

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 June 9, 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**

**1. Stella Luna Family Trust**

Hamlet of Noyack

SCTM No. 900-13-1-79.22

(J. Fenlon)

Consider completeness for the Final subdivision application which consists of a 2-lot subdivision of an 8.375 acre parcel, created by the Subdivision of Grundbesitzer Corp., located within the R-80 Zoning District and situated within the Aquifer Protection Overlay District, located approximately 1,200 feet south of Noyac Road, at 1645 Millstone Road.

#### **SITE PLAN**

**2. JL Rivkin - 269 Butter Lane**

Hamlet of Bridgehampton

SCTM No. 900-52-1-36.4

(C. Shea)

Consider a site plan application for the change of use from manufacturing/special trade contractor to office/special trade contractor uses in an existing 26,113 sf building and a special on 3.24-acre parcel situate in the LI-40 Zoning District, located on the east side of Butter Lane, approximately 715 feet north of Foster Avenue

**3. Seventh Day Adventist Church**

Hamlet of Riverside

SCTM No. 900-141-2-36.3

(J. Fenlon)

Consider completeness of the Site Plan/ Special Exception Application for the conversion of printing and graphic arts building to a church, which proposes to renovate the existing structure and formalize parking for a 10,120 square foot building located on a 62,113 square foot property located within the R-15 Zoning District and within Riverside Overlay District in Zone RO-5, and situated within the Aquifer Protection Overlay District, at 117 Ludlam Avenue.

**EXTENSION**

**SUBDIVISION**

**4. Serenity Estates**

Hamlet of Speonk-Remsenburg      SCTM No. 900-350-3-85.1  
(J. Fenlon)

Consider the applicant's second request for a 90 day extension of the conditional final approval granted on August 27, 2015, for the subdivision of a 15.19 acre tract located within the CR-40 Zoning District and within a NYS designated Archaeologically Sensitive Area, which proposes a 13 lot Planned Residential Development (Cluster) Plan with 3.8 acre of Open Space, located on the west side of Phillips Avenue, approximately 1,250 feet south of Old Country Road, at 95 North Phillips Road.

**5. Gerardi, Vito & Ann**

Hamlet of North Sea      SCTM No. 900-112-2-52.4 & 52.5  
(J. Fenlon)

Consider the applicant's request for the third 90 day extension of the final conditional approval granted on June 25, 2015, for the proposed Lot Line Modification; which consists of an equal exchange of 2,428 square feet with Lot 1 consisting of an area of 30,407 square feet prior to and as a result of the transfer and Lot 2 consisting of an area 20,725 square feet prior to and as a result of the transfer, on the properties located within the R-20 Zoning District, on the properties located at 18 (a.k.a. 942 North Sea Road) & 20 Milton Road.

**6. Sherwood St. George, LLC**

Hamlet of Quogue      SCTM No. 900-377-1-18.1  
(J. Fenlon)

Consider one year extension of the adopted Pre-Application Report granted on May 28, 2016, for the Pre-Application which proposes a 2 lot subdivision of a 3.2816 acre property located within the R-20 Zoning District, located south of St. Georg Place and on Notamiset Road, for the property located at 21 St. George Place.

**SITE PLAN**

**7. Bridge Gardens (Peconic Land Trust)**

Hamlet of Bridgehampton      SCTM No. 900-85-1-28.6  
(C. Shea)

Consider extension of the site plan/special exception approval 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.

**8. Samuels & Guilloz**

Hamlet of Speonk-Remsenburg           SCTM No. 900-303-1-1

(C. Shea)

Consider extension of conditional approval for a site plan/special exception application to change the use from lumber yard to special trade contractor and non-manufacturing industry (storage) on a 5 acre parcel located in the LI-40 Zoning District at 1324 Speonk Riverhead Road.

**9. 230 E Montauk Highway**

Hamlet of Hampton Bays               SCTM No. 900-228-2-8

(C. Shea)

Consider extension of the deadline for plans for the conditional approval for a site plan/special exception application to change the use of an existing 2,944 sq ft. building from a car repair garage to a private ambulance service and a request to do interior and exterior improvements to said building on a 10,189 sq. ft parcel situated in the Highway Business Zoning District located at 230 East Montauk Highway.

**DISCUSSION**

**SUBDIVISION**

**10. Grunbesitzer Corp., Parcel 2 & 3 -Schedule Public Hearing for Covenant Amendment**

Hamlet of Noyack                       SCTM No. 900-13-1-79.22

(J. Fenlon)

Consider setting public hearing for the requested covenant amendment for the covenant(s) required by the subdivision of Grunbesitzer Corp., in regards to further subdivision of Parcels 2 & 3, for the properties which are located within the R-80 Zoning District and situated within the Aquifer Protection Overlay District and located at 1649 & 1653 Millstone Road.

## **DEVELOPMENT ACTION**

### **SUBDIVISION**

#### **11. Two Trees Farm**

Hamlet of Bridgehampton                      SCTM No. 900-67-1-2.10, 900-67-1-2.12, & 900-83-1-1  
(J. Fenlon)

Recommend release of the Maintenance Bond for the road & drainage improvements required in association with the subdivision which received final conditional approval on June 14, 2012, on the modified Final Application which consisted of a 19 lot Standard Subdivision, with two restricted oversized lots, of a 113.9159 acre tract of land situated within the Country Residential 80,000 square foot (CR-80) Zoning District, Agricultural Overlay District, and Aquifer Protection Overlay District, located east of Hayground Road, south of Scuttle Hole Road, and west of Long Pond, on the southeastern corner of the intersection of Scuttle Hole Road and Hayground Road, located at 849 Hayground Road.

#### **12. Serenity Estates**

Hamlet of Speonk-Remsenburg              SCTM No. 900-350-3-85.1  
(J. Fenlon)

Consider approval of the applicant's proposal for a subdivision advertisement sign for the property which received final conditional approval on August 27, 2015, for the subdivision of a 15.19 acre tract located within the CR-40 Zoning District and within a NYS designated Archaeologically Sensitive Area, which proposes a 13 lot Planned Residential Development (Cluster) Plan with 3.8 acre of Open Space, located on the west side of Phillips Avenue, approximately 1,250 feet south of Old Country Road, at 95 North Phillips Road.

#### **13. Skeist, Loren II - Final Conditional Approval**

Hamlet of Bridgehampton                      SCTM No. 900-51-1-11.22 & 11.23  
(J. Fenlon)

Consider final conditional approval for the lot line modification involving the two properties, previously known as Lot 3 & 4 of the subdivision of Lumber LLC, filed on December 28, 2001, as Map No.10725, located within the CR-80 Zoning District, situated within Agricultural Overlay District and the Aquifer Protection Overlay District, located at 626 Lumber Lane 628 Lumber Lane.

## **SITE PLAN**

### **14. Pine Hollow**

Hamlet of Hampton Bays                      SCTM No. 900-323-1-36

(C. Shea)

Consider change of one unit as transient for another unit by the Planning Board associated with the site plan approval 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.

### **15. Noyac Golf Club**

Hamlet of Noyack                                SCTM No. 900-13-1-2

(C. Shea)

Consider draft decision for the modification to the site plan application to add to an existing maintenance area associated with an existing golf course located in the CR-120 & CR-200 Zoning District situate in the Aquifer Protection Overlay District located at 2600 Noyack Road.

### **16. Dario's Landscaping**

Hamlet of North Sea                            SCTM No. 900-130-2-11

(A. Trezza)

Consider adopting Pre-Submission Conference Report for a proposed change from one non-conforming use (restaurant) to another non-conforming use (special trade contractor), and an expansion of an existing building, new parking, and landscaping on a property currently improved with 2-story building currently used for combined residential and restaurant use on a 0.632-acre parcel located within the R-20 Zoning District, located at 720 North Sea Road.

### **17. Bridge Facilities, LLC**

Hamlet of Bridgehampton                    SCTM No. 900-85-2-7

(A. Trezza)

Consider completeness 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.

**SITE DISTURBANCE/OVER CLEARING**

**18. Wildlife Associates Section 1 Lot 7**

Hamlet of East Quogue SCTM No. 900-313-1-42.23

(A. Trezza)

Consider approval of the applicant's request for a site disturbance application with a survey and re-vegetation plan for a 40,711 square foot property located within the CR-80 Zoning District and situated within the Aquifer Protection Overlay District, known as Lot 7 on the Subdivision of Wildlife Associates, Section 1, filed on January 2, 1985 as Map No.7829, located at 42 Peacock Path.

**TOWN BOARD REFERRAL**

**19. Historic Landmark Designation - former Summer Residence of William & Isabel Skidmore (The Rookery) - 59 Shinnecock Road, Hampton Bays**

Hamlet of Hampton Bays SCTM No. 900-900-324-1-50

(D. Wilcox)

Consider Town Board referral of an application nominating the former summer residence of William and Isabel Skidmore (The Rookery), located at 59 Shinnecock Road, Hampton Bays, as a Town Historic Landmark and prepare recommendation to the Town Board.

**ZBA REFERRAL**

**20. Dario's Landscaping**

Hamlet of North Sea SCTM No. 900-130-2-11

(A. Trezza)

Consider adopting ZBA referral report for a proposed change from one non-conforming use (restaurant) to another non-conforming use (special trade contractor), and an expansion of an existing building, new parking, and landscaping on a property currently improved with 2-story building currently used for combined residential and restaurant use on a 0.632-acre parcel located within the R-20 Zoning District, located at 720 North Sea Road.

**21. 575-541 County Road 39A LLC**

Hamlet of Tuckahoe SCTM No. 900-158-1-12 & 14.3

(A. Trezza)

Consider adopting a ZBA referral report for the Lot Line Modification application entitled "575-541 County Road 39A LLC", which proposes to transfer 0.8 acres from SCTM# 900-158-1-12 currently improved with the Southampton Elks Lodge and split

zoned R-60 and Highway Business, to SCTM# 900-158-1-14.3 currently improved with the a Mercedes Benz dealership and zoned Highway Business, with a total project area of both lots totaling 17.9 acres located at 605 and 575 County Road 39.

**22. Aven Development, Inc**

Hamlet of Noyack SCTM No. 900-18-1-33.1

(A. Trezza)

Consider ZBA report for variances to allow a proposed 8 foot high fence to be installed in the front, side and rear yards of the subject premises and any other relief necessary, on a 49,037 square foot parcel currently used for a farm stand, located within the R-20 Zoning District, located at 3980 Noyack Road.

**SEQRA**

**23. 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.

**24. Bridge Facilities, LLC**

Hamlet of Bridgehampton SCTM No. 900-85-2-7

(A. Trezza)

Consider issuing a SEQRA determination 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.

**25. M & R Properties**

Hamlet of Shinnecock Hills SCTM No. 900-177-2-58.1

(C. Shea)

Consider SEQR coordination from ZBA for additional office/warehousing uses on a property improved with a building for a security office and warehousing use on a 1.23-acre parcel located in the R-40 Zoning District located at 2036 County Road 39.



**SIGNED PLANS**

**26. Frey & Frey - Acknowledge Signature**

Hamlet of Eastport

SCTM No. 900-351-2-27.1 & 47.2

(J. Fenlon)

Acknowledge signature of the lot line modification which received final conditional approval on December 19, 2013, which proposes to transfer 9,455 square feet from Lot 47.1 to Lot 27.1 involving two properties with a total project area of approximately 4.545 acres with both properties located within the R-40 Zoning District, located at 1 & 3 Private Road in Eastport.

**27. Storm Motors Porsche**

Hamlet of Water Mill

SCTM No. 900-133-1-1.12

(C. Shea)

Acknowledge signature of the modified site plan for the façade renovation of an existing car dealership on a 66,758 square foot parcel located in the HB Zoning District situated at 705 County Road 39A.

**ADJOURN**