WORK SESSION/REGULAR MEETING
AGENDA
June 23, 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. Rosko Farms at Magee
   Hamlet of Tuckahoe       SCTM No. 900-158-2-15.3 & 28.1
   (A. Trezza)
   Review and discuss design plan for the Open Space Easement and Trail Easement for the “Subdivision Map of Rosko Farms at Magee”, which consists of a 29-lot Standard Plan and a 28-lot Planned Residential Development Plan on a 34.235 acre parcel situated in the R-40 Zoning District and within a NYS Archaeological Sensitive Area, located on the west side of Magee Street and the east side of Tuckahoe Lane, 104 Tuckahoe Lane and 195 Magee Street.

2. Bridgehampton Corral - Lot 1
   Hamlet of Bridgehampton   SCTM No. 900-72-1-1.4
   (J. Fenlon)
   Work session to discuss requested covenant amendment for the existing non-disturbance buffer and to address the encroachment of Narrow Lane improvements, for the property located within the R-40 Zoning District and situated within the Aquifer Protection Overlay District, located at 275 Narrow Lane.

3. Estate of William Swan
   Hamlet of East Quogue     SCTM No. 900-316-1-23 & 30
   (J. Fenlon)
   Work session regarding a proposed subdivision for the two properties which possess a total are of 32.61828 acres, proposing transfer of development rights, with both properties located within the R-40 Zoning District on the north side of Montauk Highway and on the west side of East End Avenue, at 436 Montauk Highway and 12 East End Avenue.

4. Canal Properties (CPICE MPDD)
   (J. Scherer)
   Discuss boat basin vegetation and other elements 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.
AFTERNOON MEETING

COMPLETENESS

SUBDIVISION

5. 575-541 County Road 39A LLC
Hamlet of Tuckahoe  
SCTM No. 900-158-1-12 & 14.3
(A. Trezza)
Consider completeness of a 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.

SITE PLAN

6. 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.

7. 183 W Montauk Hwy
Hamlet of Hampton Bays  
SCTM No. 900-222-1-5
(C. Shea)
Deem site plan application incomplete to change the use from a bait shop to a medical office and associated parking and landscaping improvements on a 1-acre parcel located in the HB Zoning District at 183 W Montauk Highway

8. 1 Oceanview Road
Hamlet of Hampton Bays  
SCTM No. 900-230-2-29
(C. Shea)
Deem pre-submission application incomplete for the demolition of the existing residence and the construction of a 24 room motel (only 8 room motel permitted through Special Exception) on a 2.1 acre parcel located in the Motel Zoning District located at 1 Oceanview Road (with frontage on East Montauk Highway).
DISCUSSION

SUBDIVISION

9. Corwith North Lot  
Hamlet of Water Mill  
SCTM No. 900-113-1-20.2  
(J. Fenlon)  
Discuss the Pre-Application which consists of a 2 lot subdivision of a 49.3985 acre agricultural reserve, preserved by the Grant of Development Rights Easement filed on October 9, 2012, Liber D00012707 and Page 727, for the property located within the CR-80 Zoning District and situated within the Agricultural Overlay District, located at 129 Seven Ponds Road.

SITE PLAN

10. Flying Point LLC 1  
Hamlet of Water Mill  
SCTM No. 900-133-2-1  
(C. Shea)  
Discuss the staff report for the site plan application for the construction of a 4,000 square foot building for permitted uses in the HB Zoning District on a parcel located at 2 Montauk Highway on the corner of Montauk Highway and Flying Point Road.

11. Flying Point LLC 2  
Hamlet of Water Mill  
SCTM No. 900-133-2-4  
(C. Shea)  
Discuss the staff report for the site plan for the construction of a 14,999 square foot building for permitted uses in the HB Zoning District on an 83,647 square foot parcel located at 56 Flying Point Road near the intersection of Montauk Highway and Flying Point Road.

DEVELOPMENT ACTION

SUBDIVISION

12. 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.
13. **Meadow Brook Farms - Lot #15**  
Hamlet of Flanders  
SCTM No. 900-119-2-4.17  
(C. Shea)  
Consider request to amend covenants to eliminate side and rear yard buffers on Lot #15, Map of Meadow Brook Farms.

14. **Rogers, David and Christine**  
Hamlet of Water Mill  
SCTM No. 900-65-1-3  
(A. Trezza)  
Consider adopting Pre-Application Report for a subdivision that consists of a two-lot subdivision of a 5.476-acre parcel currently approved for a new single-family residence and accessory structures, located within the CR-80 Zoning District and Aquifer Protection Overlay District, located at 790 Edge of Woods Road.

15. **Skeist, Loren II - Final Conditional Approval**  
Hamlet of Bridgehampton  
SCTM No. 900-51-1-11.22 & 11.23  
(J. Fenlon)  
Consider SEQRA Coordination 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.

16. **Argonne & Graham**  
Hamlet of Hampton Bays  
SCTM No. 900-900-260-6-7  
(J. Fenlon)  
Consider adoption of the Pre-Application Report for the Pre-Application which consists of a 2 lot subdivision of a .58 or 25,465 square foot property situated within the R-20 Zoning district, located at 39 Argonne Road West.

**SITE PLAN**

17. **Busil 4**  
Hamlet of Speonk-Remsenburg  
SCTM No. 900-327-1-1.1  
(C. Shea)  
Review staff report and consider draft decision for the site plan/special exception application for the construction of a 31,500 square foot building to be used for a special trade contractor use on a 4.88-acre parcel located in the LI-40 Zoning District located in the Aquifer Protection Overlay District and the Central Pine Barrens Compatible Growth Area at 1368 Speonk Riverhead Road.
18. Noyac Golf Club
Hamlet of Noyack SCTM No. 900-13-1-2
(C. Shea)
Review staff report 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.

ZBA REFERRAL

19. Wabi Sabi
Hamlet of Water Mill SCTM No. 900-13-1-17.1 & 18.1
(C. Shea)
ZBA Report for the site plan application to change from one non-conforming use, a garden center to another non-conforming use, spa with lodging for overnight guests located in the CR-60 Zoning District at 329 & 337 Montauk Highway.

SEQRA

20. 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.

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