

Town of Southampton

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

Phone: (631) 287-5735
Fax: (631) 287-5706



ANNA THRONE-HOLST
TOWN SUPERVISOR

CHAIR
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BOARD MEMBERS
WILLIAM BERKOSKI, JR. JACQUI LOFARO
GEORGE SKIDMORE JOHN ZUCCARELLI

AGENDA

SEPTEMBER 9, 2010

AFTERNOON WORK SESSION

1:00 P.M.

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

SUBDIVISIONS

1. CHRIS NICHOLS (F.K.A. ELLIOT TASH)

Hamlet of Speonk

SCTM No. 350-3-87

Consider completeness of the Pre-Application which consists of a two lot subdivision on 2.49 acre property, situated in CR-40 Zoning District and the NYS Archeologically Sensitive Areas, located 1,904 feet South of Old Country Road at 89 N. Phillips Avenue. (J. Sherman-Smith)

SITE PLANS

2. DFDCo, LLC

Hamlet of Noyack

SCTM No. 900-14-1-13.1, 35.4 & 61

Consider completeness of pre-application for a proposed 6-lot Standard plan and a 2-lot reduced density subdivision with 14.418-acres of open space on a 19.25-acre parcel of land located in the R-80 and CR-200 Zoning Districts (SCTM No. 900-14-1-13.1, 35.4 & 61) (C. Vail)

3. DUBROWSKY

Hamlet of Hampton Bays

SCTM No. 900-224-2-44.1

Consider completeness of a pre-application submission for a three (3) lot subdivision of a 1.42-acre parcel located in the OD Zoning District and improved with an auto repair garage and two, two story, two family dwelling units located on the south side of a right of way and the west side of Ponquogue Avenue. (C. Vail)

EXTENSIONS

SUBDIVISIONS

4. 820 LUMBER LANE

Hamlet of Bridgehampton

SCTM No. 900-51-1-4

Consider a 6 month extension of preliminary approval for the Planned Residential Development (Cluster) Plan which consists of 8 lots with an Open Space Parcel of 324,634 square feet, which fronts on Lumber Lane, on the property located 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. Sherman-Smith)

SITE PLANS

5. SPORT SOUTHAMPTON RETAIL, LLC

Hamlet of Watermill

SCTM: 900-133-2-2

Extension of action deadline and the discuss the staff report 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)

DEVELOPMENT ACTIONS

SITE PLANS

6. SHERRY LANE ASSOCIATES

Hamlet of Water Mill

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

Action deadline for the modification to the site plan approval for the revised layout for site plan approval for the demolition of an existing building and the construction of a new 14,920 square foot building for a retail furniture store on two parcels located at 1 Montauk Highway in the Highway Business Zoning District on the northeast corner of CR39 and Montauk Highway, Water Mill. (C. Vail)

7. CAMP FARRELL

Hamlet of Bridgehampton

SCTM No. 900-104-1-23.8

Consider Pre-submission Conference Report for the Construction Permit for a small 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)

8. MIACO LLC, BULLS HEAD INN

Hamlet of Bridgehampton

SCTM Nos. 900-71-3-7 & 8

Consider draft staff report for the site plan application to expand a hotel and restaurant, and addition of a wellness center located on the corner of Montauk Highway and Sag-Harbor- Bridgehampton Turnpike, R-20 Zoning District. (C. Vail)

9. LUCKY SEVEN PROP., LLC

Hamlet of Hampton Bays

SCTM No. 900-253-1-28

Assume lead agency for a site plan/special exception application for the change of use in the existing warehouse building to a special trade contractor use and a non-manufacturing industrial use (storage) located 1.999-acre parcel located in the Highway Business (HB) Zoning District at 280 W. Montauk Highway. (C. Vail)

SUBDIVISIONS

10. RED CREEK RIDGE - 9 RED CREEK CIRCLE (RICHARD MAILAND)

Hamlet of Hampton Bays

SCTM No.900-151-3-18

Consider approval of the Over-Clearing/ Site Disturbance application which proposes a re-vegetation plan and associated limits of clearing survey to conform with the APOD Standards, all for the property located within the CR-200 Zoning District and situated within the Aquifer Protection Overlay District and the Central Pine Barrens Compatible Growth Area, at the property located at 9 Red Creek Circle. (J. Sherman-Smith)

11. STEVEN SWARZMAN

Hamlet of North Sea

SCTM No. 900-29-3-12.1 & 900-29-4-5

Action deadline for the final subdivision application for a proposed four-lot Planned Residential Development plan on two parcels totaling 14.1 acres, located at 2376 Deerfield Road, situated in the CR-200 Zoning District and the Aquifer Protection Overlay District. (C. Vail)

ZBA REFERRALS

12. JOSEPH FARRELL, JR.

Hamlet of Bridgehampton

SCTM No.900-86-1-5

Consider adoption of a referral report to the Zoning Board of Appeals, as additional information and materials were requested prior to adoption of the referral report on August 5, 2010, on the requested relief from the Sign Code, specifically from Section 330-205-B(1) &(2), for the property located within the Hamlet Office (HO) Zoning District, located at 2317 Montauk Highway. (J. Sherman-Smith)

13. HI-RIDGE

Hamlet of Hampton Bays

SCTM No. 900-190-1-20.2

Consider referral report to the Zoning Board of Appeals, for an addition to a cottage on a property improved with 21 cottages located at 67 North Highway, Hampton Bays. (C. Vail)

PLANNING BOARD’S POLICY

ROAD ABANDONMENTS

STAFF COMMENTS

TOWN BOARD REFERRALS

SEQRA

SIGNED PLANS

Town of Southampton

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PUBLIC HEARINGS

1. BRIDGE GARDENS (PECONIC LAND TRUST)

Hamlet of Bridgehampton

SCTM No.900-85-1-28.4 & 28.5

Pre-Submission Conference for the Site Plan/ Special Exception Application made by the Peconic Land Trust, 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. (J. Sherman-Smith)

2. SUSAN'S IDEA

Hamlet of Bridgehampton

SCTM No. 900-84-1-18

Public hearing for a site plan/special exception/wetlands permit application for the demolition of the existing buildings and the construction of a retail building with accessory apartment on a .406-acre parcel situated in the HC Zoning District located at 2113 Montauk Highway. (C. Vail)

3. SWERDZEWSKI, JOHN & MARY

Hamlet of Speonk

SCTM No. 900-353-2-19.2

Pre-submission conference to convert an existing garage into special trade contractor use on a 30,124 square foot parcel improved with a single family residence located in

the HB Zoning District on the north side of Montauk Highway approximately 1,315 feet east of the N. Phillips Avenue, Speonk (C. Vail)

4. T-MOBILE – 91 MONTAUK HIGHWAY

Hamlet of Westhampton

SCTM No. 900-356-1-26.1

Pre-submission conference for the site plan/special exception application for a 100 foot monopole located on a property developed with a vacant 1-story building and a 1-story motel situated in the Motel Zoning District at 91 Montauk Highway, Westhampton. (C. Vail)