

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 September 8, 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. Humphreys, George, Jr.**

Hamlet of Water Mill

SCTM No. 900-35-2-22.3

(J. Fenlon)

Work session to discuss transfer of clearing rights to the 2.164 or 94,270 square foot property located within the CR-200 Zoning District and situated within the Aquifer Protection Overlay District, which is currently cleared by 24.9% where 25% is permitted, for the property located at 423 Little Noyac Path.

## **AFTERNOON MEETING**

### **COMPLETENESS**

#### **SUBDIVISION**

### **2. George Hastings**

Hamlet of Hampton Bays

SCTM No. 900-226-3-11

(A. Trezza)

Consider completeness of a Pre-Application, which consists of a three-lot subdivision of a 2.35-acre parcel previously currently improved with a single-family residence and several accessory structures, situated within the R-20 Zoning District, located at 38 Old Riverhead Road.

### **EXTENSION**

#### **SUBDIVISION**

### **3. Eric Ramme**

Hamlet of Noyack

SCTM No. 900-13-1-79.24

(J. Fenlon)

Consider the applicant's request for a one year extension of the adopted Pre-Application Report dated May 14, 2015, for the Pre-Application which proposes a 2 lot subdivision of a 7.428 acre property situated within the Cr-80 Zoning District and located with the Aquifer Protection Overlay District and the NYS Archeologically Sensitive Areas, located at 1653 Millstone Road.

## **SITE PLAN**

### **4. Bridge Gardens (Peconic Land Trust)**

Hamlet of Bridgehampton                      SCTM No. 900-85-1-28.6  
(C. Shea)

Consider extension of the site plan/special exception approval to convert the existing residence into a philanthropic educational institution office or meeting room in association with the nonprofit organization, on the properties situated within the CR-80 Zoning District, the Agricultural Overlay District and the Aquifer Protection Overlay District, on the properties located at 36 & 66 Mitchells Lane.

## **DISCUSSION**

## **SITE PLAN**

### **5. 1 Oceanview Road**

Hamlet of Hampton Bays                      SCTM No. 900-230-2-29  
(C. Shea)

Discuss pre-submission application for a site plan for the demolition of the existing residence and the construction of a 24 room motel (only 8 room motel permitted through Special Exception) on a 2.1 acre parcel located in the Motel Zoning District located at 1 Oceanview Road (with frontage on East Montauk Highway).

## **DEVELOPMENT ACTION**

## **SUBDIVISION**

### **6. Rogers, David and Christine**

Hamlet of Water Mill                              SCTM No. 900-65-1-3  
(A. Trezza)

Consider adopting 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.

### **7. Stella Luna Family Trust**

Hamlet of Noyack                                      SCTM No. 900-13-1-79.22  
(J. Fenlon)

Review draft final conditional approval for the Final subdivision application which consists of a 2-lot subdivision of an 8.375 acre parcel, created by the Subdivision of Grundbesitzer Corp., located within the R-80 Zoning District and situated within the Aquifer Protection Overlay District, located approximately 1,200 feet south of Noyac Road, at 1645 Millstone Road.

**8. Grunbesitzer Corp., Parcel 2, 3 & 4 -Schedule Public Hearing for Covenant Amendment**

Hamlet of Noyack

SCTM No. 900-13-1-79.22

(J. Fenlon)

Review draft approval for covenant amendment for the covenant(s) required by the Revised Minor Subdivision and Minor Subdivision of Lot 2 of the “Three Lot Minor Subdivision of the Lands of Grundbesitzer Corp.,” in regards to further subdivision of Parcels 2, 3 & 4, for the properties which are located within the R-80 Zoning District and situated within the Aquifer Protection Overlay District and located at 1645, 1649 & 1653 Millstone Road.

**SITE PLAN**

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

Hamlet of Hampton Bays

SCTM No. 900-221-6-1

(C. Shea)

Consider the decision 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.

**10. East End Hospice**

Hamlet of Quogue

SCTM No. 900-370-1-28

(C. Shea)

Consider a maintenance bond for the landscaping associated with the site plan for the construction of the 14,184 square foot building for a hospice residence home on a 5.5-acre parcel located in the R-20 Zoning District with frontage on a portion of Aspatuck Creek and containing wetlands, located on the southeast corner of Meeting House Road and Hampton Court.

**11. Westhampton Senior Living**

Hamlet of Westhampton

SCTM No. 900-331-2-4 & 900-332-2-1, 4, 6, 7 & 10

(C. Shea)

Consider request for the modification of a condition for the site plan/special exception approval for the construction of a 100 room assisted living facility (proprietary nursing home) on a site adjacent to an existing nursing home facility on land totaling 10.859-acres located in the Aquifer Protection Overlay District, Central Pine Barrens Compatible Growth Area and situated in an Old Filed Map located in the CR-200 Zoning District at 68 Old Country Road (CR 71).

