

DEPARTMENT OF LAND MANAGEMENT  
PLANNING BOARD  
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## Town of Southampton



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# WORK SESSION/REGULAR MEETING AGENDA January 10, 2019 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.

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

## **AFTERNOON WORK SESSION**

### **1. PRG Pools & Supplies (a.k.a. PRG Corporation)**

Hamlet of Tuckahoe

SCTM No. 900-177-4-4

(J. Fenlon)

Work Session to discuss the re-approval and possible modification of the previously approved Site Plan/Special Exception approved by the Planning Board on June 9, 2005, for a 3,002 square foot building and parking, all on a 1.639-acre parcel, located within the HB Zoning District and situated within the NYS Archeologically Sensitive Map, located on the north side of C.R. 39, at 461 County Road 39.

## **AFTERNOON MEETING**

### **COMPLETENESS**

#### **SUBDIVISION**

### **2. Old Stables at Speonk**

Hamlet of Speonk-Remsenburg

SCTM No. 900-350-3-88

(A. Trezza)

Consider completeness for a Pre-Application for a density incentive subdivision, which proposes a nine (9) lot subdivision of a 7 acre parcel currently improved with a single-family residence and accessory structures, located within the CR-40 Zoning District and NYS Archaeological Sensitive Area..

### **3. 91 Priscilla Avenue**

Hamlet of Flanders

SCTM No. 900-143-1-18

(A. Trezza)

Consider completeness for the Pre-Application of 91 Priscilla Avenue, which proposes a two-lot subdivision of a 19,026 square foot vacant parcel situated in the R-15 Zoning District and NYS Archaeological Sensitive Area, located at 91 Priscilla Avenue in Flanders (SCTM#900-143-1-18).

### **4. 148 Priscilla Avenue**

Hamlet of Flanders

SCTM No. 900-120-3-22.3

(A. Trezza)

Consider completeness for the Pre-Application of 148 Priscilla Avenue, which proposes a two-lot subdivision of a 28,348 square foot parcel currently improved with a single-family residence, situated in the R-15 and R-60 Zoning Districts and NYS Archaeological Sensitive Area, located at 148 Priscilla Avenue in Flanders (SCTM#900-120-3-22.3).

**5. Kirschbaum, Michele**

Hamlet of East Quogue SCTM No. 900-372-1-3.2

(J. Fenlon)

Consider completeness of the Pre-Application which consists of a two lot subdivision of a 7.601-acre property located in the R-80 Zoning District and fronting on Phillips Creek, located on the south side of Sunset Avenue, at 44 Sunset Avenue.

**SITE PLAN**

**6. Rosko, Constantine & Maureen**

Hamlet of Southampton SCTM No. 900-159-2-2

(C. Shea)

Consider completeness for the site plan application regarding the additional 3,600 sf warehouse building on a 2-acre parcel improved with buildings (3,500 sf repair shop for Ag Use; 12,900 sf warehouse) located in the R-20 Zoning District at 218 County Road 39.

**EXTENSION**

**SUBDIVISION**

**7. Sternberg, Harvey**

Hamlet of Bridgehampton SCTM No. 900-36-1-4.2

(J. Fenlon)

Consider an extension of the deadline for adoption of the pre-application report for the Pre-Application which proposes a two lot subdivision, with an 8.499-acre Open Space parcel, on a 12.631-acre property located within the CR-200 Zoning District, situated within the Aquifer Protection Overlay District, located at 1245 Noyac Path.

**SITE PLAN**

**8. Mead, Christopher**

Hamlet of Water Mill SCTM No. 900-116-1-12.39

(M. Charters)

Consider 2<sup>nd</sup> Extension of the deadline for the submission of plans for signature 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.

## **DISCUSSION**

### **SITE PLAN**

**9. 324 W. Montauk Highway - Tiana Pines Apartments**

Hamlet of Hampton Bays                      SCTM No. 900-253-1-17.2  
(C. Shea)

Discuss the draft staff report for the site plan application to convert from a non-conforming motel use (16 units) to non-conforming apartment use (16 units – 3 of which are affordable units) on a 1.1 - acre parcel located in the HB Zoning District at 324 W. Montauk Highway.

**10. Atlantic Golf Club**

Hamlet of Bridgehampton                      SCTM No. 900-49-1-7.1  
(C. Shea)

Discuss turtle and frog management plan and progress report plan associated with the site plan/wetlands permit application for a 3,643 sf teaching facility and clearing associated with an existing driving range/golf course located in the CR-80 Zoning District, Agricultural Overlay District and Aquifer Protection Overlay District located at 1040 Scuttlehole Road.

## **DEVELOPMENT ACTION**

### **SITE PLAN**

**11. Water Mill Square Associates**

Hamlet of Water Mill                              SCTM No. 900-114-1-30  
(C. Shea)

Consider expedited review of the site plan application to change the windows on the front façade with undivided windows and a sliding window accessory to an existing deli in the six (6) building complex located on the 2.2-acre parcel in the VB Zoning District at 670 Montauk Highway.

**12. Menzer Fenchel, LLC**

Hamlet of North Sea                              SCTM No. 900-159-1-3  
(M. Charters)

Consider approval of the wall sign associated with the Site Plan application of Menzer Fenchel, which consists of a change from one non-conforming use (garden/lawn equipment sale and repair) to another non-conforming use (special trade contractor) and associated parking and landscaping on a 7,269 square foot parcel currently improved with a one-story building previously used for the sale, storage and repair of garden equipment, located within the R-20 Zoning District, located at 424 North Sea Road.

**ZBA REFERRAL**

**13. L I Automobile Collectors, LLC**

Hamlet of North Sea                                      SCTM No. 900-131-1-7.1  
(C. Shea)

Consider a report to the ZBA for a change from one non-conforming use to another associated with a site plan to construction a 5,560 square foot office building (2-story) and the reconstruction of an 8,000 square foot storage building on a 7.4-acre parcel located in the HB and R-20 Zoning Districts at 315 County Road 39.

**SIGNED PLANS**

**14. Kraszewski, Henry (North Sea)**

Hamlet of North Sea                                      SCTM No. 900-132-2-42  
(M. Charters)

Acknowledge Signature of the Construction Permit application Entitled Henry Kraszewski (North Sea) which proposes to construct an agricultural barn for storage and seasonal farm stand use, with 2700 sq. ft. of enclosed floor area, totaling approximately 3,919.5 sq. ft. inclusive on open porch areas, located within an agricultural reserve created by the subdivision Map of Glenna E. Jager filed August 16, 2002 as Map No. 10811, located within the LI-40 Zoning District, the New York State Archeologically Sensitive Areas, with frontage on County Road 39, located at 326 CR-39A.

**15. Atlantic Golf Club**

Hamlet of Bridgehampton                                      SCTM No. 900-49-1-7.1  
(C. Shea)

Acknowledge signature of site plans associated with the site plan/wetlands permit application for a 3,643 sf teaching facility and clearing associated with an existing driving range/golf course located in the CR-80 Zoning District, Agricultural Overlay District and Aquifer Protection Overlay District located at 1040 Scuttlehole Road.

**EXECUTIVE SESSION**

**ADJOURN**