WORK SESSION/REGULAR MEETING
AGENDA
September 8, 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. Humphreys, George, Jr.
   Hamlet of Water Mill  SCTM No. 900-35-2-22.3
   (J. Fenlon)
   Work session to discuss transfer of clearing rights to the 2.164 or 94,270 square foot property located within the CR-200 Zoning District and situated within the Aquifer Protection Overlay District, which is currently cleared by 24.9% where 25% is permitted, for the property located at 423 Little Noyac Path.

AFTERNOON MEETING

COMPLETENESS

SUBDIVISION

2. George Hastings
   Hamlet of Hampton Bays  SCTM No. 900-226-3-11
   (A. Trezza)
   Consider completeness of a Pre-Application, which consists of a three-lot subdivision of a 2.35-acre parcel previously currently improved with a single-family residence and several accessory structures, situated within the R-20 Zoning District, located at 38 Old Riverhead Road.

EXTENSION

SUBDIVISION

3. Eric Ramme
   Hamlet of Noyack  SCTM No. 900-13-1-79.24
   (J. Fenlon)
   Consider the applicant’s request for a one year extension of the adopted Pre-Application Report dated May 14, 2015, for the Pre-Application which proposes a 2 lot subdivision of a 7.428 acre property situated within the Cr-80 Zoning District and located with the Aquifer Protection Overlay District and the NYS Archeologically Sensitive Areas, located at 1653 Millstone Road.
SITE PLAN

4. **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.

DISCUSSION

SITE PLAN

5. **1 Oceanview Road**
   Hamlet of Hampton Bays  
   SCTM No. 900-230-2-29  
   (C. Shea)
   Discuss pre-submission application for a site plan 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).

DEVELOPMENT ACTION

SUBDIVISION

6. **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.

7. **Stella Luna Family Trust**
   Hamlet of Noyack  
   SCTM No. 900-13-1-79.22  
   (J. Fenlon)
   Review draft final conditional approval 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.
8. **Grunbesitzer Corp., Parcel 2, 3 & 4 - Schedule Public Hearing for Covenant Amendment**

Hamlet of Noyack  
SCTM No. 900-13-1-79.22  
(J. Fenlon)

Review draft approval for covenant amendment for the covenant(s) required by the Revised Minor Subdivision and Minor Subdivision of Lot 2 of the “Three Lot Minor Subdivision of the Lands of Grundbesitzer Corp.,” in regards to further subdivision of Parcels 2, 3 & 4, for the properties which are located within the R-80 Zoning District and situated within the Aquifer Protection Overlay District and located at 1645, 1649 & 1653 Millstone Road.

**SITE PLAN**

9. **Shell (formerly Motiva F& E)**

Hamlet of Hampton Bays  
SCTM No. 900-221-6-1  
(C. Shea)

Consider the decision for a site plan application for 855 square foot convenience store, an addition and a new canopy associated with an existing gasoline service station located 172 W Montauk Highway in the OD Zoning District.

10. **East End Hospice**

Hamlet of Quiogue  
SCTM No. 900-370-1-28  
(C. Shea)

Consider a maintenance bond for the landscaping associated with the site plan for the construction of the 14,184 square foot building for a hospice residence home on a 5.5-acre parcel located in the R-20 Zoning District with frontage on a portion of Aspatuck Creek and containing wetlands, located on the southeast corner of Meeting House Road and Hampton Court.

11. **Westhampton Senior Living**

Hamlet of Westhampton  
SCTM No. 900-331-2-4 & 900-332-2-1, 4, 6, 7 & 10  
(C. Shea)

Consider request for the modification of a condition for the site plan/special exception approval for the construction of a 100 room assisted living facility (proprietary nursing home) on a site adjacent to an existing nursing home facility on land totaling 10.859-acres located in the Aquifer Protection Overlay District, Central Pine Barrens Compatible Growth Area and situated in an Old Filed Map located in the CR-200 Zoning District at 68 Old Country Road (CR 71).
SIGNED PLANS

SUBDIVISION

12. Wheaton Estates on Mecox Bay
Hamlet of Water Mill  SCTM No. 900-116-1-12.14
(J. Fenlon)
Consider approval of the applicant’s request for a covenant amendment to allow Lots 9 & 10 to maintain individual driveways where the Planning Board previously require a common driveway for ingress and egress purposes, for the 54,445 square foot property located within the R-80 Zoning District, and situated within the Agricultural Overlay District and within the NYS Archeologically Sensitive Areas, located at 82 Wheaton Way.

13. Czeizler, Marcy -Final Conditional Approval
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 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.

14. Gerardi, Vito & Ann
Hamlet of North Sea  SCTM No. 900-112-2-52.4 & 52.5
(J. Fenlon)
Acknowledge signature for the lot line modification which received final conditional approval 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.

EXECUTIVE SESSION

ADJOURN