

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
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Town of Southampton



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WORK SESSION/REGULAR MEETING

AGENDA

May 10, 2018

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.igq2.com/citizens/>.

- CALL TO ORDER
- ROLL CALL
- PLEDGE OF ALLEGIANCE
- REFERRALS RECEIVED
- APPROVAL OF MINUTES

AFTERNOON WORK SESSION

1. Frith, Jane

Hamlet of Sag Harbor

SCTM No. 900-39-1-31.5

(M. Charters)

Work Session to discuss the subdivision of a 23.275 acre parcel within the Aquifer Protection Overlay District, Agricultural Overlay District, within the CR-80 Zoning District in close proximity to Freshwater Wetlands situated at 1155 Bridgehampton Sag Harbor Turnpike.

AFTERNOON MEETING

COMPLETENESS

SUBDIVISION

2. Smith, Gerard & Isabel

Hamlet of North Sea

SCTM No. 900-34-2-29

(M. Charters)

Consider completeness of the pre-application which consists of a two lot standard plan of a 536,079 acre parcel, currently improved with a single family residence and accessory structures, located within the CR-200 Zoning district, within the Aquifer Protection Overlay District, situated at 180 Middle Line Highway.

3. Gault, John

Hamlet of Bridgehampton

SCTM No. 900-38-2-8

(M. Charters)

Consider completeness of the final application which proposes a 2 lot subdivision of a 5.850 acre parcel located within the CR-80 Zoning District and situated within the Aquifer Protection Overlay District and the Agricultural Overlay District, located at 2 Mill Path.

EXTENSION

SUBDIVISION

4. 392 Mill Road, LLC

Hamlet of Westhampton

SCTM No. 900-357-3-51.1

(M. Charters)

Consider waiver of pre-application policy and extension of adopted Pre-Application Report for the Subdivision of 392 Mill Road LLC which proposes a 3 lot subdivision of a 1.996-acre property situated within the R-20 Zoning District situate at 392 Mill Road.

5. Serenity Estates

Hamlet of Speonk-Remsenburg SCTM No. 900-350-3-85.1

(M. Charters)

Discuss status of application which was granted 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 the 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.

DISCUSSION

SUBDIVISION

6. Lewis Road PRD (formerly The Hills at Southampton)

Hamlet of East Quogue SCTM No. 900-

(A. Trezza)

Discuss Draft Pre-Application Report for DLV Quogue, LLC entitled “Lewis Road PRD,” which includes two Planned Residential Development (“PRD” or cluster) alternatives consisting of a 137-lot PRD plan, including 70 village lots, 23 village estates, 31 woodland estates, and 13 workforce housing units, a variety of amenities for the residents (pool, event lawn, clubhouse, putting lawn, sports courts/sports fields, farm-to-table garden and greenhouse, kids forest club), and 65% open space equaling 390± acres; and a 118-Lot PRD plan including 10 clubhouse units, 13 village cottages, 53 village lots, 16 village estates, and 26 woodland estates, a variety of amenities for the residents, including an 18-hole golf course, and 65% open space equaling 390± acres, on a total of 178 assembled tax parcels totaling 591 acres of land situated in the CR-200 Zoning District, Compatible growth Area of the Central Pine Barrens Overlay District and Aquifer Protection Overlay District, located generally north and east of Lewis Road in the vicinity of Spinney Road and extending north to and beyond Sunrise Highway in East Quogue.

SITE PLAN

7. Argo Corporation

Hamlet of Bridgehampton SCTM No. 900-52-1-2.23 & 2.24

(M. Charters)

Discuss Draft Staff Report for the Site Plan application which proposes to construct a single family residence and accessory structures, within a residential building envelope established within an Agricultural Reserve Area, within the Aquifer Protection Overlay District, the Agricultural Overlay District, New York State Archeologically Sensitive Area, the CR-80 Zoning District, located east of Butter Lane and south of Pheasant Drive.

DEVELOPMENT ACTION

SUBDIVISION

8. Anthony Kryl

Hamlet of Quiogue

SCTM No. 900-359-4-60.1

(A. Trezza)

Consider an extension of the action deadline for the adoption the Pre-Application Report for the subdivision application of Anthony Kryl, which consists of a subdivision of a 53,876 square foot parcel currently improved multiple single-family residences and accessory structures, situated in the R-20 Zoning District, located at 400, 402 and 406 Montauk Highway, from April 26, 2018 until May 24, 2018.

9. Hayward Property

Hamlet of Water Mill

SCTM No. 900-102-1-5

(A. Trezza)

Consider adopting Pre-Application Report for the subdivision application of Hayward Property, which consists of a 2-lot Standard Plan on a 42,427 square foot parcel currently improved with a single-family residence, situated in the Office District (OD) Zoning District, NYS Archaeological Sensitive Area, located at 70 Scuttle Hole Road.

SITE PLAN

10. Busil 4

Hamlet of Speonk-Remsenburg

SCTM No. 900-327-1-1.1

(A. Trezza)

Set maintenance bond for landscaping associated with 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.

SITE DISTURBANCE/OVER CLEARING

11. Damiecki, John- Lot 1

Hamlet of Bridgehampton

SCTM No. 900-39-1-17.4

(A. Trezza)

Discuss and consider the applicant's request for site disturbance and possible bonding of the required re-vegetation for the property known as Lot 1 on the Minor Subdivision of Property of John Damiecki, situated within the CR-80 Zoning District, the Aquifer Protection Overlay District and the Agricultural Overlay District, located at 2148 Scuttle Hole Road.

12. 547 North Magee Street

Hamlet of Tuckahoe

SCTM No. 900-110-3-11

(M. Charters)

Consider the applicant's request for approval of a re-vegetation plan related to an encroachment into Town owned land involving a 4,184 square foot parcel, located within the R-80 Zoning District, situated at 547 North Magee Street.

ZBA REFERRAL

13. Rosko, Thomas

Hamlet of North Sea

SCTM No. 900-112-2-17

(A. Trezza)

Consider adopting referral comments to the Zoning Board of Appeals for relief from Town Code Section 330-167(B)(3) (specific types of variances) to legalize a change from one nonconforming use to another, from an interior design service to an office space, on a 36,476 square foot property currently improved with a 2-story residence and a 1-story commercial building, situated within the R-20 Zoning District, located at 834 North Sea Road.

SIGNED PLANS

14. Canal Properties, Hampton Bays Acknowledge signature of condominium map

Hamlet of Hampton Bays

SCTM No. 900-900-207-4-22.1, 23, 24 & 25; 900-208-2-18.1

(J. Scherer)

ADJOURN