WORK SESSION/REGULAR MEETING
AGENDA
April 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.

The Planning Board’s agendas may be viewed on the Town’s Website, http://www.southamptontownny.gov, through the “Town Clerk Portal Agendas/Minutes" link in the left hand column of the Town’s Home Page or through the “Town Clerk’s Citizen Portal” http://southamptonny.iqm2.com/citizens/.

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

COMPLETENESS

SUBDIVISION

SITE PLAN

1. **Canoe Place Inn (CPICE Maritime PDD)**
   - Hamlet of Hampton Bays
   - SCTM No. 900-900-207-5-3,4
   - (J. Scherer)
   - Deem Site Plan Complete, Schedule Public Hearing

2. **Canal and Eastern Properties (CPICE MPDD), Hamlet of Hampton Bays**
   - Hamlet of Hampton Bays
   - SCTM No. 900-900-207-4-22.1, 23, 24 & 25; 900-208-2-18.1
   - (J. Scherer)
   - Consider completeness of site plan application for 37 Townhouse units, clubhouse and public fishing pier/overlook on a 6.98 acre parcel (including surplus land) with 74 parking spaces for the homes, 5 spaces for the public and 19 spaces proposed as landbanked; the Eastern property is proposed for a Nitrex wastewater treatment facility to serve the townhouse complex.

3. **Araujo, Jose**
   - Hamlet of Hampton Bays
   - SCTM No. 900-320-1-7
   - (A. Trezza)
   - Consider completeness for the Site Plan Application of Jose Araujo for the construction of a 2,192 s.f. two-story building for four (4) apartment units, parking for 22 vehicles and upgraded sanitary system on a 0.6561-acre parcel situated within the R-40 Zoning District, currently improved with multiple residential units, located at 48 Rampasture Drive.

EXTENSION

SUBDIVISION

4. **Czeizler, Marcy**
   - Hamlet of Water Mill
   - SCTM No. 900-102-2-29
   - (J. Fenlon)
   - Consider 3 consecutive 90 day extensions of the final conditional approval granted on March 26, 2015 for the Final Application which consists of a 2 lot standard subdivision, showing the existing Peconic Land Trust Open Space Conservation Easement of 105,351 square feet within the boundaries of Lot 1, all on a 7.0 acre parcel located within the within the CR-80 Zoning District and situated within the Agricultural Overlay.
District, located on the west side of Rose Hill Road, at 186 Rose Hill Road.

5. **George Eckart**  
Hamlet of Speonk-Remsenburg  
SCTM No. 900-353-1-6  
(J. Fenlon)  
Consider the applicant’s fifth request for a 90 day extension of the final conditional approval granted on November 20, 2014, for the Final Subdivision Application which consists of a 3 lot subdivision on a 3.0 acre property located within the R-20 Zoning District, located at 153 Old Country Road.

6. **Estate of Madeline Cuomo**  
Hamlet of East Quogue  
SCTM No. 900-291-1-5, 6, 9, 10  
(J. Fenlon)  
Consider the applicant's 2nd request for a waiver of the Planning Board’s Pre-Application policy and an extensions of the Pre-Application Report which was adopted on February 9, 2012, 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.

7. **Northside Hills Section 1**  
Hamlet of Noyack  
SCTM No. 900-29-2-38.16  
(J. Fenlon)  
Consider covenant amendment to change the clearing restriction to 50% from 30% on Lot 2 of the North Side Hills Section 1 Subdivision improved with a single family residence located at 73 Northside Drive.

**SITE PLAN**

8. **Best Choice**  
Hamlet of Riverside  
SCTM No. 900-138-2-33  
(C. Shea)  
Consider re-approval of the site plan for a change of use to convert from a gas station, service and repair use to a variety store (retail) use in an existing 3,396 square foot building with parking area improvements on a 0.382-acre parcel located in the VB Zoning District and APOD at 39 Flanders Road (SR24) approximately 216 feet east of Riverside rotary.
9. **Peconic Baykeeper**  
Hamlet of Hampton Bays  
SCTM No. 900-151-1-6.2  
(J. Fenlon)  
Consider the applicant’s request for a 90 day ext for submission of plans for the Site Plan/ Special Exception which received approval on July 9, 2015 and Re-Approval on February 11, 2016, for the conversion of a single family home into a non-for-profit meeting room or office for the headquarters of Peconic Baykeeper Inc., with associated parking on a 123,280 square foot parcel located within the CR-120 Zoning District and situated within the Aquifer Protection Overlay District and is flagged on the wetland inventory, at 167 Upper Red Creek Road.

**DEVELOPMENT ACTION**

**SUBDIVISION**

10. **Sagvine Properties LLC**  
Hamlet of Noyack  
SCTM No. 900-23-1-81  
(A. Trezza)  
Consider adopting Pre-Application Report for the Subdivision of Sagvine Properties LLC, which consists of a two-lot subdivision of a 10.7-acre parcel currently improved with a cell tower, situated within the CR-200 Zoning District, Aquifer Protection Overlay District and the NYS Archaeological Sensitive Area, located at 775 Middle Line Highway.

11. **Gateway Shores**  
Hamlet of Hampton Bays  
SCTM No. 900-186-1-36  
(A. Trezza)  
Consider adopting Pre-Application Report for the Subdivision of Gateway Shores, which consists of a two-lot subdivision of a 40,000 square foot parcel previously identified as lots 44 and 45 on the Subdivision Map of Landing Estates Section 1, currently improved with a single-family residence and accessory structures, situated within the R-20 Zoning District, located at 43 Columbine Avenue N.

12. **392 Mill Road, LLC**  
Hamlet of Westhampton  
SCTM No. 900-357-3-51.1  
(J. Fenlon)  
Consider adoption of the Pre-Application Report for the Pre-Application which proposes a 3 lot subdivision of a 1.996 acre property situated within the R-20 Zoning District and located at 392 Mill Road.
13. **Mill Creek Heights (a.k.a. Sag Harbor Woods)**  
Hamlet of Noyack  
SCTM No. 900-14-1-39  
(J. Fenlon)  
Assume Lead Agency for the Preliminary Application which consists of a Planned Residential Development (Cluster) Plan subdivision with 8 lots on a 427,607 square foot (9.82 acre) tract of land, situated in the R-40 Zoning District, Great Swamp Target Area, Aquifer Protection Overlay District, and a NYS Archeologically Sensitive Area, south of Noyac Road approximately 75 feet west of Burkeshire Drive, located at 3260 Noyac Road.

**SITE PLAN**

14. **Flying Point LLC 1**  
Hamlet of Water Mill  
SCTM No. 900-133-2-1  
(C. Shea)  
Consider Traffic consultant’s review of the traffic report for SEQR for the site plan for the construction of a 4,000 square foot building for a permitted use in the HB Zoning District on a 33,076 square foot parcel located at 2 Montauk Highway on the corner of Montauk Highway and Flying Point Road.

15. **Jedi Holding**  
Hamlet of Tuckahoe  
SCTM No. 900-158-2-8.10  
(C. Shea)  
Consider pre-submission conference report for the construction of a 22,345 square foot warehouse building and associated parking on a 1.7 acre parcel located in the LI-40 Zoning District located at 8 Leecon Court.

16. **Audi Southampton**  
Hamlet of Water Mill  
SCTM No. 900-133-1-1.7 & 27.1  
(C. Shea)  
Consider the decision for the site plan/special exception application for an 11,572 footprint car dealership (14,890 square feet - total) on two parcels to be merged totaling 94,006 square feet in the HB Zoning District located at 51 & 55 Montauk Highway.

17. **Approve Strada Baxter, Design/Build LLC as local preservation consultant for the rehabilitation of the Canoe Place Inn and cottages**  
Hamlet of Hampton Bays  
SCTM No. 900-900-207-5-3,4  
(J. Scherer)
SITE DISTURBANCE/OVER CLEARING

18. **272 Brick Kiln Road**  
Hamlet of Bridgehampton  
(J. Fenlon)  
Consider approval of the Site Disturbance Application for a 54,086 square foot property that has been over cleared by 77.1% where 50% clearing is permitted, for the property located within the CR 80 Zoning District and situated within the Aquifer Protection overlay District, located at 272 Brick Kiln Road.

19. **Deerhorn Lot 1**  
Hamlet of Water Mill  
SCTM No. 900-64-3-12.8  
(A. Trezza)  
Consider approval of a Site Disturbance Application and associated survey and re-vegetation plan for a 7.74-acre property located in the CR-200 Zoning District and Aquifer Protection Overlay District, know as Lot 1 on the “Subdivision Map of Deerhorn”, filed in the Office of the County Clerk on June 19, 1987, located at 51 Bob Whites Drive.

SEQRA

20. **Araujo, Jose**  
Hamlet of Hampton Bays  
SCTM No. 900-320-1-7  
(A. Trezza)  
Consider SEQRA determination for the Site Plan Application of Jose Araujo for the construction of a 2,192 s.f. two-story building for four (4) apartment units, parking for 22 vehicles and upgraded sanitary system on a 0.6561-acre parcel situated within the R-40 Zoning District, currently improved with multiple residential units, located at 48 Rampasture Drive.

SIGNED PLANS

21. **Czeizler, Marcy**  
Hamlet of Water Mill  
SCTM No. 900-102-2-29  
(J. Fenlon)  
Acknowledge signature of the subdivision which received final conditional approval on March 26, 2015 for the Final Application which consists of a 2 lot standard subdivision, showing the existing Peconic Land Trust Open Space Conservation Easement of 105,351 square feet within the boundaries of Lot 1, all on a 7.0 acre parcel located within the within the CR-80 Zoning District and situated within the Agricultural Overlay District, located on the west side of Rose Hill Road, at 186 Rose Hill Road.
22. **322 Ocean Road, LLC**
   Hamlet of Bridgehampton  SCTM No. 900-87-2-10
   (J. Fenlon)
   Acknowledge signature of the subdivision which received final conditional approval on November 19, 2015, for the Final Application which proposes 5 lots and a 7.73 acre agricultural reserve, on a 19.6008 acre property located within the R-60 Zoning District and situated within the Agricultural Overlay District and within a NYS Archeologically Sensitive area, located on the west side of Ocean Road, at 322 Ocean Road.

23. **Cow Neck Farm**
   Hamlet of North Sea  SCTM No. 900-57-1-1.6
   (C. Shea)
   Acknowledge signature of plans for the site plan to construct an accessory barn to the existing horse farm located on the 504.5-acre parcel located in the CR-120 Zoning District located at 2299 North Sea Road.

24. **Sandy Hollow Cove Apartments**
   Hamlet of Tuckahoe  SCTM No. 900-900-111-3-24
   (J. Scherer)

**ADJOURN**