WORK SESSION/REGULAR MEETING
AGENDA
January 28, 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. SCWA Quiogue
   Hamlet of Quiogue           SCTM No. 900-59-4-56
   (C. Shea)
   Consider a 125’ tall temporary wireless facility to temporarily accommodate 3 carriers to facilitate the repair and maintenance of an existing 150’ tall water tower which currently accommodates 3 wireless carriers on a 52.5-acre parcel located in the RTPDD Zoning District at 194 South Country Road.

AFTERNOON MEETING

COMPLETENESS

SUBDIVISION

2. Polikoff Property
   Hamlet of East Quogue       SCTM No. 900-373-2-44 & 45
   (J. Fenlon)
   Consider completeness of the lot line modification which proposes to transfer 10,966 square feet from Lot 44 to Lot 45 for the properties located within the R-40 Zoning District and located at 45 & 47 Sunset Avenue.

EXTENSION

SUBDIVISION

3. Jessup's Woods
   Hamlet of Noyack            SCTM No. 900-13-1-28.1
   (J. Fenlon)
   Consider the applicant’s seventh request for a 90 day extension of the final conditional approval adopted on August 22, 2013, for the Final Application and Wetland Permit Application, for a 4-lot Reduced Density Subdivision Plan on a 13.5 acre parcel located within the R-80 Zoning District and situated within the Aquifer Protection Overlay District, located at 36 Dogwood Avenue.
DISCUSSION

SITE PLAN

4. 38 Scuttlehole Road
Hamlet of Water Mill  SCTM No. 900-102-1-6
(C. Shea)
Review the staff report and the draft decision for a site plan application for the construction of a 3,010 square foot office building on a 42,071 square foot parcel improved with a single family residence and detached garage located in the OD Zoning District at 38 Scuttlehole Road.

DEVELOPMENT ACTION

SUBDIVISION

5. LPD Custom Builders, Inc.
Hamlet of Hampton Bays  SCTM No. 900-294-2-5
(J. Fenlon)
Consider adoption of the Pre-Application Report for the Pre-Application which consists of a two lot subdivision of a 1.0 acre property, located within the R-20 Zoning District, located at 47 & 61 Hampton Road.

SITE PLAN

6. Bridge Facilities, LLC
Hamlet of Bridgehampton  SCTM No. 900-85-2-7
(A. Trezza)
Discussion regarding architecture and site design 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.

7. Edge of the Woods Horse Farm
Hamlet of Water Mill  SCTM No. 900-65-2-1.3 & 3.71
(C. Shea)
Consider the decision for the modification to the landscape plan associated with an approved horse farm on two agricultural reserve parcels, for a total of 40.38-acres located in the CR-80 Zoning District, Aquifer Protection Overlay District and the Agricultural Overlay District at 1241 Deerfield Road.
8. **CR 39 Holding**  
Hamlet of Tuckahoe          SCTM No. 900-158-2-4  
(C. Shea)  
Consider proposed cross access for the site plan for the demolition and reconstruction of the existing building to a 2 story building to be used for retail or office on a 17,911 square foot parcel located in the HB Zoning District located at 574 County Road 39.

9. **Verizon Wireless - East Manorville PCS**  
Hamlet of Northampton        SCTM No. 900-213-1-94  
(C. Shea)  
Consider request for expedited site plan review for the installation of 3 new antennas and an equipment canopy on a 4.1-acre parcel improved with an existing wireless facility, located in the Central Pine Barrens Core Preservation and Aquifer Protection Overlay District, situated in the CR-200 Zoning District located a 120 Moriches – Riverhead Road.

**ZBA REFERRAL**

10. **Denktsis, Michael**  
Hamlet of Shinnecock Hills       SCTM No. 900-234-1-3  
(A. Trezza)  
Consider ZBA Referral Report 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.

11. **Dubin, Ronald and Betty**  
Hamlet of Shinnecock Hills       SCTM No. 900-191-3-7.3  
(A. Trezza)  
Consider adopting ZBA Referral Report to permit a change from one non-conforming use to another nonconforming use without the benefit of building permits, from three single-family dwellings to a two-family dwelling with covered porch, a two-family one-story dwelling with cellar and a one-family one-story dwelling and any other relief necessary, for a property currently improved with multiple dwelling units, located within the R-20 Zoning District at 92 North Highway, Shinnecock Hills.
12. **Mack, Cynthia & John Johnson**  
Hamlet of Bridgehampton  
SCTM No. 900-53-1-19.1 & 85  
(C. Shea)  
Consider SEQRA coordination from the ZBA for an application to change one non-conforming use (car storage) to an office building on two parcels totaling 15,543 square feet in the R-20 Zoning District at 1004 Bridgehampton Sag Harbor Turnpike and 2247 Scuttlehole Road.

13. **DNJ Properties, LLC**  
Hamlet of North Sea  
SCTM No. 900-64-1-62.1  
(J. Fenlon)  
Referral report to the Zoning Board of Appeals for the requested relief from 330-11, 330-76D & 330-83C for front yard setback relief and rear yard setback relief for the proposed pool and determination of single and separate for an old filed map development parcel, situated within the CR-200 Zoning District and situated within the Aquifer Protection overlay District, located at 1 Park Avenue.

**MISCELLANEOUS**

14. **Recommendation for Release of Multiple Performance Bonds**

(D. Wilcox)  
Consider recommendation from Departments of Municipal Works and Land Management regarding the release of certain performance bond agreements and security.

**SIGNED PLANS**

15. **River Circle Farm**  
Hamlet of Water Mill  
SCTM No. 900-100-3-2  
(A. Trezza)  
Acknowledge re-signature of maps for the Subdivision Application of River Circle Farm consisting of a 18 lot Full Yield Planned Residential Development (cluster subdivision) on a 39.750 acre tract of land in the residential CR-80 zoning district, within the Agricultural Overlay District, located on the south side of Edge of Woods Road and east side of Seven Ponds Towd Road, at 470 Edge of Woods Road.

**STAFF COMMENTS**

16. **Wireless Facility Renewals**

(C. Shea)  
Discuss Site Plan/Special Exception renewals for wireless facilities.
ADJOURN