

Town of Southampton

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



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AGENDA

JANUARY 12, 2012

AFTERNOON WORK SESSION

1:00 P.M.

1. HAMPTON ARROW – 210 WEST MAIN STREET

Hamlet of Tuckahoe

SCTM No. 900-158-1-14.1 & 16

Discuss re-approval of site plan for an existing commercial laundry with accessory structures, including the expansion of an building with associated site improvements, situate in the Highway Business Zoning District, on the north side of County Road 39, approximately 135 feet west of Magee Street. (C. Vail)

2. IGLESIA ALFA Y OMEGA

Hamlet of Flanders

SCTM No. 900-144-1-10 & 11

Discuss a modification of a site plan/wetlands permit approval for the conversion of an existing building into a church with a 1,600 square foot addition and accessory parking on a 0.66-acre parcel also improved with a single family residence, adjacent to freshwater wetlands, located in the OD Zoning District, Aquifer Protection Overlay District, located on the south side of NYS Route 24 (Flanders Road), approximately 450 feet east of Cypress Avenue, Flanders (SCTM No. 900-144-1-10 & 11). (C. Vail).

3. SPELLMAN MARINA

Hamlet of Hampton Bays

SCTM No. 900-229-2-2

Discuss site plan application to demolish existing retail and storage building and construction new building in same footprint associated with an existing boat sales use and marina located on a 2.9-acre parcel located at 262 E Montauk Highway in the RWB Zoning District with frontage on the Shinnecock Canal and Canoe Place Creek. (C. Vail)

These meetings are public; however they do not constitute a public hearing as required by law. Testimony may not be solicited nor received. The Planning Board may add or remove applications from the Agenda without further notice. Applications may not be heard in the order as they appear on this agenda.

The Planning Board’s agenda may be viewed on the Internet at the following address www.southamptontownny.gov then use the link to Public Service Announcements.

- Call to Order
- Roll Call
- Pledge of Allegiance
- Approval of Minutes:

COMPLETENESS

SITE PLANS

1. ELITE TOWERS AND AT&T - BRIDGEHAMPTON

Hamlet of Bridgehampton

SCTM No. 900-69-1-4

Consider setting the Pre-Submission Conference for the construction of a 120’ tall monopole wireless telecommunications facility on a 16,213 square foot parcel improved with an existing warehouse storage building with accessory parking located in the LI-40 Zoning District in the Aquifer Protection Overlay District located at 61 Foster Ave. (C. Vail)

2. NATIONAL GOLF LINKS OF AMERICA – MAINTENANCE FACILITY

Hamlet of Tuckahoe

SCTM No. 900-128-1-1

Consider SEQR and schedule public hearing for the site plan application for the relocation of the existing maintenance facility accessory to an existing golf course located on a 182.6-acre parcel located in the R-120 Zoning District on Sebonac Inlet Road in the Hamlet of Tuckahoe. (C. Vail)

3. SOUTHAMPTON MASONRY – 1500 COUNTY ROAD 39

Hamlet of Southampton

SCTM No. 900-177-4-46.1

Consider SEQR and schedule public hearing for a site plan application for a proposal for outdoor storage for a masonry business on a 1-acre parcel located in the HB Zoning District at 1500 County Road 39. (C. Vail)

4. JCJC HOLDING Co., INC.

Hamlet of Hampton Bays

SCTM No. 900-204-1-8

Consider completeness of the site plan for a landscape services contractor and two (2) office uses on a 40,372 square foot parcel located in the CR-120 Zoning District at 105 Flanders Road. (C. Vail)

5. CAMP FARRELL

Hamlet of Bridgehampton

SCTM No. 900-104-1-23.8

Consider completeness for the Construction Permit/Special Exception application for a horse farm on a 8.6-acre parcel located on an agricultural reserve as part of the Map of Ahmet Ertegun on Halsey Lane in the R-80 Zoning District. (C. Vail)

EXTENSIONS

SUBDIVISIONS

6. WALDMAN, AMY & BOLATTI, SILVIA – LOT LINE MODIFICATION

Hamlet of Water Mill

SCTM No.900-101-3-1.12 & 1.7

Consider a 90 day extension of the final conditional approval of the Lot Line Modification, which proposes to transfer an equal exchange of 4,697 square feet, to allow for a change in the access strip to run over the area where the driveway currently exists, on the properties located within the CR-80 Zoning District, situated within the Agricultural Overlay District, located south of Head of Pond Road, at 639 Head of Pond Road and 653 Head of Pond Road. (J. Fenlon)

SITE PLANS

7. SPORT SOUTHAMPTON RETAIL, LLC

Hamlet of Watermill

SCTM: 900-133-2-2

Extension of the action deadline for the proposed Site Plan / Special Exception application for the change of use from a retail furniture store to an automobile dealer showroom and sales office, situate in the Highway Business Zoning District at 10 Montauk Hwy., Water Mill (C. Vail)

8. POST FIELDS – DENSITY INCENTIVE SUBDIVISION

Hamlet of Quogue

SCTM No.900-359-4-52 & 63

Consider 90 day extension of the final subdivision approval (approved October 7, 2010) in connection with a 10-lot increased density subdivision for a 9.112 acre tract of land in the CR-40 Zoning District located on the north side of Old Meeting House Road and south side of South Country Road, across from Jennifer's Path, approximately 650± feet north east of the intersection of Old Meeting House Road and Montauk Highway, Quogue (C. Vail)

DEVELOPMENT ACTIONS

SITE PLANS

9. GREEK ORTHODOX CHURCH

Hamlet of Shinnecock Hills

SCTM No. 900-211-1-10.4

SEQRA determination and decision for the modification associated with the site plan approval for a new church building and demolition of the existing church and building a community center located at the intersection of St. Andrews Road and Nicholas Court in the R-60 Zoning District. (C. Vail)

10. SAG HARBOR INDUSTRIES

Hamlet of Sag Harbor

SCTM No. 900-26-1-95.1

Consider resolution for an additional use and phasing in an existing building granted a wetlands permit/site plan/special exception application for landscape service, wholesale business, electric repair and manufacturing uses within an existing industrial building and a new storage building on a 8.4-acre parcel located in the LI-40 Zoning District on the east side of the Sag Harbor Turnpike (C. Vail)

11. 324 W. MONTAUK HIGHWAY - TIANA PINES APARTMENTS

Hamlet of Hampton Bays

SCTM No. 900-253-1-17.2

Consider pre-submission conference report for the site plan application to convert from a non-conforming motel use (16 units) to non-conforming apartment use (16 units) on a 1.1 – acre parcel located in the HB Zoning District at 324 W. Montauk Highway. (C. Vail)

12. DAVID CORWITH

Hamlet of Water Mill

SCTM No.900-80-2-18.1

Consider approval of a Deer Fence application for the 41.959 acre property created by the Subdivision of Head of Pond Inc., filed with the County Clerk on March 22, 1984, as Map No.788, and is situated within the CR-80 Zoning District, the Agricultural Overlay District and located in a Critical Environmental Area, within close proximity to NYS DEC Freshwater wetlands, located at 851 Head of Pond Road. (J. Fenlon)

SUBDIVISIONS

13. JESSE MEYER (FENTNOR) SUBDIVISION

Hamlet of Eastport

SCTM No. 900-348-2-28

Consider adoption of the Pre-Application Report for the recent pre-application submission for a 2 lot subdivision of a 4.1 acre tract of land, situate in R-20, located in NY Natural Heritage proximity, Groundwater Management Zone VI, Old Filed Map Overlay District, and Stormwater Management Zone II, fronting on North Bay Avenue. (J. Fenlon)

14. 93 WATER MILL TOWD ROAD

Hamlet of Water Mill

SCTM No.900-100-3-3.6

Adopt Pre-Application Report for the Pre-Application which consists of a 4-lot standard & planned residential development plan subdivision of 8.03-acre parcel located in the CR-80 Zoning District in the Agricultural Overlay District at 93 Water Mill Towd Road. (J. Fenlon)

15. THE ESTATES AT REMSENBURG

Hamlet of Remsenburg/Speonk

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

Review and Discuss draft Pre-Application Report for the pre-application which proposes a 19 lot standard and planned residential development (cluster) plan located within the R-40 Zoning District and situated within the NYS Archeologically Sensitive Areas, on the properties located at 205 South Country Road. (J. Fenlon)

16. LYNES & RADY II

Hamlet of East Quogue

SCTM: 900-339-1-7

Consider recommendation to release performance bond agreement and security and to accept a maintenance bond agreement and security in connection with the road and drainage improvements associated with the 13-lot planned residential development (PRD) subdivision of a 17.2 acre tract of land in the R-40 Zoning District located on the south side of Box Tree Road and the north side of Montauk Highway, approximately 240 feet from Lakewood Avenue, East Quogue (David W.)

17. PERKOWSKI PROPERTY

Hamlet of Northampton

SCTM No. 900-164-4-2

Consider request for 4th 90 day extension of final conditional approval from Oct. 8, 2011 to January 6, 2012, for a 2-lot subdivision of a .92-acre parcel of land, in the HB Zoning District, south of Moriches-Riverhead Road, approximately 505 feet east of Wildwood Trail, in the unincorporated hamlet of Northampton (David W.)

18. FOURTEEN HILLS (LEBEN RESIDENCE)

Hamlet of Noyack

SCTM No. 900-22-1-50.9

Consider approval of revegetation plan (David W.,)

SIGNED PLANS

19. ON THE CANAL APARTMENT CORP.

Hamlet of Hampton Bays

SCTM No. 900-258-1-8.1

Acknowledge signature of site plans. (C. Vail)

20. PINE HOLLOW – UNIT 3C

Hamlet of Hampton Bays

SCTM#900-323-1-36

Acknowledge signature of site plans. (C. Vail)

21. TRAINA PROPERTY

Hamlet of Sagaponack

SCTM No. 56-1-19.9 AND 189.27

Acknowledge signature of subdivision plans. (C. Vail)

PLANNING BOARD'S POLICY

ROAD ABANDONMENTS

STAFF COMMENTS

ZBA REFERRALS

22. JTEN, INC

Hamlet of Hampton Bays

SCTM No. 900-231-1-31

Consider amendment to report to the ZBA regarding an area variance for the placement of a sign 2.5' from the front property line on a property located at 295 East Montauk Highway. (C. Vail)

23. CHASE – DRIVE THRU ATM

Hamlet of Hampton Bays

SCTM No. 900-224-1-20.1

Consider ZBA report for an ATM drive-thru in the rear of a bank situated in the VB Zoning District located at 47 West Montauk Highway. (C. Vail)

SEQRA

TOWN BOARD REFERRALS

ADD ON AGENDA

THE PINES, EAST PARCEL – LOT 69 (9 KATE CT)

Hamlet of East Quogue

SCTM No.900-220-1-99.7

Acknowledge signature of the Conservation Easement Management Plan to mitigate the existing site disturbance and over clearing on site, for the property within the above referenced subdivision map recorded in the Suffolk Clerk's Office on January 26, 1990, located within the TDR Zoning District, the Aquifer Protection Overlay District and within the Central Pine Barrens Compatible Growth Area.

(J. Fenlon)

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AGENDA

JANUARY 12, 2012
7:00 P.M.

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- Call to Order
- Roll Call
- Pledge of Allegiance

PUBLIC HEARINGS

1. T-MOBILE & EAST QUOGUE FIRE DISTRICT (MONTAUK HIGHWAY)

Hamlet of East Quogue

SCTM No.900-342-2-6.1, 7 & 8.1

Pre-Submission Conference for proposed Site Plan/ Special Exception Application for a 100' monopole, on the three properties situated within the Village Business (VB) & R-20 Zoning District, located on the south side of Montauk Highway, at 465 Montauk Highway. (J. Fenlon)

2. BUTTER LANE NURSERIES

Hamlet of Bridgehampton

SCTM No 900-52-1-35

Pre-Submission Conference for a Site Plan application for the construction of a 7,200 square foot storage building on a 6.898 acre parcel (300,478 square feet) accessory to a landscaping services use in the Aquifer Protection Overlay on the east side of Butter Lane, in the Light Industrial 40 (LI-40) Zoning District. (C. Vail)