001.00 Cover Sheet), (A-002.00 Landscape Plan), (A-004.00 Seating Chart), (A-100.00 Construction Plan-Cellar), (A-101.00 Construction Plan- 1st Floor), (A-102.00 Construction Plan - 1st Floor), (A-103.00 Construction Plan - 1st Floor), (A-104.00 Construction - 2nd Floor), (A-105.00 Construction Plan - 2nd Floor),(A-106.00 Construction Plan 2nd Floor), (A201.00 Existing Exterior Elevations), (A202.00 Exterior Elevations), (A203.00 Proposed Exterior Renderings) and ten (10) copies of a legal memorandum.

11/15/19 Applicant submission; cover letter with one (1) copy of NYS DEC Freshwater Wetlands Permit

12/10/19 Fire Marshal Comments

02/10/20 Planning Board Memo; Planning Board calendar for discussion 02/12/20

02/12/20 Applicant submission; cover letter; ten (10) original landscape plan that details the mixture of native species that are proposed to be planted in the area of re-vegetation.

02/14/20 Planning Board meeting decision

02/27/20 Planning Board Resolution - Schedule Public Hearing

02/27/20 Public Hearing Notice

03/09/20 Fire Marshal Comments

03/11/20 East Hampton Star Affidavit

03/19/20 E-mail from applicant, re: request for information

03/27/20 Applicant submission; letter, re: request for application to be handled administratively

03/30/20 Applicant submission; cover letter; Affidavit of Service and Posting for Hearing with certified mail receipts

51 SOUTH EDGEMERE, LLC SITE PLAN
SCTM#: 300-52-1-1.2

OWNER:

51 SOUTH EDGEMERE, LLC
51 SOUTH EDGEMERE STREET
MONTAUK, NY 11954

ATTORNEY:

MATTEWS, KIRST & COOLEY, PLLC
C/O DEBORAH CHORON
241 PANTIGO RD
EAST HAMPTON, NY 11937
(631) 324-5909 EXT: 4

COMMITTEE:

R. PARSONS

LOCATION: 51 South Edgemere Street, Montauk NY

05/22/19 Applicant submission, cover letter; one (1) original and nine (9) copies of the joint Site Plan/ ARB application; ten (10) original surveys/site plans prepared by James P. Walsh Land Surveyors, P.C., dated revised, May 16, 2019. Ten (10) original sets of plans; one (1) check# 1039 in the amount of $200.00 for the Architectural Review Board and one (1) check# 1040 for fees to be determine by the Planner.

07/09/19 Fire Marshal Comments

07/18/19 Applicant submission; cover letter, re: Narrative

10/10/19 Applicant submission; Cover letter; re: Ten (10) original copies of the survey prepared by James P. Walsh Land Surveyors, P.C. dated revised September 10, 2019.

10/10/19 Planning Dept. fee check list.

10/15/19 Planning Dept. Initial Evaluation; Planning Board calendar for discussion 10/16/19.

10/15/19 Town Engineer Comments dated October 10, 2019.

10/16/19 Applicant submission; cover letter, re: submitted new check 2644 in the amount of $1,140.00. Returned check# 1040.

10/17/19 Planning Board meeting decision

10/29/19 Memo to A. Glennon, PBI, re: determination request

11/08/19 Applicant submission; cover letter, re: ten (10) original surveys/site plan by James P. Walsh Land Surveyor P.C. dated revised, November 5, 2019, ten (10) original sets of building plans prepared by Marta Sanders dated September 30, 2019 (A-

MATTHEWS, KIRST & COOLEY, PLLC

ATTORNEYS AT LAW

241 PANTIGO ROAD
EAST HAMPTON, NEW YORK 11937
www.mkclawfirm.com

BRIAN E. MATTHEWS
DAVID M. KIRST
ALICE COOLEY

DEBORAH CHORON

TELEPHONE (631)324-5909
FAX (631)324-5981

MAR 30 2020
PLANNING BOARD

March 27, 2020

Via Hand-Delivery
Samuel Kramer, Chairperson
Planning Board
Town of East Hampton
300 Pantigo Place, Suite 103
East Hampton, New York 11937

Re: **51 South Edgemere, LLC Site Plan/ARB Application**
SCTM#: **300-52-1-1.2**
Premises: **51 South Edgemere Street, Montauk (the "Subject Property")**

Dear Chairperson Kramer and Members of the Board:

For your file, enclosed please find the original affidavits of mailing and posting for the above-referenced application as well as the original certified mailing receipts.

We thank you for your time and consideration. Please do not hesitate to contact me should you have any questions or comments or require any additional information.

Very truly yours,

/S/

DEBORAH CHORON

PLANNING BOARD
TOWN OF EAST HAMPTON

APPLICATION OF:

51 South Edgemere LLC

AFFIDAVIT OF SERVICE
AND POSTING
FOR HEARING

FOR A:

Site Plan Application

STATE OF NEW YORK)
SS:
COUNTY OF SUFFOLK)

Brian Matthews, being duly sworn, deposes and says that:

(S)He is over the age of 18 years and resided at 273 Flamingo Ave Montauk, NY 11954.

On the _____ day of _____, 20___, (s)he served a copy of the attached Notice of Public Hearing, by certified mail, returned receipt requested, and posted at least ten (10) days prior to the date of said hearing, upon the owners of record of every property which abuts including those immediately across and public or private streets, from the property which is the subject of the above application in accordance with the provisions of Section 131-2.08(H)(3) or Sections 255-9-23 of the Town Code. Copies of the postmarked return receipts are attached hereto.

On the 13 day of March, 2020, (s)he caused to be posted on the property which is the subject of the above captioned hearing, at least ten (10) days in advance thereof, a sign giving official notice of the type and pendency of the application and of the time, place, and date of the public hearing to be held before the Planning, all in accordance with Section 131-2.08(H)(3) or Section 255-9-23 of the Town Code.

Signature of Affiant

Sworn to be for me this 27th day of March, 2020.

NOTARY PUBLIC

DEBORAH ANNE CHORON
Notary Public, State of New York
No. 02CH6309121
Qualified in Suffolk County
Commission Expires 08/04/2022

IMPORTANT NOTE: PLEASE RETURN THIS AFFIDAVIT WITH CERTIFIED MAIL RECEIPTS AND RETURN RECEIPTS BEFORE YOUR HEARING, OR YOU MAY BRING THEM WITH YOU TO THE HEARING.

PLANNING BOARD
TOWN OF EAST HAMPTON

APPLICATION OF:

51 South Edgemere LLC

AFFIDAVIT OF SERVICE
AND POSTING
FOR HEARING

FOR A:

Site Plan Application

STATE OF NEW YORK)
SS:
COUNTY OF SUFFOLK)

Eliza Fiore, being duly sworn, deposes and says that:

(S)He is over the age of 18 years and resided at 16 Laurel Court Sag Harbor NY 11963.

On the 12th day of March, 2020, (s)he served a copy of the attached Notice of Public Hearing, by certified mail, returned receipt requested, and posted at least ten (10) days prior to the date of said hearing, upon the owners of record of every property which abuts including those immediately across and public or private streets, from the property which is the subject of the above application in accordance with the provisions of Section 131-2.08(H)(3) or Sections 255-9-23 of the Town Code. Copies of the postmarked return receipts are attached hereto.

On the _____ day of _____, 20___, (s)he caused to be posted on the property which is the subject of the above captioned hearing, at least ten (10) days in advance thereof, a sign giving official notice of the type and pendency of the application and of the time, place, and date of the public hearing to be held before the Planning, all in accordance with Section 131-2.08(H)(3) or Section 255-9-23 of the Town Code.

Signature of Affiant

Sworn to be for me this 27th day of March, 2020.

NOTARY PUBLIC

DEBORAH ANNE CHORON
Notary Public, State of New York
No. 02CH6309121
Qualified in Suffolk County
Commission Expires 08/04/2022

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PUBLIC HEARING NOTICE

TAKE NOTICE, that a public hearing will be held before the East Hampton Town Planning Board at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, March 25, 2020, at 7:00 p.m. or as soon thereafter as this matter may be heard, to consider the application of 51 South Edgemere, LLC Site Plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to make interior renovations to an existing motel and restaurant, changes to the roof and façade (including the dormers and the addition of solar panels) of the motel and restaurant buildings, the demolition of an exterior bar and staircase and reconfiguration of the entranceway to the restaurant, and to remove a concrete patio and platform adjacent to Fort Pond. Also proposed is the addition of outdoor showers on the first and second floor of the motel building. The property is currently improved with a two-story, sixteen (16) unit motel and two-story, two hundred (200) seat restaurant along with parking, landscaping and associated accessory structures. The property contains 54,291 square feet (1.291 acres) and is located on the east side of South Edgemere Road, Montauk and is situate in a B-Residence zoning district as shown on the official Zoning Map of the Town of East Hampton and is identified on the Suffolk County Tax Map as parcel #300-52-1-1.2. Subject application is classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA), Part 617 of the New York Code of Rules and Regulations, and Chapter 128 (Environmental Quality Review) of the Town Code. A survey prepared by James Walsh, LS, dated revised November 5, 2019; a set of plans prepared by Architect Outfit, PLLC dated revised November 8, 2019 including: Cover Sheet (Z-001.00), Landscape Plan (A-002.00), Lighting Plan (A-003.00), Seating Chart (A-004.00), Construction Plan - Cellar (A-100.00), Construction Plan - 1st Floor (Restaurant) (A-101.00), Construction Plan - 1st Floor (Restaurant Entry)(A-102.00), Construction Plan - 1st Floor (Hotel) (A-103.00), Construction Plan - 2nd Floor (Staff Housing) (A-104.00), Construction Plan - 2nd Floor (A-105.00), Construction Plan - 2nd Floor (Hotel) (A-106.00), Existing Conditions - Exterior (A-200.00), Existing Exterior Elevations (A-201.00), Proposed Exterior Renderings (A-203.00), and Window Types and Details (A-601.00); and Proposed Landscape Revegetation Plan prepared by James C. Grimes Land Design, Inc., dated revised December 5, 2019 are available for inspection at the Planning Board office, Suite 103, 300 Pantigo Place, East Hampton, New York.

DATED: February 26, 2020

Samuel Kramer, Chairman

7019 0700 0000 5672 4967

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03/12/2020

Sent To Karl J. Stork

Street and Apt. No., or PO Box No. 56 Edgemere St.

City, State, ZIP+4® Montauk, NY 11954

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0700 0000 5672 4745

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03/12/2020

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Street and Apt. No., or PO Box No. PO Box 2615

City, State, ZIP+4® Montauk, NY 11954

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Postage $0.55

Total Postage and Fees $6.95

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EASTHAMPTON NY MAR 12 2020 11937

03/12/2020

Sent To John W. Templeman

Street and Apt. No., or PO Box No. 237 W 11th St. Apt 6-A

City, State, ZIP+4® New York, NY 10014-221

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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SANTA ANA, CA 92705

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Total Postage and Fees $6.95

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EASTHAMPTON NY MAR 12 2020 11937

03/12/2020

Sent To Ronald Burkard Foxy's LLC

Street and Apt. No., or PO Box No. 2224 E Santa Clara Ave. 716

City, State, ZIP+4® Santa Ana, CA 92705

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Restricted Delivery $

Postage $0.55

Total Postage and Fees $6.95

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EASTHAMPTON NY MAR 12 2020 11937

03/12/2020

Sent To Anne Grenci

Street and Apt. No., or PO Box No. PO Box 656

City, State, ZIP+4® Montauk, NY 11954

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 0700 0000 5672 4738

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- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.55

Total Postage and Fees $6.95

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EASTHAMPTON NY MAR 12 2020 11937

03/12/2020

Sent To Harlan Valentine

Street and Apt. No., or PO Box No. 91-32 91st St.

City, State, ZIP+4® Woodhaven, NY 11421

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF EAST HAMPTON

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

Planning Department
JoAnne Pahwul, AICP
Director

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

February 5, 2020

TO: Planning Board

FROM: Eric Schantz
Senior Planner E.S. JP

RE: 51 South Edgemere, LLC – Site Plan
SCTM# 300-52-1-1.2
51 South Edgemere Street, Montauk

Last Review Date: October 17, 2019

Items and Date Received: Applicant submission; cover letter, re: ten (10) original surveys/site plan by James P. Walsh Land Surveyor P.C. dated revised, November 5, 2019, ten (10) original sets of building plans prepared by Marta Sanders dated September 30, 2019 (A-001.00 Cover Sheet), (A-002.00 Landscape Plan), (A-004.00 Seating Chart), (A-100.00 Construction Plan-Cellar), (A-101.00 Construction Plan- 1st Floor), (A-102.00 Construction Plan – 1st Floor), (A-103.00 Construction Plan – 1st Floor), (A-104.00 Construction – 2nd Floor), (A-105.00 Construction Plan – 2nd Floor),(A-106.00 Construction Plan 2nd Floor), (A201.00 Existing Exterior Elevations), (A202.00 Exterior Elevations), (A203.00 Proposed Exterior Renderings) and ten (10) copies of a legal memorandum.

Background Information: Site plan application has been made to make interior renovations to a motel and restaurant, changes to the roof and facade (including the dormers and the addition of solar panels) of the motel and restaurant buildings, the demolition of an exterior bar and staircase and reconfiguration of the entranceway to the restaurant, and to remove a concrete patio and platform adjacent to Fort Pond. Also proposed is the addition of outdoor showers on the first and second floor of the motel building.

The property is currently improved with a two story, sixteen (16) unit motel and two story, two hundred (200) seat restaurant along with parking, landscaping and associated accessory structures. It is zoned B: Residence and is within the Harbor Protection Overlay District (HPOD). Both uses are prohibited in this zoning district but both are legally pre-existing, non-conforming. The parcel is nearly 100% cleared of naturally-occurring vegetation and is situated on Fort Pond just north of downtown Montauk.

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

Issues for Discussion:

Site Plan Elements
At the time of the last review, the applicants were directed to submit a site plan with all the required elements. This item has been submitted.

Landscaping/Re-Vegetation
The applicants have submitted a landscaping plan which mostly details the existing plantings on the site. This plan does not outline the details of the proposed re-vegetation adjacent to Fort Pond. The plan should be amended to provide this information. The Planning Department recommends a mixture of switch grass (*Panicum virgatum*), bayberry (*Myrica pensylvanica*) and inkberry (*Ilex glabra*). All of these species are already planted on the site in various locations.

Natural Resources Special Permit (NRSP)
The Zoning Board of Appeals (ZBA) has elected to allow the NRSP application to be handled administratively. This application is currently being processed. A condition of this permit (among others) will be the placement of straw bales along Fort Pond to prevent run-off during the time of the demolition and construction of the rear entryway.

Conclusion
In conclusion, it appears that the application will be complete and ready to be scheduled for a public hearing once the details of the re-vegetation plan have been provided.

ES

Planning Board Consensus

Should detailed information about the proposed re-vegetation be submitted?

Additional comments: _____

_____

Additional Board Comments:

_____

_____

_____

_____