

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
116 Hampton Road
Southampton, NY 11968



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TOWN SUPERVISOR

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DAVID GLAZER
THACKOOR (GEORGE) MOOTOO
THOMAS NEELY

SUBDIVISION PRE-APPLICATION FORM

This application form is required as part of any request to process the action listed below. In addition, Chapter [§292](#) The Town of Southampton Code requires specific material to be submitted in conjunction with this form. Other required items are indicated on the attached application checklist. It is the applicant's responsibility to insure that application package is complete and accurate. Incomplete applications will not be processed.

1. All applications must be completed in full and comply with [§330](#) and [§292](#) of the Town Code. Incomplete application packages will not be accepted.
2. These instructions and the application form shall be read carefully and understood before completing. Any questions should be referred to the Planning Division.
3. The application package consists of the following:
 - The [Subdivision Pre-Application Form](#) checklist.
 - 15 Copies of Application, including: project description, [owner's endorsement](#), [Open Government Disclosure Form](#), agricultural data statement, and submission review form.
 - 15 Copies of Subdivision Plat (standard plan) and supporting Materials
 - 15 Copies of Subdivision Plat (cluster plan)
 - Pre-Application Fee: **\$800 per lot** (excluding reserved parcels)
 - Lot Line Modification Fee (Transfer if Property): **\$1,100 per lot** (if applicable)
4. The mapping requirements for the subdivision plat, per [§292-4A](#), [§292-10](#) of the Southampton Town Code are included in the Subdivision Pre-Application Submission Review Form on Pages 5-6 of this submission package. Please complete this form to ensure that the maps comply with the code requirements.
5. The subdivision pre-application review process is outlined on page 4
6. A Fee Schedule is included in this package.

Application Name: Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health, Inc.

SCTM No.: 0900-325.00-01.00-002.001 & 002.002

Property Address: 242 Old Country Road, Eastport, NY

I. General Information:

a) Applicant's Name: Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health, Inc.
Address: 600 Community Drive, Manhasset, NY 11702
Phone No.: Andrew Mitchell (631)

b) If the applicant is a corporation, give the name and title of the responsible officer:
Name: Laurence Kraemer, Esq.
Title: General Counsel for Northwell Health

c) Landowner's Name: Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health, Inc.
Address: 600 Community Drive, Manhasset, NY 11702

d) Licensed Architect, Landscape Architect, Civil Engineer or Land Surveyor
Name: Kevin Walsh License No. 062664
Address: 100 Motor Parkway, Suite 350, Hauppauge, NY 11788
Telephone No. 631-787-3400

e) If the applicant does not own the property, prepare the endorsement at the end of this form establishing owner's authorization of the applicant's proposed subdivision of his land. N/A

f) All communications with regard to this subdivision shall be addressed to the following person until further notice:
Name: John J. Bennett of Bennett & Read and Kimberly A. Judd
Address: 212 Windmill Lane, Southampton, NY 11968/737 Roanoke Ave., Riverhead, NY 11901
Phone No: 631-283-9696/631-727-3017

II. Proposed Site

a) General location of Property

(north/west/south/east)

of Old Country Road, approx _____

(street of road)

(feet) (north/east/south/west)

of _____, in Eastport

(nearest interesting street)

(hamlet)

b) Zoning District(s): CR-200 (lot 2.1) & CR-200/CR-60 (lot 2.2)

c) Is a Variance Necessary? YES: _____ NO: _____

If yes, please explain:

d) Zoning Overlay(s) (Please check all that apply)

- Agricultural*
- Aquifer Protection
- Tidal Flood Plain
- Tidal Wetland & Ocean Beach
- Old Filed Map
- Archaeological (*) (**) (NYS Circles and Squares map)

*Include a survey showing the location of Class I and II prime agricultural soils

**Notice: Applicants shall complete mailing requirements at time of hearing to the Office of Tribal Trustees of Shinnecock pursuant to the section [292-9 A](#), of Town Code.

III. Project Type

- Subdivision: 46 lots
- Re-Subdivision: _____
- Lot Line Modification (Transfer of Property): _____

PRE-APPLICATION SUBMISSION FORM

PROJECT DESCRIPTION

In the space provided below, and on additional sheets if necessary, please provide the following:

1. A description of the project.

Please see attached Pre-Application Project Description Memorandum.

2. An explanation of the design concept

Please see attached Pre-Application Project Description Memorandum.

3. The reason for the particular design

Please see attached Pre-Application Project Description Memorandum.

4. The objective of the developer or project sponsor.

Please see attached Pre-Application Project Description Memorandum.

5. How or why the project is or is not in conformance with the Town Master Plan.

Please see attached Pre-Application Project Description Memorandum.

Horizontal lines for handwritten response to question 5.

Note: Please be aware that the Planning Board cannot approve plans that do not comply with zoning requirements. If you anticipate, or are aware that this project will require zoning relief from the Zoning Board of Appeals, please indicate the nature of such relief and why it is necessary to accomplish the project goals in the space below.

6. Zoning Relief (If applicable).

No variances are required. Pursuant to §330-233.1, the proposed subdivision density is "as of right" without further zoning approvals with the transfer of Pine Barrens credits.

Horizontal lines for handwritten response to question 6.

I hereby depose and say that all the above statements of information and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

Kimberly Judd
Applicant's Name

Handwritten signature of Kimberly Judd
Applicant's Signature

Sworn before me this
20 day of August, 2025

Notary Public Paula M. Sheehan

PAULA M. SHEEHAN
Notary Public, State of New York
No. 01SH5030507
Qualified in Suffolk County
Comm Ex July 18, 2026

**PLANNING BOARD OF THE
TOWN OF SOUTHAMPTON**

X

In the Matter of the RRAD Subdivision Application of:

**CENTRAL SUFFOLK HOSPITAL
d/b/a Peconic Bay Medical Center, a member of
Northwell Health, Inc.
242 Old Country Road, Eastport
SCTM #: 0900-325-1-2.1 & 2.2**

**PRE-APPLICATION
PROJECT DESCRIPTION**

X

The Properties

Hampton Hospital Center Fund Inc. (hereinafter "Hampton Hospital") took title to the subject properties on Feb. 1, 1971 by purchase from H.H.C.F. Holding Company Inc. Central Suffolk Hospital is the successor in interest of the subject properties by merger with Hampton Hospital and does business today as Peconic Bay Medical Center, a member of Northwell Health, Inc. (hereinafter "PBMC").

Both of these properties have the same address but different tax map numbers. The northerly lot, tax lot 2.1, contain 17 acres and is located entirely in the CR-200 zoning district. It is also located in the Aquifer Protection Overlay District and the Central Pine Barrens Compatible Growth Area. This lot is entirely vegetated. Lot 2.1 is located in the Speonk-Remsenberg School District

The southerly lot, tax lot 2.2, contains 26 acres and is split zoned, most of the property is located in the CR-200 zoning district and a small portion of the property by Old Country Road is located in the CR-60 zoning district. Tax lot 2.2 is also located in the Aquifer Protection Overlay District and Central Pine Barrens Compatible Growth Area and is also a PBC/TDR receiving area (Residential Receiving Area District, hereinafter "RRAD"). Several old farm houses in dilapidated states are located on this tax lot and it has been and currently is farmed since 1991 by the neighboring property owner to the east. Lot 2.2 is located in Eastport- South Manor School District.

Prior Land Use Approvals by the Town of Southampton

Hampton Hospital purchased the properties in 1971. Soon after Hampton Hospital's purchase, an application for Special Exception was made to the Town of Southampton Zoning Board of Appeals in 1972 to construct a hospital facility under the name of Hamptons Hospital and Medical Center (hereinafter "HHMC"). At that time, the property was located in the CR-40 zoning district. The Zoning Board of Appeals approved the Special Exception on Sept. 7, 1973 with the condition that they provide ingress and egress at two different places on Northway Lane for loading and utility service vehicles and that the 12+ or minus acres to the south of the

property be used only for hospital related expansion. With a Special Exception Permit to construct a hospital in hand, a one-year extension was granted by the ZBA on April 3, 1975 to May 3, 1976. In a letter dated March 18, 1975, counsel for HHMC, John E. Hurley of Hurley of Behringer, Hurley, Hurley & Pellicane, requested the one-year extension, stating "it is confidently anticipated that construction at the hospital will begin within the period as extended". In 1976, HHMC requested another one-year extension, stating "We feel that definite progress has been made and that hopefully construction will begin soon". The ZBA granted another one-year extension on March 10, 1976 to expire on May 3, 1977.

A New York Times article reported on June 3, 1973, that "ground was broken yesterday for the Hamptons Medical Hospital, a \$24 million, 222-bed medical center that will serve some 70,000 people from domestic Shirley area to Hampton Bays". This article further states that the proposed hospital has been a decade on the drawing boards, which Lee Koppelman (at the time Nassau-Suffolk Planning Chief) called essential for the area. The article further states that the final plans were approved by the New York State Health Commissioner.

In a New York Times article dated May 5, 1974 states that the construction on the Hamptons Hospital & Medical Center was delayed until the facility's local backers and the agency that will finance it decide just how large the hospital will be. The project was terminated due to financial reasons.

Description of the Project, Explanation of the Design Concept & Reason for the Particular Design

The southerly Lot 2.2, is located within a Residential Receiving Area District (RRAD) pursuant to § 330-234(B) of the Town Code. Pursuant to the intent of the RRAD in §330-230:

Findings and purpose.

A. It is the intent of this article to establish the Residential Receiving Area District (RRAD) for the purpose of identifying receiving sites for development rights or Pine Barrens credits which may be transferred **as of right** in accordance with the procedure set forth herein and the applicable transfer of development right portions of this chapter and §261-a of the Town Law of the State of New York.

B. It is also the intent of this article to set forth the procedure upon which the Town Board may establish a Residential Receiving Area District (RRAD). Generally, an RRAD shall be established on a floating zone basis with attendant controls and regulations intended to provide the means to accomplish the purposes and goals set out herein.

C. The purpose of the Residential Receiving Area District (RRAD) legislation is to facilitate increased flexibility to achieve more desirable development through the use of more creative and imaginative design of residential areas than is presently achievable under conventional land use techniques and zoning regulations and to preserve, adapt and

improve existing open space, land uses and communities, consistent with the recommendations of the Central Pine Barrens Comprehensive Land Use Plan and/or the Town's Comprehensive Plan.

D. The Planning Board is hereby authorized to increase the permitted residential density of lands proposed for development as of right to provide suitable receiving sites for residential development rights or Pine Barrens credits (PBC). The Planning Board is further authorized to consider and approve the transfer of development rights under this section, **without the necessity for Town Board review and approval** in accordance with §330-7 of this chapter.

E. The applicable regulations of a RRAD set forth in this article shall be in addition to or overlay those regulations applicable in the underlying residential district in which the given site is found on the Zoning Map as set forth in this chapter, except that the Planning Board is hereby authorized to modify the dimensional regulations of the underlying district to accommodate the increased density as the result of the transfer of development rights.

Pursuant to Town Code §330-233.1, Development standards, once a RRAD is established by the Town Board, a landowner may apply to the Planning Board for development of the property as a subdivision or site plan in accordance with the applicable provisions of the Town Code. **The transfer or redemption of development rights or Pine Barrens credits shall allow the landowner to increase his permitted density "as of right" without further zoning approvals.**

Lot 2.2 is located in a RRAD (see §330-234(B)).

The yield calculation method for properties in a RRAD is promulgated at §330-233(1)(F) of the Town Code:

- (1) The initial yield for the receiving site shall be determined by a yield map prepared in accordance with existing zoning.
- (2) The resultant yield of a RRAD shall be the sum of the receiving parcel yield plus the density obtained from the transfer of development rights or PBC's from any sending parcels as set forth in this chapter.
- (3) Each development right or Pine Barrens credit shall be the equivalent to one residential dwelling unit. Fractions of development rights or PBC's shall be rounded to the nearest whole number.
- (4) In no case shall the residential yield exceed two units per acre.

VHB has prepared a conceptual yield map for the Subject Property based on the standard prevailing zoning bulk regulations (see Yield Map), and a RRAD yield map utilizing Pine Barrens Credits ("PBC's") in accordance with the RRAD Town Code provisions (see RRAD Yield Map). Based on the RRAD regulations, the maximum residential density that could be

achieved on Lot 2.2 using PBC's is two units per acre. At this density, dimensional regulations of the Town's R-20 District would apply (see § 330-233(1)(G) of the Town Code), which require a minimum lot area of 20,000 square feet. As shown by the Yield Map, the as-of-right pre-RRAD transfer yield for the Subject Property is 10 residential lots. This includes three lots on 4.7 acres in the CR-60 District along the Old Country Road frontage, and seven lots on the remaining 39.4 acres of the Subject Property, which are within the CR-200 District.

The yield shown on RRAD Yield Map 3 is 46 residential lots, an overall increase of 36 residential lots above the standard yield shown on the Yield Map. A total of 43 lots are shown within the RRAD (Lot 2.2) on the RRAD Yield Map, and seven lots are shown within the same Lot 2.2 on the Yield Map. Subtracting the yield of seven lots from the RRAD yield of 43 lots indicates a density increase of 36 lots.

The RRAD plan, consistent with prior town approvals, is the cluster plan, the open space being provided by properties from which development rights/Pine Barrens Credits have been established.

The Objective of the Project Sponsor

The objective of Article XXV of the Southampton Town Code, entitled "Residential Receiving Area District", is to identify receiving sites for development rights or Pine Barrens Credits, which may be transferred as of right in accordance with the procedures set forth in Article XXV. It is the intent of that article that the RRAD be established on a floating basis with attendant controls and regulations (see §330-230(B)). The RRAD furthers the preservation, adoption and improvement of existing open space, land uses and communities, consistent with the recommendations of the Central Pine Barrens Comprehensive Land Use Plan and the Town's Comprehensive Plan. (See §330-230 (C)).

AGRICULTURAL DATA STATEMENT

Pursuant to §283-a of the New York State Town Law, any application for a special permit, site plan approval, use variance or subdivision approval requiring municipal review and approval by the Town Board, Planning Board or Zoning Board of Appeals that would occur on property within an agricultural district containing a farming operation or on properties within 500 feet of a farm operation located within an agricultural district, shall include an Agricultural Data Statement. The law also requires that the reviewing Board mail written notice of such an application to the owners of land within the agricultural district that contains a farm operation, which is located within 500 feet of the boundary of the project site. The cost of the mailing shall be borne by the applicant.

1. Project Name: Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health, Inc.
2. Name of Applicant: Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health, Inc.
3. Address of Applicant: 600 Community Drive, Manhasset, NY 11702
4. SCTM # of Project: 0900-325.00-01.00-002.001 & 002.002
5. Project Location: 242 Old Country Road, Eastport

6. Description of Project: 46 lot RRAD subdivision

7. If the property that is the subject of the pending development application is located in an Agricultural District, you must compile and submit a list of tax parcels, with owner's names and addresses, for all tax parcels containing a farm operation located within 500 feet of the property that is the subject of the pending development application.

If the property that is the subject of the pending development application is located outside of an Agricultural District, you must compile and submit a list of tax parcels, with owner's names and addresses, for all tax parcels containing a farm operation located within an Agricultural District and within 500 feet of the property that is the subject of the pending development application

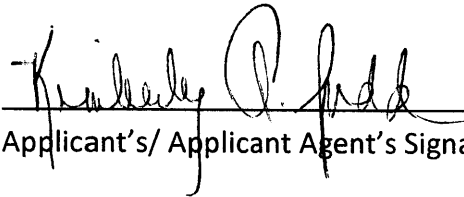
8. Submit a survey map showing the site of the proposed project relative to the location of farm operation parcels identified in item 6, above.

9. Submit legal size envelopes, pre-addressed to each of the parcel landowners identified in item 6, above with pre-paid certified mail postage, together with pre-addressed, green, return receipt cards for each mailing. The return address on the return receipt card must read

SOUTHAMPTON TOWN PLANNING BOARD
116 HAMPTON ROAD
SOUTHAMPTON, NY 11968

If you do not believe that you are subject to this requirement, please complete the following and sign below:

I have reviewed the requirements for the submission of an Agricultural Data Statement and find that said statement is not applicable to this application for the following reasons:



Applicant's/ Applicant Agent's Signature

Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health
242 Old Country Road, Eastport
SCTM #: 0900-325.00-01.00-00-002.001 & 002.002

**Properties within 500 feet of the subject premises containing a farm operation located
within an Agricultural District**

243 Old Country Road
SCTM #: 0900-325-1-3.1
Brian Sommer
P.O. Box 871
Eastport, NY 11941-0871

SCTM #: 0900-325-1-4.1
Werner Sommer
P.O. Box 610
East Moriches, NY 11940

220 Old Country Road
SCTM #: 0900-325-1-7.2
Gettinger Realty LLC
c/o Brad M. Gettinger
220 Old Country Road
Eastport, NY 11941

SCTM #: 0900-325-1-7.3
Gettinger Realty LLC
c/o Brad M. Gettinger
220 Old Country Road
Eastport, NY 11941

224 Old Country Road
SCTM #: 0900-325-1-44.1
Werner Sommer
P.O. Box 610
East Moriches, NY 11940

SCTM #: 0900-325-1-48.1
Charles W. Trench/S. Robert Gettinger/Brad M. Gettinger
62 Dunlop Road
Huntington, NY 11743

SCTM #: 0900-325-1-48.2
Charles W. Trench/S. Robert Gettinger/Brad M. Gettinger
62 Dunlop Road
Huntington, NY 11743



Legend

1st Agricultural District (Proposed Consolidation)

Parcels in an Agricultural District

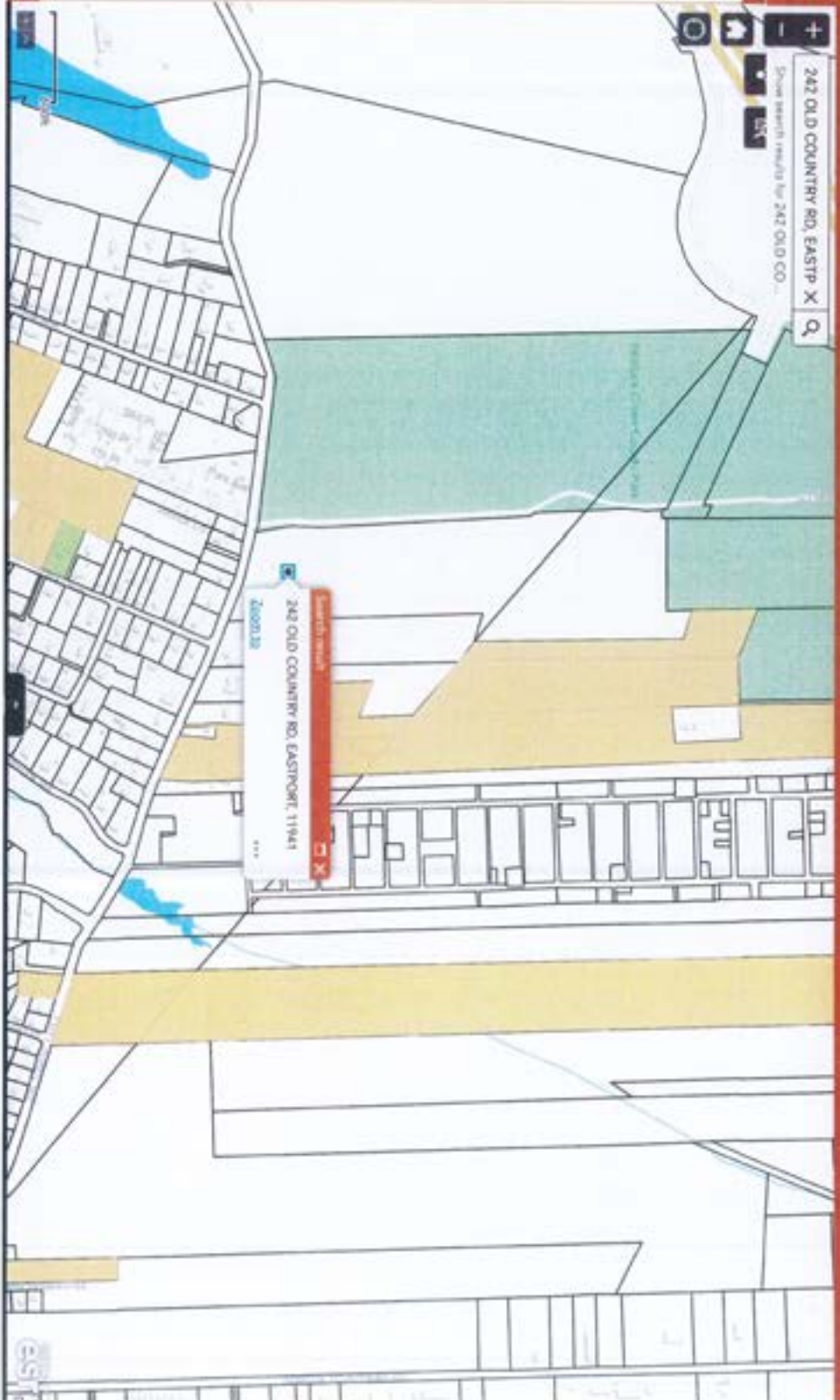
- 1st Agricultural District
- 2nd Agricultural District
- 3rd Agricultural District
- 4th Agricultural District
- 5th Agricultural District

Tax Parcel Polygon



242 OLD COUNTRY RD, EASTP X
Show search results for 242 OLD CO...

242 OLD COUNTRY RD, EASTPORT, 11941
Zoom In





SUBMISSION REQUIREMENTS CHECKLIST

TO BE FILLED OUT BY APPLICANT

Application Name Central Suffolk Hospital d/b/a Peconic Bay Medical Center, a member of Northwell Health, Inc.
Contact Person John J. Bennett jbenett@bennettandread.com/Kimberly A. Judd kim@kjuddlaw.com
SCTM# 0900-325.00-01.00-002.001 & 002.002
Project Location 242 Old Country Road, Eastport, NY
Number of Lots 46
Date: _____

PLEASE CHECK	YES	NO
Pre-Application Form.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Subdivision Plat (using the standards set forth in Chapter 292 of the Town Code) meeting the mapping requirements outlined below. (6 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cluster Plan.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yield Map.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
APPLICATION FEE: \$800/Per Lot.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scale 1" = 200' or greater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and Address of Owner of Record and Subdivider	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>
North Arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scale.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Description with distance to the nearest existing street intersection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location, Names, Ownership of adjacent streets and curblines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining lands and owners as disclosed by the most recent town tax records.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public easements, setbacks, or dedicated area on site or adjoining land.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Outline of existing easements, deed restrictions or covenants on site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing Zoning District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Suffolk County Tax Number (SCTM)	<input checked="" type="checkbox"/>	<input type="checkbox"/>