

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 August 11, 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.

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- CALL TO ORDER
- ROLL CALL
- PLEDGE OF ALLEGIANCE
- REFERRALS RECEIVED
- APPROVAL OF MINUTES

## **AFTERNOON WORK SESSION**

### **1. SCDPW**

Hamlet of SCTM No. 900-  
(J. Scherer)

Work session with SCDPW regarding Sidewalks on CR39 and Roadway Improvements in Hampton Bays.

### **2. 409 and 415 Edge of Woods Road**

Hamlet of North Sea SCTM No. 900-100-2-48  
(A. Trezza)

Discuss potential transfer of developments rights to allow additional clearing on two adjacent properties situated in the CR-200 Zoning District and Aquifer Protection Overlay District, located at 409 and 415 Edge of Woods Road in the Hamlet of North Sea.

### **3. Elite Towers 30 Club Lane**

Hamlet of Noyack SCTM No. 900-13-1-76  
(C. Shea)

Consider work session for the construction of a 140' wireless transmission tower on a 9.1-acre parcel improved with the Town maintenance yard located in the CR-80 Zoning District and the Aquifer Protection Overlay District located at 30 Club Lane.

## **AFTERNOON MEETING**

### **COMPLETENESS**

#### **SUBDIVISION**

### **4. 129 Springville Road**

Hamlet of Hampton Bays SCTM No. 900-261-5-16.1  
(A. Trezza)

Consider completeness for 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.

**5. Rock of Salvation Church**

Hamlet of Hampton Bays                      SCTM No. 900-221-3-8  
(J. Fenlon)

Consider completeness of the Site Plan application which proposes the demolition of an existing residence and the construction of a 4,552 square foot church with 240 seats and associated parking, on a 1.014-acre parcel located in the HB Zoning District situated within the Aquifer Protection Overlay District and the Central Pine Barrens Compatible Growth Area, located north of Montauk Highway, located at 4 Bellows Pond Road.

**6. Riggio, Leonard**

Hamlet of Bridgehampton                      SCTM No. 900-88-2-3.3  
(J. Fenlon)

Consider completeness of the Pre-application which proposes a two lot subdivision of a 11.7 acre property situated within the R-20 Zoning District and located within the NYS Archeologically Sensitive Areas, located at 151 Ocean Road.

**SITE PLAN**

**7. 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.

**8. 600 Mecox Road, LLC**

Hamlet of Water Mill                              SCTM No. 900-104-2-23  
(C. Shea)

Consider completeness of construction permit/special exception application for a horse farm consisting of stables, grooms quarters and storage barn on a 29.3-acre agricultural reserve parcel situated in the Agricultural Overlay District located in the R-80 Zoning District at 600 Mecox Road.



No.7829, located at 9 Peacock Path.

**13. Meadow Brook Farms - Lot #15**

Hamlet of Flanders

SCTM No. 900-119-2-4.17

(C. Shea)

Consider the request to amend covenants to eliminate side and rear yard buffers on Lot #15, Map of Meadow Brook Farms.

**SITE PLAN**

**14. Citron 19 Montauk, LLC**

Hamlet of Westhampton

SCTM No. 900-357-3-14.3

(C. Shea)

Discussion of the staff report 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.

**CLOSED**