

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
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Town of Southampton



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JOHN ZUCCARELLI

AGENDA

FEBRUARY 9, 2012

AFTERNOON WORK SESSION

1:00 P.M.

1. 820 LUMBER LANE

Hamlet of Bridgehampton

SCTM No. 900-51-1-4

Discuss proposed modification to the Planned Residential Development (Cluster) Plan which previously consisted of 8 lots with an Open Space Parcel of 324,634 square feet, and the conceptual plan which proposes 4 lots with a reconfigured open space parcel, for the property which fronts on Lumber Lane, within the CR-80 Zoning District and situated within the Agricultural Overlay District and the Aquifer Protection Overlay District, located to the west of Lumber Lane, at 820 Lumber Lane. (J. Fenlon)

2. 8 LEECON COURT

Hamlet of Tuckahoe

SCTM No.900-158-2-8.10

Discuss conceptual Site Plan proposal for the construction of two commercial buildings with a total square footage of 21,410 square feet located on a 74,508 square foot property located in the LI-40 Zoning District, and situated within the Subdivision Map of Leecon Park, filed on August 3, 1992, as Map No.9254, for the property located at 8 Leecon Court. (J. Fenlon)

AFTERNOON REGULAR MEETING

1:00 P.M.

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. VERIZON WIRELESS & AT&T

Hamlet of Noyac

SCTM No. 900-23-1-81

Consider SEQRA and completeness for the demolition of existing 203' guy wire tower and the construction of a 190' monopole on a 10.7-acre parcel located in the CR-200 Zoning District at 775 Middle Lane Highway. (C. Vail)

SUBDIVISIONS

EXTENSIONS

SUBDIVISIONS

2. MONGELLUZZO, FRANK & EUGENIA

Hamlet of Hampton Bays

SCTM No.900-295-5-27.1 & 28

Consider the applicant's request for a 90 day extension of the Lot Line Modification which received final conditional approval on June 23, 2011, which proposes to transfer 15,504 square feet from Lot 27.1 to Lot 28, on the properties located within the R-20 Zoning District within the NYS Archeologically Sensitive Areas, at 243 & 245 Springville Road. (J. Fenlon)

SITE PLAN

DEVELOPMENT ACTIONS

SITE PLANS

3. HIDDEN COVE MARINA

Hamlet of Noyac

SCTM No. 900-5-1-14.1

Review Revised plans and revised Draft Staff Report for the Site Plan/ Wetland Permit application for the applicant's request to install one 2,000 gallon double wall steel UL#2085 fire rated, above ground fuel storage tank within a containment dike, on a reinforced concrete mat; and install one dual hose gasoline dispenser on containment sump and 2-hose reels on concrete mat, on the property located within the R-10 Zoning District, located within a Critical Environmental Area, and within the NYS Archeologically Sensitive Area, located at 51 Pine Neck Avenue. (J. Fenlon)

4. BEAU ENTERPRISES – INDIAN COVE

Hamlet of Hampton Bays

SCTM No. 900-229-2-6.1

Consider modification request for the site plan for a seasonal outdoor bar accessory to the existing restaurant on a 3.553 – acre parcel improved with an existing marina, single family residence, two family residence and office in the RWB Zoning District on Canoe Place Road and frontage on Shinnecock Canal. (C. Vail)

5. 1630 North Highway

Hamlet of Shinnecock Hills

SCTM No. 900-177-4-29

Consider re-approval, modification and signs for the site plan/special exception application for changes to an existing gas station site to include replacement of fuel dispensing islands with overhead canopy, storage tanks, renovation to existing building, convenience store, with associated site improvements, situate within the Highway Business Zoning District, at the southeast intersection of North Highway (CR 39) and Greenfield Road, Shinnecock Hills (C. Vail)

6. BMW Sign (fka Mercedes)

Hamlet of Water Mill

SCTM No. 900-133-1-4

Consider sign for a motor vehicle sales use on a site which has undergone full site plan review situated in the HB Zoning District located at 759 County Road 39A. (C. Vail)

7. MUNIR - 810 REALTY CORP

Hamlet of Riverside

SCTM # 900-118-2-4

Consider release of the maintenance bond for a site plan for a 750 square foot addition to the existing 160 square foot cinder block building, to accommodate a convenience store use on a parcel improved with an existing gas station on a 0.48 acre parcel located on the northeast side of the Riverside/Flanders traffic circle, fronting on Flanders Road (SR 24) and Peconic Avenue. (C. Vail)

8. 1150 Majors Path

Hamlet of North Sea

SCTM No. 900-98-1-1.1

Consider approval of a site disturbance/over clearing application for the property located at 1150 Majors Path within the Hamlet of North Sea. (C. Vail)

SUBDIVISIONS

9. 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)

10. ESTATE OF MADELINE CUOMO

Hamlet of East Quogue

SCTM No. 900-291-1-5, 6, 9, 10

Consider adoption of the Pre-Application Report for the 2nd Pre-Application which consists of a four lot subdivision of four parcels totaling 1.78-acres, located in the R-20 Zoning District, on the south side of Montauk Highway, located in between Seashore Avenue and Ocean Avenue, East Quogue. (J. Fenlon)

SIGNED PLANS

11. SHERRY LANE ASSOCIATES

Hamlet of Water Mill

SCTM No. 900-133-1-5 & 6

Acknowledge signature of site plans. (C. Vail)

12. 1155 NOYACK PATH

Hamlet of Bridgehampton

SCTM No. 900-35-1-40.2

Acknowledge signature of site disturbance/overclearing application plans. (C. Vail)

PLANNING BOARD'S POLICY

ROAD ABANDONMENTS

STAFF COMMENTS

ZBA REFERRALS

SEQRA

TOWN BOARD REFERRALS

AGENDA

FEBRUARY 9, 2012

7:00 P.M.

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.

- Call to Order
- Roll Call
- Pledge of Allegiance

PUBLIC HEARINGS

1. ELITE TOWERS AND AT&T - BRIDGEHAMPTON

Hamlet of Bridgehampton

SCTM No. 900-69-1-4

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. WALENTAS & ENGLEBRECHT

Hamlet of Bridgehampton

SCTM NO.900-51-1-11.8

Public Hearing on the Final Application, which consists of a Reduced Density Planned Residential Development Plan with 3 lots and an Open Space parcel/ Agricultural Reserve comprised of 6.313 acres on a 14.920 acre parcel located within the CR-80 Zoning District and located within the Aquifer Protection overlay District and the Agricultural Overlay District at the property located at 780 Lumber Lane. (J. Fenlon)

3. NATIONAL GOLF LINKS OF AMERICA – MAINTENANCE FACILITY

Hamlet of Tuckahoe

SCTM No. 900-128-1-1

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)

4. CAMP FARRELL

Hamlet of Bridgehampton

SCTM No. 900-104-1-23.8

Public hearing for a Construction Permit/Special Exception application for a horse farm on aN 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)

5. JCJC HOLDING Co., INC.

Hamlet of Hampton Bays

SCTM No. 900-204-1-8

Public hearing for a 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)

6. 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)

7. 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 the 100' monopole, on the 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)