-1-38

(C. Shea)

Consider completeness for a special exception application to permit a dog grooming use (1,912 sf) in an existing 13,422 sf commercial building located in the HB Zoning District at 375 CR 39.

**EXTENSION**

**E-SUBDIVISION**

**9. Peconic Baykeeper**

Hamlet of Hampton Bays                      SCTM No. 900-151-1-6.2

(J. Fenlon)

Consider the applicant's request for a 90 day ext for submission of plans for the Site Plan/ Special Exception which received approval on July 9, 2015 and Re-Approval on February 11, 2016, for the conversion of a single family home into a non-for-profit meeting room or office for the headquarters of Peconic Baykeeper Inc., with associated

parking on a 123,280 square foot parcel located within the CR-120 Zoning District and situated within the Aquifer Protection Overlay District and is flagged on the wetland inventory, at 167 Upper Red Creek Road.

**10. 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.

**11. Jessup's Woods**

Hamlet of Noyack                                SCTM No. 900-13-1-28.1

(J. Fenlon)

Consider the applicant's tenth request for a 90 day extension of the final conditional approval adopted on August 22, 2013, for the Final Application and Wetland Permit Application, for a 4-lot Reduced Density Subdivision Plan on a 13.5 acre parcel located within the R-80 Zoning District and situated within the Aquifer Protection Overlay District, located at 36 Dogwood Avenue.

**12. Parkview Community - Extension of Final Conditional Approval**

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

(J. Fenlon)

Consider the applicant's request for a 90 day extensions of the final conditional approval which was adopted 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.

**13. Rogers, David and Christine**

Hamlet of Water Mill                          SCTM No. 900-65-1-3

(A. Trezza)

Consider extension of time to adopt 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.

**E-SITE PLAN**

**DISCUSSION**

## **D-SUBDIVISION**

### **14. Mill Creek Heights (a.k.a. Sag Harbor Woods)- Preliminary Hearing**

Hamlet of Noyack

SCTM No. 900-14-1-39

(J. Fenlon)

Discuss preliminary approval for the Preliminary Application which consists of a Planned Residential Development (Cluster) Plan subdivision with 8 lots on a 427,607 square foot (9.82 acre) tract of land, situated in the R-40 Zoning District, Great Swamp Target Area, Aquifer Protection Overlay District, and a NYS Archeologically Sensitive Area, south of Noyac Road approximately 75 feet west of Burkeshire Drive, located at 3260 Noyac Road.

## **D-SITE PLAN**

## **DEVELOPMENT ACTION**

## **DA-SUBDIVISION**

### **15. 35 & 39 Foster Avenue**

Hamlet of Hampton Bays

SCTM No. 900-900-324-1-13 & 14

(J. Fenlon)

Consider adoption of the Pre-Application Report for the Pre-Application for the lot line modification which proposes to transfer 857 square feet from Tax Lot 13 to Tax Lot 14, involving two properties located within the R-20 Zoning District, located at 35 & 39 Foster Avenue.

### **16. The Estates at Remsenburg**

Hamlet of Speonk-Remsenburg

SCTM No. 900-368-3-52 & 54.1

(J. Fenlon)

Set Performance Bond for the 'Restoration of the Abraham Halsey House' on Lot 1, for the subdivision which received final conditional approval on May 26, 2016, 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.

### **17. The Estates at Remsenburg**

Hamlet of Speonk-Remsenburg

SCTM No. 900-368-3-52 & 54.1

(J. Fenlon)

Set Performance Bond for the road and drainage improvements for the subdivision which received final conditional approval on May 26, 2016, 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.

**18. The Estates at Remsenburg**

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

Clarify language in the final conditional approval adopted on May 26, 2016, 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.

**DA-SITE PLAN**

**19. Noyac Golf Club**

Hamlet of Noyack                               SCTM No. 900-13-1-2  
(C. Shea)

Consider extension of the action deadline for the modification to the site plan application to add to an existing maintenance area associated with an existing golf course located in the CR-120 & CR-200 Zoning District situate in the Aquifer Protection Overlay District located at 2600 Noyack Road.

**20. 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.

**21. Citron 19 Montauk, LLC**

Hamlet of Westhampton                   SCTM No. 900-357-3-14.3  
(C. Shea)

Consider extension of the action deadline 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.

**22. JL Rivkin - 269 Butter Lane**

Hamlet of Bridgehampton               SCTM No. 900-52-1-36.4  
(C. Shea)

Consider a decision for a site plan application for the change of use from



**27. Cove Woods Lot 16**

Hamlet of North Sea

SCTM No. 900-62-2-58

(A. Trezza)

Consider approval of a Site Disturbance Application and associated survey and re-vegetation plan for the property situated within the CR-200 Zoning District and further situate in the Aquifer Protection Overlay District, known as Lot 16 on the “Subdivision Map of Cove Woods”, filed in the Office of the County Clerk on July 7, 1971 as map number 5610, located at 1562 Majors Path.

**AGRICULTURAL FENCING**

**TOWN BOARD REFERRAL**

**28. Landmark Designation - former "Remsenburg Academy" - 130 South Country Road, Speonk / Remsenburg**

Hamlet of Speonk-Remsenburg

SCTM No. 900-900-380-2-1

(D. Wilcox)

Consider Town Board referral of an application nominating the former “Remsenburg Academy”, owned by the Town of Southampton, located at 130 South Country Road, Speonk / Remsenburg, as a Town Historic Landmark and prepare recommendation to the Town Board.

**29. Consider referral of a local law amending provisions of the Town Code to promote solar energy systems as an accessory use in all zoning districts**

Hamlet of

SCTM No. 900-

(J. Scherer)

**ZBA REFERRAL**

**30. Fishman, Jerry**

Hamlet of Speonk-Remsenburg

SCTM No. 900-368-1-14

(A. Trezza)

Consider adopting ZBA Referral Report for relief required for 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.

**SEQRA**

**SIGNED PLANS**

**SP-SUBDIVISION**

**SP-SITE PLAN**

**31. 38 Scuttlehole Road**

Hamlet of Water Mill  
(C. Shea)

SCTM No. 900-102-1-6

Acknowledge signature of the site plans for the construction of a 3,010 square foot office building on a 42,071 square foot parcel improved with a single family residence and detached garage located in the OD Zoning District at 38 Scuttlehole Road.

**SP-ADMINISTRATIVE SITE PLAN**

**32. JYK Management**

Hamlet of Tuckahoe  
(C. Shea)

SCTM No. 900-177-1-27.6

Acknowledge Administrative Site Plan review for the change of the use in the existing 8,000 square foot building from office space to medical office and/or office uses on a 1-acre parcel located in the HB Zoning District at 1601 County Road 39.

**33. Audi Southampton**

Hamlet of Water Mill  
(C. Shea)

SCTM No. 900-133-1-1.7 & 27.1

Acknowledge the Administrative Site Plan request for the change of parking lot material from pavers to asphalt for the site plan/special exception application for an 11,572 footprint car dealership (14,890 square feet - total) on two parcels to be merged totaling 94,006 square feet in the HB Zoning District located at 51 & 55 Montauk Highway.

**34. Water Mill Shoppes**

Hamlet of Water Mill  
(C. Shea)

SCTM No. 900-114-1-45

Acknowledge Administrative Site Plan decision for the changes of windows to French doors in Building #5 associated an existing shopping complex on 3.6-acre parcel located in the VB Zoning District at 760 Montauk Highway.

**35. JYK Management**

Hamlet of Tuckahoe  
(C. Shea)

SCTM No. 900-177-1-27.6

Acknowledge Administrative Site Plan decision for a change in use from office uses to medical office and/or office uses in an existing 8,000 square foot building located at 1601 County Road 39.

**MISCELLANEOUS**

**STAFF COMMENTS**

**ADJOURN**

**COMMUNICATIONS**

**LETTER**

**MAP**

**E-MAIL**

**NOTE**

**PUBLIC NOTICES**

**PLANNING BOARD RESOLUTIONS**