

**PLANNING BOARD OF THE TOWN OF EAST HAMPTON  
EAST HAMPTON, NEW YORK**

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**In the Matter of the Application**

**of**

**SITE PLAN  
APPROVAL**

**BROOKS-PARKS COTTAGE RELOCATION  
SITE PLAN**

**SCTM # 300-62-7-3, 5, 6.1** \_\_\_\_\_ **ADOPTED: \_\_\_\_/\_\_\_\_/ 2020**

**FINDINGS AND DETERMINATION OF THE BOARD**

The findings of fact, conclusions, and determination set forth herein are made after consideration of the application, any presentations, memoranda or correspondence made or submitted to the Board by staff or interested parties, comments taken at any public hearing on the application, and inspection of the subject property.

**A. PROJECT DESCRIPTION**

**1. TYPE OF APPROVAL SOUGHT:**

(a) Site plan approval pursuant to Article VI of Chapter 255 (Zoning) of the East Hampton Town Code.

**2. USE REQUIRING SPECIAL PERMIT:** Semi – Public Facility

**3. DESCRIPTION OF PROPOSED WORK:** Situate a 10' x 12' (120 square foot) cottage at the site of the Pollock-Krasner House and Study Center.

**4. SIZE OF PROPERTY:** 68,519 square feet (1.57 acres)

**5. OWNER OF PROPERTY:** Stony Brook Foundation, Inc

**6. APPLICANT:** Helen A. Harrison

**7. PROPOSED SITE PLAN:** Site plan prepared by August Henry Muff, Architect, dated revised February 3, 2020

**8. DATE OF PUBLIC HEARING ON APPLICATION:** June 17, 2020

**B. PROPERTY LOCATION AND DESCRIPTION**

**1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-62-7-3, 5 & 6.1

**2. STREET LOCATION:** 830 Springs – Fireplace Road, Springs

**3. CONTIGUOUS WATER BODIES:** N/a

**4. HAMLET OR GEOGRAPHIC AREA:** N/a

**5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** Partially cleared, Semi – Public facility Pollock – Krasner House and Study Center.

**6. FILED MAP NAME:** N/a

**7. FILED MAP NUMBER:** N/a

**8. DATE OF MAP FILING:** N/a

- 9. **BLOCK NUMBER IN FILED MAP:** N/a
- 10. **LOT NUMBER IN FILED MAP:** N/a

**C. ZONING CLASSIFICATION**

- 1. **ZONING DISTRICT:** A5 Residential
- 2. **ZONING OVERLAY DISTRICT:** Harbor Protection Overlay, Springs Historic District Zoning

**D. SEQRA REVIEW**

- 1. **SEQRA CLASSIFICATION:** Type I
- 2. **LEAD AGENCY:** Town of East Hampton Planning Board
- 3. **DETERMINATION OF SIGNIFICANCE:** N/a
- 4. **DATE OF DETERMINATION:** N/a

**E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT**

- 1. Pursuant to the inter-municipal agreement between the Town of East Hampton and the County of Suffolk, the subject application does not require referral to the Suffolk County Planning Commission (SCPC).
- 2. By letter dated February 10, 2020, the Fire Department has informed the Board that no additional fire protection devices are needed for this project.

**F. COMPLIANCE WITH TOWN CODE OR OTHER REQUIREMENTS OF LAW**

Based upon the foregoing, the Planning Board finds that the application as approved, subject to any conditions or modifications specified in § H below, meets the following requirements:

- 1. The application contains all necessary elements of a site plan as enumerated in § 255-6-50 of the Town Code.
- 2. The application meets the standards enumerated for review of site plans in § 255-6-60 of the Town Code.

**G. DISPOSITION OF APPLICATION**

The application is approved as described herein, subject to any conditions or modifications specified in § H below.

**1. TYPE OF APPROVAL GRANTED:**

(a) Site plan approval pursuant to Article VI of Chapter 255 of the Town Code.

**2. NATURE OF APPROVED USE:** Semi – Public Facility

**3. DESCRIPTION OF APPROVED WORK:** Relocation of a locally – designated Historical Landmark cottage building at the site of the Pollock – Krasner House and Study Center

## **H. CONDITIONS OF APPROVAL**

The approval hereby granted is contingent upon full compliance with the conditions set forth in this section. The property may not be used except in accordance with this conditional approval, and all improvements shall be made, built, or installed in accordance with the plans described below.

**1. APPROVED SITE PLAN:** Prepared by August Henry Muff, Architect, dated revised February 3, 2020

**2. APPROVED BUILDING OR CONSTRUCTION PLANS:**

- Floor Plans & Elevations - (Sheet 1 – Floor Plan, Foundation Plan, East Elevation, North Elevation, Haunch Detail, West Elevation and South Elevation) prepared by August Henry Muff, Architect, PLLC, dated August 31, 2019

**3. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:**

3.1 No building permits may issue, nor may clearing, grading, or construction activities be commenced, until and unless the conditions enumerated in sub § (3.2) below have been met, as evidenced by the report of the Planning Board Chair.

3.2 The applicant shall obtain the final written approval of the Architectural Review Board.

3.3 No Certificate of Occupancy shall be issued for this site or for the improvements thereon until and unless all of the foregoing conditions have been met.

3.4 The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.

3.5 The applicant shall apply for and obtain a Certificate of Occupancy no later than four (4) years from the date of this resolution.

## **I. VALIDITY OF APPROVAL**

If any condition of this resolution is not met, or is not met within the prescribed time period, all approvals, permits, or authorizations granted hereby shall be deemed void and of no effect.

DATED: August 19, 2020

cc:

Helen A. Harrison  
830 Springs Fireplace Road  
East Hampton, NY 11937

Planning Department  
Building Inspector  
Architectural Review Board