

1. February 28, 2018

Documents:

0228.PDF

2. Site Plan Review - Beckmann Commercial Center

Documents:

BECKMAN COMMERCIAL BUILDING.PDF

3. Site Plan Review - Fort Pond Native Plants

Documents:

FORT POND NATIVE PLANTS.PDF

4. Site Plan Review - New Cingular Wireless At SCWA Generator

Documents:

NEW CINGULAR GENERATOR.PDF

**PLANNING BOARD  
TOWN OF EAST HAMPTON**

**AGENDA FOR MEETING OF: February 28 , 2018**

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**Board of Review:**

- Building Permit – Map 218, Bl. 34, Lots 14, 14A: Gazza
- Building Permit – Map 268, Bl. 4, Lots 98A, 99-110, 111A, 111-121, p/o Shelter Tree, p/o Newlawn Ave., Greatrex
- Building Permit – Map 499, Bl. 7, Lots 44-50; Petanas
- Building Permit – Map 455, Bl. 42, Lots 14-21; O’Brien
- Building Permit – Map 1013, Bl. 3, Lot 5; Landon
- Building Permit – Map 1013, Bl. 3, Lot 3; Landon

**Planning Board Log:**

**REGULAR MEETING**

**SUBDIVISIONS:**

**SUBWAIVERS:**

Sullivan Extension of Time Keeshan/Montauk

**SITE PLANS:**

Pristine Properties, LLC Extension of Time Cunningham/East Hampton

**OTHER:**

Adoption of Minutes - February 7, 2018

**URBAN RENEWAL:**

URP # 67, Lots 1-10, 11-18, 33-38, 39, 40; Golden/Green

**COMPREHENSIVE PLAN:**

**OLD FILED MAPS:**

**PUBLIC HEARINGS :**

Inlet Seafood Bar, Restaurant and Icehouse Site Plan Keeshan/Montauk

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**PLANNING BOARD  
TOWN OF EAST HAMPTON  
WORK SESSION:  
February 28, 2018**

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**SUBDIVISION REVIEW:**

**SUBWAIVER REVIEW:**

**SITE PLAN REVIEW:**

Beckmann Commercial Center  
Fort Pond Native Plants  
New Cingular Wireless  
    At SCWA Generator  
New Cingular Wireless at  
    St. Peter's Chapel (no memo)

Parsons/Schantz/Wainscott  
Keeshan/Schantz/Montauk  
  
Keeshan/Schantz/Montauk  
  
Keeshan/Schantz/Montauk

**COMPREHENSIVE PLAN:**

**ZONE CHANGES:**

**OTHER:**

**URBAN RENEWAL:**

**OLD FILED MAPS :**

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# TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105  
East Hampton, New York 11937-2684

Planning Department  
Marguerite Wolffsohn  
Director

Telephone (631) 324-2178  
Fax (631) 324-1476

February 8, 2018

**TO:** Planning Board

**FROM:** Eric Schantz  
Senior Planner *E.S. MW*

**RE:** Beckmann Commercial Building – Site Plan/Special Permit  
SCTM# 300-49-1-14

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**Last Review Date:** Public hearing held on February 7, 2018

**Items and Date Received:** N/A

**Background Information:** Application is to construct a two-story 2,066 sq. ft. (footprint) building with a 1,811 sq. ft. first floor to contain a veterinary office use and a 583 sq. ft. second floor to contain an office use.

The parcel is currently vacant and is situated in downtown Montauk on the corner of Essex Street and South Euclid Avenue and is zoned CB: Central Business. It is 100% cleared of natural vegetation.

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is a Type II action.

## **Issues for Discussion:**

### **Public Hearing**

A public hearing for this application was held on February 7, 2018. No members of the public spoke at the hearing and no written public comments have been received.

### **Town Engineer**

This application was referred to the Town Engineer who outlined a number of issues in a memo dated October 31, 2013, which have since been addressed.

### **Office of Fire Prevention**

By memo dated January 8, 2018 the Office of Fire Prevention stated that no further information was required.

**Zoning Board of Appeals**

By resolution dated November 28, 2017 the Zoning Board of Appeals granted the required parking variances.

**Architectural Review Board**

By resolution dated June 8, 2017 the Architectural Review Board granted the required parking variances.

**Conclusion**

In conclusion, should the Board agree, it appears that the application is ready for approval.

**Items to be approved:**

- A set of plans prepared by D. B. Bennett, PE, PC, dated revised March 30, 2017, including: Civil Site Plan (C1), Floor Plan (A1), Elevations (A2), and a Landscape Plan (C2) dated revised April 7, 2017

**Conditions of approval:**

- Approval of the SCDHS

ES

*Is the application ready for approval?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

**Additional Board Comments:**  
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Marguerite Wolffsohn  
Director

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Fax (631) 324-1476

February 8, 2018

**TO:** Planning Board

**FROM:** Eric Schantz *E.S. mw*  
Senior Planner

**RE:** Fort Pond Native Plants Additions – Site Plan  
SCTM# 300-49-3-5.1

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**Last Review Date:** Public hearing held on February 7, 2018

**Items and Date Received:** N/A

**Background Information:** Site plan application has been made in order to construct two (2) additions (one @ 14' X 17' or 238 sq. ft. and one @ 14' X 14' or 196 sq. ft. for a total of 434 sq. ft.) to an existing garden center building as well as to add a new 1,260 sq. ft. greenhouse/head house building, an extension of an existing brick-in-sand patio, and a 28' X 28' (784 sq. ft.) wooden arbor, along with four (4) new parking spaces.

The subject parcel is zoned CB: central Business and is situated on South Erie Avenue and South Embassy Street in downtown Montauk. The parcel is 100% cleared and contains a garden center use. It is not within any overlay zones and the distance to any wetlands associated with Fort Pond is greater than 150'.

The property was the subject of a site plan approval in 1993 for the garden center building and a greenhouse. The greenhouse was never built but a hoop shed was constructed in its place. This site plan approval required fifteen (15) parking spaces be situated along the alleyway on the southern property line.

Pursuant to the State Environmental Quality Review Act (SEQRA) and Chapter 128 of the Town Code, the proposed project is a Type II action

## Issues for Discussion:

### Public Hearing

A public hearing for this application was held on February 7, 2018. No members of the public spoke at the hearing and no written public comments have been received.

**Town Engineer**

This application was referred to the Town Engineer who stated in a memo dated December 8, 2017 that the parking was not ADA compliant. The applicants have since addressed this issue. It is further noted that the Town Engineer will inspect the property before a certificate of occupancy can be issued.

**Office of Fire Prevention**

By memo dated November 15, 2017 the Office of Fire Prevention stated that ADA compliant parking was not provided. The applicants have since addressed this issue. It is further noted that the Town Engineer will inspect the property before a certificate of occupancy can be issued.

**Conclusion**

In conclusion, should the Board agree, it appears that the application is ready for approval.

**Items to be approved:**

- A survey prepared by James P. Walsh, Land Surveyor, PC, dated revised November 3, 2016; a Site Plan prepared by James, C. Grimes Land Design dated February 6, 2014; north/south elevations prepared by James C. Grimes Land Design dated February 8, 2014

**Conditions of approval:**

- Approval of the SCDHS
- Approval of the ARB

ES

*Is the application ready for approval?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

**Additional Board Comments:**

\_\_\_\_\_



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Marguerite Wolffsohn  
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February 8, 2018

**TO:** Planning Board

**FROM:** Eric Schantz  
Senior Planner *E.S. MWJ*

**RE:** New Cingular Wireless PCS LLC (aka AT&T) Generator – Site Plan  
SCTM# 300-16-2-13

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**Last Review Date:** Public hearing held on February 7, 2018

**Items and Date Received:** N/A

**Background Information:** Application has been made to construct an 8' X 3' (24 sq. ft.) emergency diesel generator on a 4' X 10' (40 sq. ft.) concrete pad along with fencing to provide emergency power to New Cingular Wireless' (AT&T) existing Personal Wireless Service Facility

The subject parcel is situated in the PC: Parks and Conservation Zoning District as well as the Water Recharge Overlay District (WROD). The parcel is already improved and contains a Suffolk County Water Authority water tower as well as a number of existing personal wireless service facilities for other carriers and their associated equipment shelter(s).

Modification approval for New Cingular Wireless' existing PWSF was last granted on June 22, 2016 to swap-out three (3) antennas and to add three (3) remote radio heads and associated cabling at roughly 55' AGL on the roughly 105' tall water tower

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is a Type II action.

## Issues for Discussion:

### Public Hearing

A public hearing for this application was held on February 7, 2018. No members of the public spoke at the hearing and no written public comments have been received.



**Town Engineer**

This application was referred to the Town Engineer who offered no comments.

**Office of Fire Prevention**

This application was referred to the Office of Fire Prevention who offered no comments.

**Conclusion**

In conclusion, the Board should discuss the location of the proposed generator as the Board stated in its December 7, 2017 memo that alternative locations should be considered, primarily due to potential noise impacts. However, the applicants did provide a letter (from Ramaker & Associates, Michael L. Pinske, P.E. dated November 30, 2017) which verified compliance with the Town’s maximum allowable noise levels.

The Board should determine if the application is ready for approval.

**Items to be approved:**

- Set of plans prepared by Ramaker & Associates, Inc., dated revised September 26, 2017, including: Title Sheet (T-1), General Notes (N-1), Existing Site Plan (A-1), Proposed Site Plan (A-2), Proposed Compound Layout (A-3), Required Signage (A-4), Foundation Details (5-1), Generator Tank Details (5-2), Generator Installation Details (5-3), Generator Sound Data (5-4), Fence Details (5-5), Wiring Details (E-1), Panel and Penetration Details (E-2), ATS, Conduit & Ground Rod Details (E-3), Generac Generator Specifications (E-4), and Generac ATS Specifications (E-5)

**Conditions of approval:**

- Approval of the ARB

ES

*Is the application ready for approval?*

Additional comments: \_\_\_\_\_  
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**Additional Board Comments:**

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