

DEPARTMENT OF LAND MANAGEMENT  
PLANNING BOARD  
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## Town of Southampton



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# WORK SESSION/REGULAR MEETING AGENDA October 27, 2016 2:00 PM

**PLEASE NOTE: There are no public hearings scheduled for this evening.**

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. Telecom Holding**

Hamlet of East Quogue                      SCTM No. 900-251-1-24 & 25  
(C. Shea)

Work session on a proposed 120' wireless communication facility on two scrub properties totaling 39,780 sq. ft. with proposed access from Central Boulevard located in the CR-200 Zoning District, Central Pine Barrens Compatible Growth Area, Critical Resource Area and Aquifer Protection Overlay District.

## **AFTERNOON MEETING**

### **EXTENSION**

#### **SUBDIVISION**

### **2. Chornoma & Lamelza**

Hamlet of Speonk-Remsenburg              SCTM No. 900-366-1-7.1 & 7.3  
(J. Fenlon)

Consider the applicant's request for the first 90 day extension of the final conditional approval granted on May 12, 2016 for the Final Application which consists of a lot line modification proposing to transfer 26,969 square feet from Parcel 1 to Parcel 2, resulting in Parcel 1 containing 32,560 square feet and Parcel 2 containing 89,827 square feet, with both of the properties located within the R-60 Zoning District, at 24 & 24A Dock Road.

### **3. Arslanian & Carney - Extension of Final Conditional Approval**

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

Consider the applicant's request for a 90 day extension of the final conditional approval for the lot line modification that proposes to split an 8,988 square 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.

## **DISCUSSION**

### **4. Dario's Landscaping**

Hamlet of North Sea

SCTM No. 900-130-2-11

(A. Trezza)

Consider applicant's request for a Letter of No Objection from the Planning Board to allow the applicant to proceed with limited interior renovations 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.

## **SITE PLAN**

### **5. Hampton Hills Golf & Country Club**

Hamlet of Northampton

SCTM No. 900-194-1-3

(J. Fenlon)

Discuss the Site Plan which proposes to legalize and finalize construction of a 7,500 square foot pre-fabricated cart storage structure and barbecue area, for the golf course and country club located on a 12.705 acre property located within the CR-200 Zoning District and within the Central Pine Barrens Core Preservation Area and within the Aquifer Protection Overlay District, at 1000 Riverhead Moriches Road.

## **DEVELOPMENT ACTION**

## **SUBDIVISION**

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

Hamlet of Noyack

SCTM No. 900-14-1-39

(J. Fenlon)

Consider the applicant's request to demolish the existing single family residence for the Planned Residential Development (Cluster) Plan subdivision which received preliminary approval on July 28, 2016, and proposes 8 lots with 3.44 acres of Open Space 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.

**7. 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.

**8. Two Trees Farm**

Hamlet of Bridgehampton

SCTM No. 900-83-1-1.11

(C. Shea)

Consider permission to relocate 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.

**9. Capozzola & Flynn - Set Hearing for Covenant Amendment**

Hamlet of Speonk-Remsenburg

SCTM No. 900-350-3-80.1

(J. Fenlon)

Consider the applicant's request for a covenant amendment for the Subdivision Map of Capozzola & Flynn, which consisted of a six (6) lot Planned Residential Development plan subdivision with a common driveway off North Phillips Avenue, located on a 9.1285 acre tract of land located in the CR-40 zoning district on the west side of North Phillips Avenue.

**SITE PLAN**

**10. Bridge Facilities, LLC**

Hamlet of Bridgehampton

SCTM No. 900-85-2-7

(A. Trezza)

Consider adoption of Staff Report for the Site Plan/Special Exception Application entitled "Bridge Facilities, LLC" for the demolition of two (2) residential structures and construction of a new, 2-story building approximately 5,400 square feet in size, with retail/office on the first floor, two (2) apartments on the second floor and associated parking on a 0.4582-acre parcel situated within the HC Zoning District located at 2183 Montauk Highway.

**11. Araujo, Jose**

Hamlet of Hampton Bays SCTM No. 900-320-1-7

(A. Trezza)

Consider staff report and conditional approval for the Site Plan Application of Jose Araujo for the construction of a 2,192 s.f. two-story building for four (4) apartment units, parking for 22 vehicles and upgraded sanitary system on a 0.6561-acre parcel situated within the R-40 Zoning District, currently improved with multiple residential units, located at 48 Rampasture Drive.

**12. Kazper Development**

Hamlet of Speonk-Remsenburg SCTM No. 900-353-1-24.11

(C. Shea)

Consider re-approval of Phase 2- 17,003 square foot building for special trade contractor use for a total of 26,503 square feet, 50 parking spaces and other site improvements on a 2.87-acre parcel located in the LI-40 Zoning District, NYS Archaeologically Sensitive Area, at 2 Windemere Court.

**13. Southampton Country Day Camp**

Hamlet of North Sea SCTM No. 900-97-3-17.1

(C. Shea)

Consider adequacy of the Draft Environmental Impact Statement associated with the site plan for the change of use from tennis camp to day camp located on a 17.28-acre parcel in the R-20 Zoning District at 665 Majors Path.

**14. Lyzon Hat Shop**

Hamlet of Hampton Bays SCTM No. 900-223-1-18.3

(C. Shea)

Consider expedited site plan for the proposed museum and office use in the historic structure to be rehabilitated and relocated with associated parking onto an existing 19,807 sq. ft. parcel improved with an existing building used as an antique store located in the VB Zoning District at 116 W. Montauk Highway.

**15. TBP Holding**

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

(C. Shea)

Consider a draft staff report and decision 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.

**OLD FILED MAP**

**16. Abandonment of Lockwood Avenue & Second Street**

Hamlet of Bridgehampton                      SCTM No. 900-88-2-56.1 & 57 and 900-88-1-44  
(J. Fenlon)

Consider the applicant’s request to abandon a portion of Lockwood Avenue and Second Street, for the properties located within R-80 Zoning District located at 149 & 187 Lockwood Avenue and 225 Oak Street.

**SITE DISTURBANCE/OVER CLEARING**

**17. 361 Brick Kiln Road**

Hamlet of Bridgehampton                      SCTM No. 900-30-1-49  
(A. Trezza)

Consider approval of the Site Disturbance Application and associated survey and re-vegetation plan for the property situated in the CR-200 Zoning District and Aquifer Protection Overlay District, located at 361 Brick Kiln Road.

**18. 235 Roses Grove Road (Barthold von Ribbentrop)**

Hamlet of North Sea                              SCTM No. 900-46-2-25  
(J. Fenlon)

Discuss the applicant’s request to over clear the subject property by 7,391 square feet or 2.6% to accommodate for a construction access, construction of a tennis court and viewing area for the property which is currently cleared by 32,524 square feet where 42,009 square feet (15%) is permitted pursuant to Section 330-67, with the property to be re-vegetated through transplanted native plant material and re-vegetation with a result of 41,719 square feet of clearing equaling 14.89% after re-vegetation, for the 280,060 square foot property located within the CR-200 Zoning District, and situated within the Aquifer Protection Overlay District, located at 235 Roses Grove Road.

**AGRICULTURAL FENCING**

**19. 2 New Ground Lane - Agricultural Fence**

Hamlet of Water Mill                              SCTM No. 900-66-1-20.22  
(J. Fenlon)

Consider approval of the agricultural fence for a a 37.563 acre agricultural reserve, shown as “Open Space” on the Subdivision of New Ground, which was filed on October 27, 2000, as Map No.10519, which is located within the CR-80 Zoning District and situated within the Agricultural Overlay District and the Aquifer Protection overlay District, at 2 New Ground Lane.

**SEQRA**

**20. Denktsis, Michael**

Hamlet of Shinnecock Hills                      SCTM No. 900-234-1-3  
(C. Shea)

Consider SEQRA coordination request from the Zoning Board of Appeals for an expansion of a pre-existing, non-conforming motel and residential use for three (3) additional motel units for a total of thirteen (13) units, along with a 450 square foot addition to the existing residence, which also operates as a motel office, on a property currently improved with a motel use, located within the R-20 Zoning District, at 300 Montauk Highway in Shinnecock Hills.

**SIGNED PLANS**

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

Hamlet of Noyack                                      SCTM No. 900-14-1-39  
(J. Fenlon)

Acknowledge signature of the preliminary plat the Planned Residential Development (Cluster) Plan subdivision which received preliminary approval on July 28, 2016, and proposes 8 lots with 3.44 acres of Open Space 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.

**22. 1140 Flanders Road**

Hamlet of Flanders                                      SCTM No. 900-168-1-7  
(C. Shea)

Acknowledge signature of site plans 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.

**23. Classy Canine**

Hamlet of Tuckahoe                                      SCTM No. 900-158-1-38  
(C. Shea)

Acknowledge signature of site plans for a special exception application to permit a dog grooming use (1,912 sf) in one unit in an existing 13,422 sf commercial building located in the HB Zoning District at 375 CR 39.

**ADJOURN**