

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 October 13, 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. Two Trees Farm

Hamlet of Bridgehampton SCTM No. 900-83-1-1.11
(C. Shea)

Work session to discuss the relocation of a historic structure to be converted to agricultural labor housing associated with a horse farm on a conservation open space easement 63.1-acre parcel located in the Agricultural Overlay District located within the CR-80 Zoning District, on the east side of Hayground Road, south of Two Trees Lane, and west of Long Pond.

AFTERNOON MEETING

COMPLETENESS

SUBDIVISION

2. Badilla, Joseph

Hamlet of Noyack SCTM No. 900-16-2-55.2
(J. Fenlon)

Consider completeness of the Pre-Application which proposes a 3-lot subdivision of two properties totaling 68,062 square feet or 1.563 acres for the two properties created by the Subdivision of Paul G. Vey, located within the R-20 Zoning District and situated within the Aquifer Protection Overlay District, at 39 & 45 Bay View Drive West.

3. Twin Oaks Horse Farm, LLC

Hamlet of Sagaponack SCTM No. 900-56-1-27.6
(J. Fenlon)

Consider completeness of the Pre-Application which proposes a Planned Residential Development (Cluster) Plan with two lots and two agricultural reserves which total 3.604 acres, and a yield plan showing 3 lots, on a 7.2 a property located within the CR-80 Zoning District and situated within the Aquifer Overlay District for the property located at 93 Merchant's Path.

4. Maurer, Jack

Hamlet of Quogue SCTM No. 900-378-1-14
(J. Fenlon)

Consider completeness of the pre-application which proposes a 3 lot subdivision of a 3.9032 acre property located within the R-40 Zoning District, at the property at 545 Main Street.

SITE PLAN

5. 183 W Montauk Hwy

Hamlet of Hampton Bays SCTM No. 900-222-1-5
(C. Shea)

Deem site plan application complete to change the use from a bait shop to a medical office and associated parking and landscaping improvements on a 1-acre parcel located in the HB Zoning District at 183 W Montauk Highway.

6. Dario's Landscaping

Hamlet of North Sea SCTM No. 900-130-2-11
(A. Trezza)

Consider completeness for the site plan application of Dario's Landscaping, which proposes a 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.

EXTENSION

SUBDIVISION

7. Polikoff Property

Hamlet of East Quogue SCTM No. 900-373-2-44 & 45
(J. Fenlon)

Consider the applicant's request for a 90 day extension of the final conditional approval granted on April 14, 2016, for the lot line modification which proposes to transfer 10,966 square feet from Lot 44 to Lot 45 for the properties located within the R-40 Zoning District and located at 45 & 47 Sunset Avenue.

8. Schellinger

Hamlet of Sag Harbor SCTM No. 900-25-1-50.3 & 50.4
(J. Fenlon)

Consider the applicant's request for two 90 day extension of the final conditional approval granted on January 21, 2016, for the Lot Line Modification of the properties known as Lots 1 and 2 of the Subdivision entitled "Spring Farm" which proposes to transfer equal area of 13,924 square feet, with both properties located within the CR-200 Zoning District and in the Aquifer Protection Overlay District, at 205 and 207 Clay Pitt Road.

9. Lumber Farm Estates (fka Lumber Lane Court)

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

(J. Fenlon)

Consider the applicant's third 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.

SITE PLAN

10. 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.

11. Edge of the Woods Horse Farm

Hamlet of Water Mill SCTM No. 900-65-2-1.3 & 3.71

(C. Shea)

Consider the extension for the submission of plans 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.

12. Flying Point LLC 1

Hamlet of Water Mill SCTM No. 900-133-2-1

(C. Shea)

Consider the extension for the submission of plans for the site plan approval 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.

13. Flying Point LLC 2

Hamlet of Water Mill

SCTM No. 900-133-2-4

(C. Shea)

Consider the extension for the submission of plans for the site plan approval 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.

14. Citron 19 Montauk, LLC

Hamlet of Westhampton

SCTM No. 900-357-3-14.3

(C. Shea)

Extension of the action deadline for the 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.

DEVELOPMENT ACTION

SUBDIVISION

15. 129 Springville Road

Hamlet of Hampton Bays

SCTM No. 900-261-5-16.1

(A. Trezza)

Consider final conditional approval the subdivision application of 129 Springville Road, which consists of a two-lot subdivision of an 50,522 square foot parcel currently improved with a single-family residence and accessory structures, situated within the R-20 Zoning District and NYS Archaeological Sensitive Area, located at 129 Springville Road.

16. Joseph Leo (a.k.a. 35 & 39 Foster Avenue)

Hamlet of Hampton Bays

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

(J. Fenlon)

Consider adoption of the referral report to the Zoning Board of Appeals for the requested relief from 330-11 for a minimum lot area of 12,487 square feet where 20,000 square feet is required which will facilitate the pending 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.

SITE DISTURBANCE/OVER CLEARING

21. Fair Hills Lot 27

Hamlet of Bridgehampton SCTM No. 900-39-1-49.27

(A. Trezza)

Consider approval of a Site Disturbance Application and associated survey and re-vegetation plan for a 40,127 square foot property located in the CR-80 Zoning District and Aquifer Protection Overlay District, know as Lot 27 on the “Subdivision Map of Fair Hills”, filed in the Office of the County Clerk on October 24, 2000, located at 25 Fair Hills Lane.

22. 173 Old Sag Harbor Road

Hamlet of North Sea SCTM No. 900-44-2-16

(A. Trezza)

Consider conditional approval of the Site Disturbance Application and associated survey and re-vegetation plan for a 25,169 square foot property located in the R-15 Zoning District and Aquifer Protection Overlay District, located at 173 Old Sag Harbor Road.

23. 361 Brick Kiln Road

Hamlet of Bridgehampton SCTM No. 900-30-1-49

(A. Trezza)

Discuss applicant’s request for relief from the maximum clearing for a property situated in the CR-200 Zoning District and Aquifer Protection Overlay District, located at 361 Brick Kiln Road.

SIGNED PLANS

SITE PLAN

24. CR 39 Holding

Hamlet of Tuckahoe SCTM No. 900-158-2-4

(C. Shea)

Acknowledge signature of plans for the site plan for the demolition and reconstruction of the existing building to a 2 story building to be used for retail or office on a 17,911 square foot parcel located in the HB Zoning District located at 574 County Road 39.

25. National Golf Links of America

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

(C. Shea)

Acknowledge signature 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.

ADMINISTRATIVE SITE PLAN

26. Iglesia Marcos

Hamlet of Riverside

SCTM No. 900-138-3-50.1

(C. Shea)

Acknowledge Administrative Site Plan for a modification of the parking lot for a site plan application for an existing building to be converted to a church and an addition with associated parking on a 1.4-acre parcel located in the HB Zoning District at 207 Flanders Road.

STAFF COMMENTS

ADJOURN