

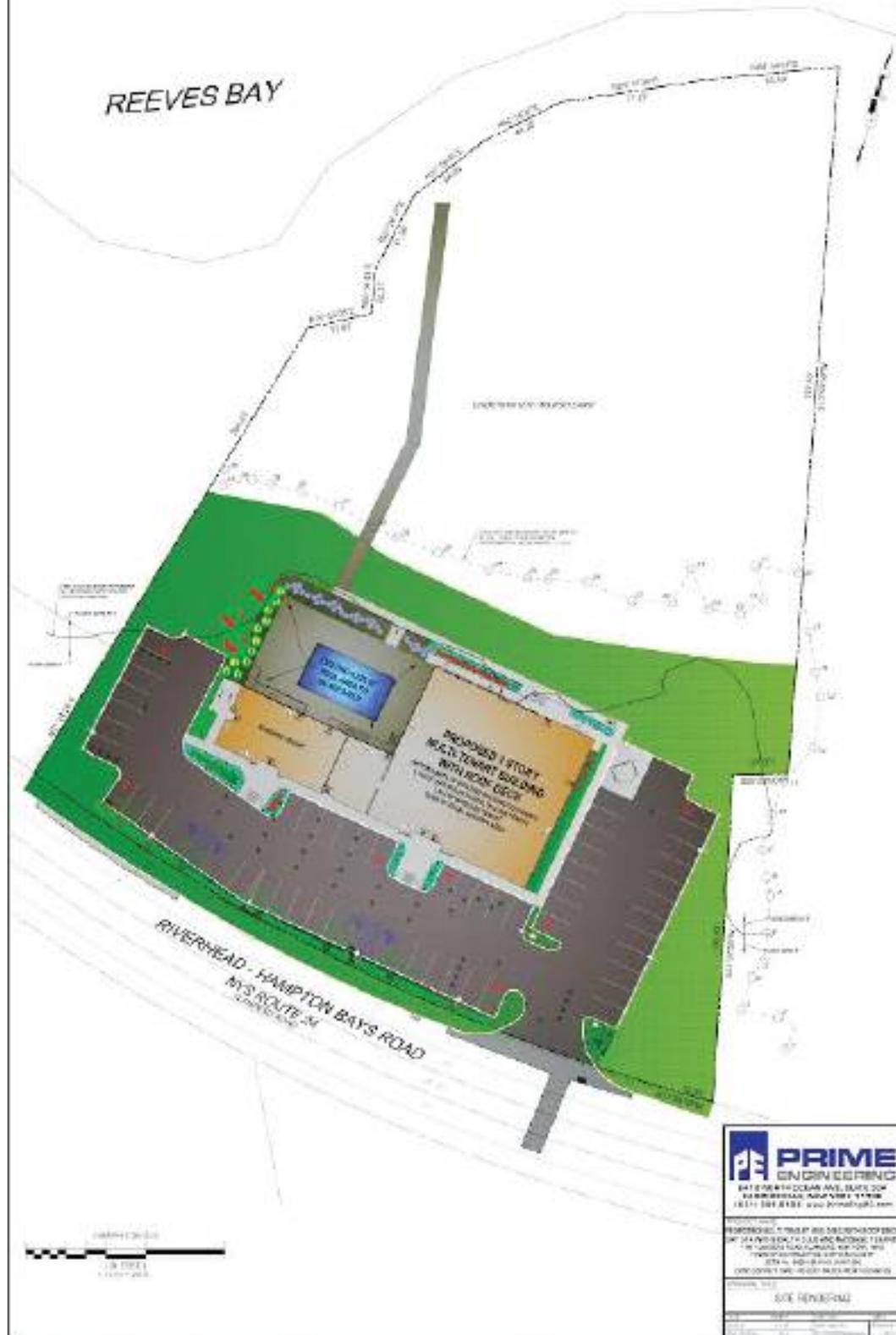
Developer Wants To Get Started

New health club building would replace old one

BY ERIN MCKINLEY



The site of a proposed health club in Flanders. ERIN MCKINLEY



Renderings of the proposed health club for Flanders.

COURTESY PRIME ENGINEERING

A developer interested in knocking down a former health club building in Flanders that has sat vacant for the past decade, and replacing it with a new structure that would house similar businesses, wants to break ground before the end of the year.

Jaclyn Peranteau, an engineer for Prime Engineering in Holtsville, said her client, Island Properties of Farmingdale, wants to secure final approval for the project by the end of summer—allowing work to begin by mid-November.

The plan, she explained, is to raze the building at 1140 Flanders Road, which housed the Peconic Health and Racquet Club prior to its closing in 2005, and construct a new 10,000-square-foot building on nearly the same footprint that would house two different health-orientated businesses: a health club/meditation center and a massage

parlor.

Island Properties is also interested in refurbishing the inground pool on the property and converting it into either a low chlorine or saltwater swimming hole, according to Ms. Peranteau.

The plans, which were filed in December 2015, are still being reviewed by Southampton Town. Last week the document was referred to the Southampton Town Architectural Review Board.

Nearly half of the 3-acre property, which sits off the north side of Flanders Road and overlooks Reeves Bay, is under the water. That fact has prompted some to question the project's proposed septic system, which now calls for a linear system with leaching galleries to replace the current cesspools. The system proposed by her client, Ms. Peranteau added, complies with all Suffolk County Health Department regulations and will meet all State Environmental Quality Review Act standards.

But not everyone is happy with that suggestion. Kevin McAllister, the founder and president of Defend H2O, an environmental advocacy group, said this week that he wants the health department to follow state standards and require that the property owners install a self-contained septic system rather than grandfather in what is an antiquated septic management system.

He also noted that an advanced septic system must be in place if the proposed business is going to generate more than 1,000 gallons of flow per day.

"I have a real problem if they are going to rely on a conventional system based on either its existing system or allowing the rebuild of this facility to be permitted based on the prior flow and prior system," Mr. McAllister said. "I have high expectations here and I would hope there are obligations on the part of the county to make sure the developer is following the state regulations."

Flanders, Riverside, and Northampton Association President Ron Fisher noted this week that community members were briefed about the project during a recent meeting of the Bay View Pines Civic Association. While he and others also have concerns about the proposed septic system, Mr. Fisher said he is happy that another longtime vacancy along Flanders Road could soon be filled.