

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
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Town of Southampton



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WORK SESSION/REGULAR MEETING

AGENDA

July 12, 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

4. Subdivision Map of R. Foster

Hamlet of Bridgehampton SCTM No. 900-84-1-5.8

(M. Charters)

Consider approval of a common driveway covenant amendment to provide access to the property located at 1720 Montauk Highway by providing access over an existing common driveway easement serving three (3) lots that are part of the Subdivision Map of R. Foster filed in the Office of the County Clerk on October 9, 2001 as Map File No. 10692.

5. William and Roseanne Foster, Lot 2

Hamlet of Bridgehampton SCTM No. 900-84-1-6.3

(M. Charters)

Consider approval of a covenant amendment to allow access through a 25' conservation buffer for the property located at 1720 Montauk Highway, established by the Subdivision Map William and Roseanne Foster, filed in the Office of the Suffolk County Clerk, January 26, 2010 filed in connection with the covenant amendment to provide access to the property over an existing common driveway easement serving three (3) lots that are part of the Subdivision Map of R. Foster filed in the Office of the County Clerk on October 9, 2001 as Map File No. 10692.

6. Anthony Kryl

Hamlet of Quogue SCTM No. 900-359-4-60.1

(A. Trezza)

Consider adopting Pre-Application Report for the subdivision application of Anthony Kryl, which consists of a four (4) lot 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..

7. Kamicutico, LLC

Hamlet of North Sea SCTM No. 900-99-1-11.5 & 11.8

(A. Trezza)

Consider granting Preliminary Approval for the Subdivision Application of "Kamicutico, LLC", which proposes a Standard Plan (Yield Map) with a total of eleven (11) lots and a Planned Residential Development Plan with a total of eleven (11) lots and a 7.8-acre Open Space parcel representing 35% of the area of the lot, with three (3) workforce housing units to be provided off-site, on two (2) contiguous lots totaling 22.232 acres on the west side of a 30'-wide right-of-way off of North Sea-Mecox Road, within the CR-80 Zoning District and located at 437 North Sea-Mecox Road.

8. John Maloney Lot Line Modification

Hamlet of Hampton Bays SCTM No. 900-223-1-18.1 & 18.3

(C. Shea)

Consider draft decision on the lot line modification that proposes to transfer 4,733.11 square feet from SCTM# 900-223-1-18.3 (Lot 1) to SCTM# 900-223-1-18.1 (Lot 2), with a total project area of 36,409.62 square feet with both properties situated in the Village Business (VB) Zoning District located at 116 and 108 W. Montauk Highway.

9. Stavropoulos

Hamlet of Bridgehampton SCTM No. 900-86-2-1.2

(C. Shea)

Consider re-authorization/modification of pre-application report for a two lot subdivision of 0.3342-acre parcel improved with two commercial structures with a common wall and associated parking located in the VB Zoning District at 2385 Montauk Highway.

SITE PLAN

10. 2331 Montauk LLC

Hamlet of Bridgehampton SCTM No. 900-86-1-6

(A. Trezza)

Consider applicant's request to extend the action deadline for adoption of the Pre-Submission Conference Report for the site plan of 2331 Montauk LLC, which proposes the construction of an approximately 6,000 square foot, two-story commercial building with an accessory apartment on a 23,497 square foot parcel located in the HO Zoning District at 2331 Montauk Highway, from July 12, 2018 to August, 9, 2018.

11. BNB Ventures IV

Hamlet of Bridgehampton SCTM No. 900-69-05-34.01, 35, 36

(C. Shea)

Review staff report and consider the decision on a site plan to change the use from retail use to medical office use on the first floor in an existing 9,030 square feet gross floor area building used as retail spaces on the first floor and retail, office space on the second floor on an 18,694 sf parcel located in the VB Zoning District at 2510 Montauk Highway.

12. Mead, Christopher

Hamlet of Water Mill

SCTM No. 900-116-1-12.39

(M. Charters)

Consider Staff Report and Draft Decision for the Agricultural Construction Permit/Wetlands Permit entitled Christopher Mead, for the proposed construction of a 3,155 sq. ft. barn, on a 12.219 acre Agricultural Reserve Parcel, located within the R-80 Zoning District, Agricultural Overlay District, New York State Archeologically Sensitive Area in close proximity to Town regulated wetlands situated off Mecox Bay Lane.

13. Samuels & Guilloz

Hamlet of Speonk-Remsenburg

SCTM No. 900-303-1-1

(C. Shea)

Consider modification and re-approval of conditional approval for a site plan/special exception application to change the use from lumber yard to special trade contractor and non-manufacturing industry (storage) on a 5 acre parcel located in the LI-40 Zoning District at 1324 Speonk Riverhead Road.

OLD FILED MAP

14. Oceanview Park Part 2 Block J Road Abandonment (Post and Park)

Hamlet of North Sea

SCTM No. 900-45-1-42

(A. Trezza)

Discuss and consider the applicant's request for 'no objection' to the abandonment of portions of Post Avenue and Park Avenue within the Old Filed Map of Oceanview Park, Section 2, for the parcel situated within the CR-200 Zoning District and the Aquifer Protection Overlay District, located at 22 Ocean View Parkway.

SEQRA

15. Bridgehampton Commons - TJ Maxx

Hamlet of Bridgehampton

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

(C. Shea)

SEQRA deadline for the ZBA and 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.

SIGNED PLANS

16. Sag Harbor Impound Yard

Hamlet of Sag Harbor

SCTM No. 900-40-1-3.1

(C. Shea)

Acknowledge signature of the site plan for the installation of a parking area and fencing for a municipal impound yard (Village of Sag Harbor) on a 24.1-acre parcel located in the CR-200 Zoning District in the Aquifer Protection Overlay District located at 1310 Bridgehampton Sag Harbor Turnpike.

ADJOURN