

DEPARTMENT OF LAND MANAGEMENT  
PLANNING BOARD  
116 Hampton Road  
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## Town of Southampton



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### WORK SESSION/REGULAR MEETING AGENDA May 12, 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
  - TOWN BOARD - REFERRAL OF AMENDMENT 330-9B
  
- APPROVAL OF MINUTES

## **AFTERNOON WORK SESSION**

### **Canal-Eastern Property (CPICE) Maritime PDD**

Hamlet of Hampton Bays

SCTM No. 900-900-207-4-22.1, 23, 24 & 25; 900-208-2-18.1

(J. Scherer)

Discuss shoreline stabilization plan and wetlands permit for Townhouse project (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)

## **AFTERNOON MEETING**

### **COMPLETENESS**

#### **SUBDIVISION**

**1. 35 & 39 Foster Avenue**

Hamlet of Hampton Bays

SCTM No. 900-900-324-1-13 & 14

(J. Fenlon)

Consider completeness of the Pre-Application for the lot line modification which proposes to 857 square feet from Tax Lot 13 to Tax Lot 14, involving two properties located within the the R-20 Zoning District, located at 35 & 39 Foster Avenue.

#### **SITE PLAN**

**2. Mitev Stores**

Hamlet of Flanders

SCTM No. 900-900-142-3-1.3

(C. Shea)

Consider completeness for the site plan application for the demolition of an existing residence and other buildings and the construction of a 4,000 square foot building for a grocery/convenience store located on a 29,926 square foot parcel located in the VB Zoning District at 685 Flanders Road (SR 24).

**3. 1140 Flanders Road**

Hamlet of Flanders

SCTM No. 900-168-1-7

(C. Shea)

Consider SEQR determination and completeness for the site plan application for the replacement of an existing health club/spa (18,395 sf footprint) and the construction of a 2-story building (12,615 sf footprint) for a health club and spa on a 3.1 acre parcel located on Reeves Bay in the RWB Zoning District located at 1140 Flanders Road.

**4. 500 Head of Pond Road**

Hamlet of Water Mill

SCTM No. 900-101-1-12.12

(C. Shea)

Consider completeness for an agricultural permit for existing sand training ring to be used for training horses on a vacant 10.169-acre parcel located in the CR-80 Zoning District situated at 526 Head of the Pond Road.

**EXTENSION**

**SITE PLAN**

**5. Pine Hollow**

Hamlet of Hampton Bays

SCTM No. 900-323-1-36

(C. Shea)

Consider extension of the Planning Board site plan approval for Phase 4 for the project of 10 condominium units on a 1.27- parcel, located at 29 Gardner's Lane, in the Resort Waterfront Business Zoning District.

**DISCUSSION**

**SUBDIVISION**

**6. The Estates at Remsenburg**

Hamlet of Speonk-Remsenburg

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

(J. Fenlon)

Discuss final conditional approval for the Final Application for the 19 lot Planned Residential Development Plan with open space totaling 5.74 acres, on a 22.9642 acre parcel located within the R-40 Zoning District and situated within the NYS Archaeologically Sensitive Area, located north of South Country Rd and west of Nidzyn Avenue, at 116 South Country Road and 46 Mathews Drive.

**7. Jessup's Woods**

Hamlet of Noyack

SCTM No. 900-13-1-28.1

(J. Fenlon)

Consider the applicant's ninth 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.

## **SITE PLAN**

### **8. Araujo, Jose**

Hamlet of Hampton Bays SCTM No. 900-320-1-7

(A. Trezza)

Discussion regarding SEQRA review 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.

## **DEVELOPMENT ACTION**

### **SUBDIVISION**

### **9. Sherwood Tanners Neck, LLC**

Hamlet of Westhampton SCTM No. 900-369-3-56

(J. Fenlon)

Consider final conditional approval of the Final Application which consists of a 3 lot Subdivision of a 176,004 square foot parcel located within the R-40 Zoning District, which proposes common driveway, located on the west side of Tanners Neck Lane, at 43 Tanners Neck Lane.

### **10. Perello- Approve Revised Tree Preservation Plan**

Hamlet of Bridgehampton SCTM No. 900-84-1-33

(J. Fenlon)

Consider approval of the Tree Preservation Plan to rectify the violation of the covenanted tree preservation plan approved by the Planning Board and associated with the 2 lot subdivision, approved on March 26, 2015, of a 3.0 acre property located within the R-60 Zoning District and situated within the Agricultural Overlay District and located within a New York States Archeologically Sensitive area, at 119 Newlight Lane.

### **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. 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.

**13. Chornoma & Lamelza**

Hamlet of Speonk-Remsenburg

SCTM No. 900-366-1-7.1 & 7.3

(J. Fenlon)

Consider final conditional approval of the Final Application which consists of a lot line modification proposing to transfer 26,969 square feet from Parcel 1 to Parcel 2, resulting in Parcel 1 containing 32,560 square feet and Parcel 2 containing 89,827 square feet, with both of the properties located within the R-60 Zoning District, at 24 & 24A Dock Road.

**14. 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.

**15. Arslanian & Carney**

Hamlet of Bridgehampton

SCTM No. 900-134-3-9, 10 & 11

(J. Fenlon)

Consider approval of the lot line modification that proposes to split an 8,988 square foot parcel between the two adjacent property owners, which are located within the R-80 Zoning District and situated within the NYS Archeologically Sensitive Areas and with all three properties fronting on the Atlantic Ocean, located at 15, 29, and 35 Dune Road.

**16. Recommendation for Release of Shrub and Street Tree Maintenance Bond - Map of Southampton Meadows**

Hamlet of Tuckahoe

SCTM No. 900-

(D. Wilcox)

**SITE PLAN**

**17. Mill Creek Marina**

Hamlet of Noyack

SCTM No. 900-4-3-33.2

(C. Shea)

Set maintenance bond amount associated with a site plan/wetlands permit application for existing restaurant, expanded marina and parking lot situate 700 feet west of the intersection of Pine Neck Avenue and Noyack Road (CR-38) on the north side of Noyack Road, Noyack in a Resort Waterfront Business zone within a Tidal Flood Plain Overlay District.

**18. 130-140 E. Montauk Highway**

Hamlet of Hampton Bays

SCTM No. 900-263-3-28, 29, 30, 31, 32 and 33

(C. Shea)

Consider re-approval for the site plan application of the construction of two medical office buildings totaling 5,400 square feet located on 6 parcels totaling 0.902-acres in the HB Zoning District at 130-140 E. Montauk Highway, in the hamlet of Hampton Bays.

**SITE DISTURBANCE/OVER CLEARING**

**19. Bridies Hills - 9 Bridies Path - Approve Site Disturbance Plan**

Hamlet of North Sea

SCTM No. 900-46-1-25

(J. Fenlon)

Consider approval of the Site Disturbance/ Over Clearing application with accompanying re-vegetation plan and clearing survey proposed for the subject property, which was created by the subdivision of Bridies Hills, Section 1, approved by the Planning Board on November 10, 1965, for the parcel known as Lot 5, which is located within the CR-200 Zoning District and situated within the Aquifer Protection Overlay District, located at 9 Bridies Path.

**TOWN BOARD REFERRAL**

**20. Town Board Referral of Amendment 330-9B**

Hamlet of

SCTM No. 900-

(J. Scherer)

## **SEQRA**

### **21. Southampton Country Day Camp**

Hamlet of North Sea

SCTM No. 900-97-3-17.1

(C. Shea)

Consider completeness of the Draft Environmental Impact Statement associated with the site plan for the change of use from tennis camp to day camp located on a 17.28-acre parcel in the R-20 Zoning District at 665 Majors Path.

### **22. Mill Creek Heights (a.k.a. Sag Harbor Woods)- SEQRA Determination**

Hamlet of Noyack

SCTM No. 900-14-1-39

(J. Fenlon)

Consider SEQRA Determination 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.

## **SIGNED PLANS**

### **23. 272 Brick Kiln Road - Acknowledge Signature**

Hamlet of Bridgehampton

SCTM No. 900-

(J. Fenlon)

Acknowledge signature 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.

## **ADJOURN**