PUBLIC HEARING
AGENDA
September 8, 2016
6:00 PM

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
- PROCEDURES/SAFETY RULES

PUBLIC HEARINGS
1. TBP Holding
   Hamlet of Riverside SCTM No. 900-141-1-9.12
   (C. Shea)

   Public hearing for the site plan/special exception application for the construction of a 5,920 square foot building for 2 special trade contractor uses on a 40,500 square foot parcel located at 16 Enterprise Zone Drive in the LI-40 Zoning District in the Aquifer Protection Overlay District and the CPB Compatible Growth Area.
2. **600 Mecox Road, LLC**  
   Hamlet of Water Mill  
   SCTM No. 900-104-2-23  
   (C. Shea)  
   Public hearing for a construction permit/special exception application for a horse farm consisting of stables, grooms quarters and storage barn on a 29.3-acre agricultural reserve parcel situated in the Agricultural Overlay District located in the R-80 Zoning District at 600 Mecox Road.

3. **Rock of Salvation Church**  
   Hamlet of Hampton Bays  
   SCTM No. 900-221-3-8  
   (J. Fenlon)  
   Public hearing for the Site Plan application which proposes the demolition of an existing residence and the construction of a 4,552 square foot church with 240 seats and associated parking, on a 1.014-acre parcel located in the HB Zoning District situated within the Aquifer Protection Overlay District and the Central Pine Barrens Compatible Growth Area, located north of Montauk Highway, located at 4 Bellows Pond Road.

4. **Riggio, Leonard**  
   Hamlet of Bridgehampton  
   SCTM No. 900-88-2-3.3  
   (J. Fenlon)  
   Public hearing for the Pre-application which proposes a two lot subdivision of a 11.7 acre property situated within the R-20 Zoning District and located within the NYS Archeologically Sensitive Areas, located at 151 Ocean Road.

5. **Canal and Eastern Properties (CPICE Maritime Planned Development District)**  
   Hamlet of Hampton Bays  
   SCTM No. 900-900-207-4-22.1, 23, 24 & 25; 900-208-2-18.1  
   (J. Scherer)  
   Public hearing on the construction of 37 townhouse units within 7 buildings, private pool with 1,900 sq. ft. clubhouse, 17 boat private marina, and public viewing/fishing platform 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 project includes plans to clear vegetation and construct an off-site 'Nitrex' wastewater treatment facility on the Eastern property to treat liquid waste from the townhouse complex.