

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

Phone: (631) 287-5735
Fax: (631) 287-5706

Town of Southampton



JAY SCHNEIDERMAN
TOWN SUPERVISOR

CHAIR
DENNIS FINNERTY

VICE CHAIRPERSON
JOHN J. BLANEY

SECRETARY
PHILIP A. KEITH

BOARD MEMBERS
JACQUI LOFARO
JOHN ZUCCARELLI
CATHIE GANDEL
ROBIN LONG

WORK SESSION/REGULAR MEETING

AGENDA

March 23, 2017

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.iqm2.com/citizens/>.

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

AFTERNOON WORK SESSION

1. Ocean View Park, Map 105, Part 4

Hamlet of North Sea
(J. Fenlon)

SCTM No. 900-63-4-12, 13, 24 & 26

Work session to discuss the approved development section map for the old filed map located within the CR-200 Zoning District and situated within the Aquifer Protection Overlay District located southwest of Water Mill Towd Road.

AFTERNOON MEETING

COMPLETENESS

C-SUBDIVISION

2. Production Holding, LLC

Hamlet of Westhampton
(A. Trezza)

SCTM No. 900-355-2-18.7 & 18.7

Consider completeness for the Pre-Application of Production Holding, LLC, which proposes a two-lot subdivision of a 42,041 sf parcel currently improved with two residences, a 1-story concrete building and a 1 story barn, situated within the R-40 Zoning District and located at 57 and 61 Station Road.

3. Sherwood St. George, LLC

Hamlet of Quogue
(J. Fenlon)

SCTM No. 900-377-1-18.1

Consider completeness of the Final Application which proposes a 2 lot subdivision of a 3.2816 acre property located within the R-20 Zoning District, located south of St. Georg Place and on Notamiset Road, for the property located at 21 St. George Place.

4. Fishman, Jerry

Hamlet of Speonk-Remsenburg
(A. Trezza)

SCTM No. 900-368-1-14

Consider completeness for the Final Subdivision Application of Jerry Fishman, which proposes a two-lot subdivision of an 87,235 square foot parcel currently improved with a single-family residence and accessory structures, situated within the R-40 Zoning District and NYS Archaeological Sensitive Area, located at 180 South Country Road.

C-SITE PLAN

5. 91 East - Aman Developers

Hamlet of Bridgehampton
(C. Shea)

SCTM No. 900-69-2-17.5

Consider completeness of a site plan application for a proposed additional office building on a 0.689-acre parcel improved with an existing office building located in the Hamlet Office (HO) Zoning District at 2272 Montauk Highway.

6. Koral Partners

Hamlet of Water Mill
(C. Shea)

SCTM No. 900-114-1-44

Consider setting a pre-submission conference for a site plan application for a 9,876 square foot building used for retail/office uses located on a 37,183 square foot building located in the VB Zoning District located 40 Station Road.

7. Robert Rothwell Funeral Home

Hamlet of Hampton Bays SCTM No. 900-224-2-49.1
(A. Trezza)

Consider completeness for the Site Plan application of Robert Rothwell Funeral Home, which proposes a handicapped accessible ramp and a new porch, on a property currently improved with a two-story building used for a residence and funeral home with associated parking, situated in the OD (Office District) and R-20 Zoning Districts, located at 20 Ponquogue Avenue.

8. Two Trees Farm

Hamlet of Bridgehampton SCTM No. 900-83-1-1.11
(C. Shea)

Completeness for the special exception/construction permit application to relocate historic structure to be converted to agricultural labor housing associated with a horse farm on a conservation open space easement 63.1-acre parcel located in the Agricultural Overlay District located within the CR-80 Zoning District, on the east side of Hayground Road, south of Two Trees Lane, and west of Long Pond.

EXTENSION

E-SUBDIVISION

9. Parkview Community - Extension of Final Conditional Approval

Hamlet of Riverside SCTM No. 900-118.1-1-14
(J. Fenlon)

Consider the applicant’s request for a 90 day extensions of the final conditional approval which was adopted on March 14, 2013, for the Final Application which consists of a 3 lot subdivision of a 6.75 acre parcel located in both the R-15 and R-80 Zoning Districts on the property located on Flanders Road (SR 24) and fronting on the Peconic River, located at 330 Flanders Road.

10. Hancock Properties

Hamlet of Hampton Bays SCTM No. 900-226-2-10.1
(J. Fenlon)

Consider the applicant’s request for a 90 day extension of the final conditional re-approval on December 11, 2014 for the Final Application which consists of a two-lot subdivision of a 43,392 square foot parcel currently improved with a one-story single-family residence and garage with apartment located within the R-40 Zoning District, located at 22 Squiretown Road.

11. Sherwood Tanners Neck, LLC

Hamlet of Westhampton SCTM No. 900-369-3-56
(J. Fenlon)

Consider the applicant’s request for a 90 day extension of the final conditional approval granted on September 22, 2016, for 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.

12. KASGG, LLC

Hamlet of Hampton Bays
(J. Fenlon)

SCTM No. 900-228-1-28.2 & 29.1

Consider the applicant's request for the sixth 90 day extension of the final conditional approval granted on July 9, 2015, for the Final Application which proposes to abandon a portion of Maple Avenue, and transfer a portion of said road to Tax Lot 28.2, and transfer a portion of said road to Tax Lot 29.1, providing for sufficient area to subdivide Tax Lot 29.1 into two parcels, with a total project area of 71,575 square feet located within the R-20 Zoning District, for the properties located at 10 & 12 Gravel Hill Road.

13. Schellinger

Hamlet of Sag Harbor
(J. Fenlon)

SCTM No. 900-25-1-50.3 & 50.4

Consider the applicant's request for the 3rd and 4th 90 day extensions of the final conditional approval granted on January 21, 2016, for the Lot Line Modification of the properties known as Lots 1 and 2 of the Subdivision entitled "Spring Farm" which proposes to transfer equal area of 13,924 square feet, with both properties located within the CR-200 Zoning District and in the Aquifer Protection Overlay District, at 205 and 207 Clay Pitt Road,.

E-SITE PLAN

14. SCWA Quiogue

Hamlet of Quiogue
(C. Shea)

SCTM No. 900-359-4-56

Consider the extension of the deadline for the removal of a 125' tall temporary wireless facility to temporarily accommodate 3 carriers to facilitate the repair and maintenance of an existing 150' tall water tower which currently accommodates 3 wireless carriers on a 52.5-acre parcel located in the RTPDD Zoning District at 194 South Country Road.

15. Wabi Sabi

Hamlet of Water Mill
(C. Shea)

SCTM No. 900-133-1-18.1

Consider extension of the deadline for submission of plans 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 337 Montauk Highway.

16. 183 W Montauk Hwy

Hamlet of Hampton Bays
(C. Shea)

SCTM No. 900-222-1-5

Consider the extension of the deadline for submission of plans for the site plan

application 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.

DISCUSSION

D-SUBDIVISION

D-SITE PLAN

17. New York Cancer Specialists

Hamlet of Tuckahoe

SCTM No. 900-158-2-10

(C. Shea)

Discuss the site plan application for the change of use from home furnishing/office use to medical office use in an existing two (2) story building (7,198 square feet) located on 0.727-acre parcel in the HB Zoning District at 640 CR 39.

18. Bridgehampton Commons - TJ Maxx

Hamlet of Bridgehampton

SCTM No. 900-83-1-14,20,21,22 & 23.5

(C. Shea)

Discuss update of pre-submission/ZBA report for a site plan application for the 17,000 square foot expansion of the eastern building on two parcels totally approximately 30 acres improved with an existing shopping center located in the SCB Zoning District at 2102 Montauk Highway.

19. Citron 19 Montauk, LLC

Hamlet of Westhampton

SCTM No. 900-357-3-14.3

(C. Shea)

Discussion of the staff report and/or draft resolution for the site plan application to demolish a pre-existing, non-conforming restaurant, bar, nightclub use and construct a non-conforming 10 unit multi-family residential use complex on a 74,667 square foot parcel located in the R-20 Zoning District at 19 Montauk Highway.

DEVELOPMENT ACTION

DA-SUBDIVISION

20. Capozzola & Flynn - Approve Covenant Amendment

Hamlet of Speonk-Remsenburg

SCTM No. 900-350-3-80.1

(J. Fenlon)

Consider approval of the requested covenant amendment affecting Lot 1, for the Subdivision Map of Capozzola & Flynn, which consisted of a six (6) lot Planned Residential Development plan subdivision with a common driveway off North Phillips Avenue, located on a 9.1285 acre tract of land located in the CR-40 zoning district on the west side of North Phillips Avenue.

DA-SITE PLAN

21. Affinity Homes LLC

Hamlet of Eastport SCTM No. 900-351-1-24.4
(A. Trezza)

Consider conditional approval of an expedited Site Plan Application for Affinity Homes LLC for a single-family residence and garage on a property situated in the R-20 Zoning District located at 431 Montauk Highway.

22. McDonalds (Lake Creek)

Hamlet of Riverside SCTM No. 900-118-2-8
(C. Shea)

Consider signs associated with an additional drive thru order lane for an existing fast food restaurant located on a 1.32-acre parcel, situate within the VB Zoning District, is located east side of Flanders Road, (S.R.24), 257 feet south of Peconic Avenue.

23. Minogue Pools

Hamlet of Shinnecock Hills SCTM No. 900-177-4-28
(C. Shea)

Consider freestanding sign for the site plan for the change in use in an existing building to a special trade contractor use and the connection of cross access on an 18,722 square foot parcel located in the Highway Business Zoning District situated at 1602 County Road 39.

OLD FILED MAP

SITE DISTURBANCE/OVER CLEARING

24. Fair Hills Lot 37 Site Disturbance

Hamlet of East Quogue SCTM No. 900-39-1-49.37
(A. Trezza)

Consider approval of a Site Disturbance Application and associated survey and re-vegetation plan for a 36,489 square foot property located in the CR-80 Zoning District and Aquifer Protection Overlay District, know as Lot 37 on the “Subdivision Map of Fair Hills”, filed in the Office of the County Clerk on October 24, 2000, located at 3 Fair Hills Lane.

AGRICULTURAL FENCING

25. Halsey Lane Farm

Hamlet of Water Mill SCTM No. 900-115-1-1.9
(A. Trezza)

Consider modifying Planning Board approval for the installation of a proposed 8 foot high fence to be installed on a 17.112-acre agricultural reserve currently farmed, situated within the CR-80 Zoning District and Agricultural Overlay District, located at 258A Halsey Lane.

TOWN BOARD REFERRAL

ZBA REFERRAL

26. Maurer, Jack

Hamlet of Quiogue
(J. Fenlon)

SCTM No. 900-378-1-14

Consider referral to the Zoning Board of Appeals for the requested relief from 330-11, 76(D), 77(D), 82, 83(C) to facilitate the 3 lot subdivision of a 3.9032 acre property located within the R-40 Zoning District, at the property at 545 Main Street.

SEQRA

SIGNED PLANS

SP-SUBDIVISION

27. Brandolini Properties

Hamlet of Hampton Bays
(J. Fenlon)

SCTM No. 900-186-2-36.4 & 36.5

Acknowledge signature of the subdivision that received final conditional approval on April 14, 2016, for the lot line modification which involves two lots and proposes to transfer a “dog leg” or 11,340 square feet from Lot 4 to Lot 3 of the Minor Subdivision of Gerald Stuebe & Morton French, which was approved by the Planning Board on November 11, 1976, with both properties located within the R-80 Zoning District and currently fronting on Great Peconic Bay, located at 108 & 110 Newtown Road.

SP-SITE PLAN

MISCELLANEOUS

STAFF COMMENTS

ADJOURN

COMMUNICATIONS

LETTER

NOTE

E-MAIL

PUBLIC NOTICES

PLANNING BOARD RESOLUTIONS