

PLANNING BOARD MEETING

January 10, 2018

Present at meeting: Chair Joseph B. Potter, Vice Chair Nancy Keeshan, Members Ian Calder-Piedmonte, Kathleen Cunningham, Patti Leber, and Randall T. Parsons. Also present were Director Marguerite Wolffsohn, Counsel John Jilnicki, Secretary Jodi Walker, and several other interested persons.

The meeting was called to order at 6:30 PM.

WORK SESSION:

1. THE RESIDENCES AT MONTAUK YACHT CLUB SITE PLAN SCTM #300-6-4-16.1

Director Wolffsohn gives an overview and presents plans for Assistant Director Pahwul. The applicant should revise the project to provide for an Innovative Alternative sanitary system and to depict the sanitary system for the dock house. The applicant was asked to consider ways to improve the septic situation for the entire Montauk Yacht Club, and/or Star Island as a whole. A narrative regarding the public use of the facility, including the number of seats associated with the restaurant and bar and the frequency and the capacity of conferences and special events held on-site, should be submitted in order to determine if the proposed number of parking spaces is sufficient. A visual analysis that includes maps, cross-sectional profiles, and visual simulations that depict the project in context with the surrounding development, including the historic Caleb Bragg estate, the Montauk Yacht Club and the Coast Guard Station, and existing vegetation should be submitted. A revised lighting and landscaping plan should be submitted. The board agrees to assume lead agency status.

2. INLET SEAFOOD BAR, RESTAURANT AND ICEHOUSE SITE PLAN SCTM #300-6-2-3.1, 36

Director Wolffsohn gives an overview and presents plans for Planner Whalen. The application is ready to be scheduled for public hearing.

PUBLIC HEARINGS:

HAND LANE LOT LINE MODIFICATION SCTM #300-172-3-21, 22

Member Leber reads public hearing notice. Counsel states affidavit of posting and service is in order. Dayna Winter, neighbor, has concerns with the visual impact to the neighborhood. A motion is made to close hearing, seconded and approved.

LIFE STORAGE, INC. SITE PLAN SCTM #300-185-1-31.11, 31.12, 31.13

Member Parsons reads public hearing notice. Counsel states applicant needs to submit stamped certified return receipts. Applicant states 19 parking spaces are proposed. A motion is made to close hearing, seconded and approved.

PECONIC LAND TRUST FARM STORAGE BUILDING SITE PLAN SCTM #300-149-3-3.4

Member Calder-Piedmonte recuses himself.

Member Leber reads public hearing notice. Counsel states affidavit of posting and service is in order. Richard Whalen, attorney for the applicant, gives an overview and a history of the property. He states reasons for siting the building in its present location. Linda Margolin, attorney for the neighbor Chartouni, states that the application does not comply with the town code. She states that the plans submitted are not to proper scale, have no indication of parking and property lines are not accurate. She states all structures should be indicated on the site plan. She has concerns with the material proposed for the driveway. She does not think the building location is appropriate. She

would like a narrative as to the use of the building. Scott Chasky, director of Quail Hill, gives background information on the goals of Peconic Land Trust and history of farming in the area. He states reasons for siting the barn and why it is necessary. Alexander Peters, neighbor, has concerns regarding the size of the building and wildlife habitat. Nancy Goell, member of Quail Hill Farm, explained that the land was donated to support farmers, farming and a food source for the community. Whalen states reasons for the scale of the plans, and explains how a building permit was issued. Margolin states the siding of the building is highly reflexive. Greg Kessler, Farmers for the Future, favors the project. Mrs. Chartouni, neighbor, states the barn is visible from her property. She objects to the size of the barn and questions hours of operation. Whalen states farming hours of operation are not regulated. A motion is made to close hearing, seconded and approved.

**SURF LODGE PROPANE TANK REPLACEMENT SITE PLAN
SCTM #300-27-3-14**

Vice Chair Keeshan reads public hearing notice. Counsel states affidavit of posting and service is in order. Andy Hammer, attorney for the applicant, states that the application is before the ZBA and the fire pit has been removed. A motion is made to close hearing, seconded and approved.

The following Board of Review by counsel, and upon motions duly made and seconded, were approved by the Board:

ADOPTED BY PLANNING BOARD: JANUARY 10, 2018

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **JUDITH A. STYVERSON** for a Building Permit on premises located in **MAP 265, LOTS 1-14, BLOCK #6, URP #62 in EH-7, S.C.T. M. 300-141-2-46.1** and

WHEREAS, Report has been made on UR Form No. 2-1976 dated **DECEMBER 31, 2017** which is attached to and made a part of this Resolution;

Now, therefore, be it

RESOLVED, that upon completion of the work shown on UR Form No. 2-1976 dated

DECEMBER 31, 2017, the Building Inspector may issue a Building Permit on said premises, or, in the alternative, he may issue a Building Permit upon Town Board's approval of an Undertaking secured by a Certified Check or other Surety acceptable to the Town Board, to secure road improvement units required. Said Undertaking to be in the amount of **\$7,800**. These requirements shall be subject to review one (1) year from the date of this Resolution or

JANUARY 10, 2019.

ADOPTED BY PLANNING BOARD: JANUARY 10, 2018

BOARD OF REVIEW:

PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **JOAN M. VOLK** for a Building Permit on premises located in **MAP 1312, LOTS 273-280, S.C.T. M. 300-46-1-2** and

WHEREAS, Report has been made on UR Form No. 2-1976 dated **DECEMBER 12, 2017** which is attached to and made a part of this Resolution;

Now, therefore, be it

RESOLVED, that upon completion of the work shown on UR Form No. 2-1976 dated **DECEMBER 12, 2017**, the Building Inspector may issue a Building Permit on said premises, or, in the alternative, he may issue a Building Permit upon Town Board's approval of an Undertaking secured by a Certified Check or other Surety acceptable to the Town Board, to secure road improvement units required. Said Undertaking to be in the amount of **\$8,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or **DECEMBER 12, 2018**.

ADOPTED BY PLANNING BOARD: JANUARY 10, 2018

BOARD OF REVIEW:

PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **JOAN M. VOLK** for a Building Permit on premises located in **MAP 1312, LOTS 273-280, S.C.T. M. 300-46-1-2** and

WHEREAS, Report has been made on UR Form No. 2-1976 dated **DECEMBER 12, 2017** which is attached to and made a part of this Resolution;

Now, therefore, be it

RESOLVED, that upon completion of the work shown on UR Form No. 2-1976 dated **DECEMBER 12, 2017**, the Building Inspector may issue a Building Permit on said premises, or, in the alternative, he may issue a Building Permit upon Town Board's approval of an Undertaking secured by a Certified Check or other Surety acceptable to the Town Board, to secure road improvement units required. Said Undertaking to be in the amount of **\$8,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or

JANUARY 10, 2019.

By motions made, seconded, the following resolutions were approved by the Board:

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

In the Matter of the Application

of

**BUSTAMANTE/KRAJICEK
LOT LINE MODIFICATION
SCTM #300-28-5-45.1, 41**

**RESOLUTION
AMENDING
APPROVAL**

ADOPTED: 1 / 10 / 18

The Planning Board has reviewed a prior determination of the Board and desires to modify certain provisions of the approval as set forth below. Except as modified herein, the determination is reaffirmed in all respects.

REQUEST TO MODIFY: Lot Line Modification approval adopted August 23, 2017

PROPERTY LOCATION: South Essex Street

PROPOSED AMENDMENT: Change date of approved map from revised June 28, 2017 to revised July 7, 2017.

MODIFICATION AS APPROVED: Map prepared by James P. Walsh, L.S. dated revised May 16, 2017 shall represent the approved map.

REASONS SUPPORTING MODIFICATION: A map dated June 28, 2017 was inadvertently referenced as the approved map, whereas the correct map should be that prepared by James P. Walsh, L.S. dated revised July 7, 2017.

APPROVED PLAN AS MODIFIED: Map prepared by James P. Walsh, L.S. dated revised May 16, 2017 shall represent the approved map.

CONDITIONS TO MODIFICATION: N/A

DATED: January 10, 2018

cc: Deborah Choron, Esq.
Matthews, Kirst & Cooley, PLLC
214 Pantigo Road
East Hampton, NY 11937

Planning Department
Building Inspector

Result: Adopted

Mover: Nancy Keeshan

Seconder: Kathleen Cunningham

Ayes: Joseph B. Potter, Nancy Keeshan, Patti Leber, Randall T. Parsons, Ian Calder-Piedmonte, Kathleen Cunningham

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

In the Matter of the Application

of

**SCHEDULE
PUBLIC HEARING**

**FORT POND NATIVE PLANTS ADDITIONS
SITE PLAN**

SCTM # 300-49-3-5.1 _____ **ADOPTED: 1 / 10 / 18**

1. James Grimes, owner, has made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to construct two additions to an existing garden center building as well as to add a new 1,260 square foot greenhouse/headhouse building, an extension of an existing brick-in-sand patio, and a 28' x 298' (794 square foot) wooden arbor, along with four (4) new parking spaces. One addition is proposed to be 14' x 17' or 238 square feet and one is proposed to be 14' x 14' or 196 square feet. The property contains 17,560 square feet (0.40 acre) and is located on the south side of South Erie Avenue, Montauk and is situated in a Central Business (CB) zoning district as shown on the official Zoning Map of the Town of East Hampton. Premises are identified on the Suffolk County Tax Map as parcel SCTM #300-49-3-5.1.

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.

3. 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 are available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

4. A public hearing is hereby scheduled to be held at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, February 7, 2018 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application.

5. The applicant is hereby notified of the requirement that adjacent property owners as listed on the local assessment rolls, including those immediately across any public or private streets, be notified and that the subject property be posted, as required by § 255-9-23 of the Town Code.

DATED: January 10, 2018

cc: Tara Powers
Lighthouse Land Planning, LLP
P.O. Box 5030
Montauk, NY 11954

Planning Department
Building Department
Architectural Review Board

Result: Adopted
Mover: Nancy Keeshan
Seconder: Kathleen Cunningham
Ayes: Joseph B. Potter, Nancy Keeshan, Patti Leber, Randy Parsons, Ian Calder-Piedmonte, Kathleen Cunningham

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

In the Matter of the Application

of

**SCHEDULE
PUBLIC HEARING**

**BECKMANN COMMERCIAL BUILDING
SITE PLAN/SPECIAL PERMIT**

SCTM # 300-49-1-14

ADOPTED: 1 / 10 / 18

1. Rhett M. Beckmann, owner, has made application for site plan/special permit approval pursuant to Articles V and VI of Chapter 255 of the East Hampton Town Code, to construct a two-story 2,066 square foot building with a 1,811 square foot first floor to contain a veterinary office use and a 583 square foot second floor to contain an office use. The property contains 8,919.24 square feet (0.20 acre) and is located on the corner of Essex Street and South Euclid Avenue, Montauk and is situated in a Central Business (CB) zoning district as shown on the official Zoning Map of the Town of East Hampton. Premises are identified on the Suffolk County Tax Map as parcel SCTM #300-49-1-14.

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.

3. A set of plans 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 are available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

4. A public hearing is hereby scheduled to be held at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, February 7, 2018 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application.

5. The applicant is hereby notified of the requirement that adjacent property owners as listed on the local assessment rolls, including those immediately across any public or private streets, be notified and that the subject property be posted, as required by § 255-9-23 of the Town Code.

DATED: January 10, 2018

cc: Tara Powers
Lighthouse Land Planning, LLP
P.O. Box 5030
Montauk, NY 11954

Planning Department
Building Department
Architectural Review Board

Result: Adopted
Mover: Nancy Keeshan
Seconder: Kathleen Cunningham
Ayes: Joseph B. Potter, Patti Leber, Randy Parsons, Ian Calder-Piedmonte,
Kathleen Cunningham

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

In the Matter of the Application

of

**SCHEDULE
PUBLIC HEARING**

NEW CINGULAR WIRELESS (AT&T)

**AT SCWA GENERATOR
SITE PLAN**

SCTM # 300-16-2-13

ADOPTED: 1 / 10 / 18

1. Suffolk County Water Authority, owner, in conjunction with New Cingular Wireless PCS, LLC, has made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to construct an 8' x 3' (24 square foot) emergency diesel generator on a 4' x 10' (40 square foot) concrete pad along with fencing to provide emergency power to New Cingular Wireless existing Personal Wireless Service Facility. The property contains 142,484 square feet and is located on the east side of Flamingo Avenue, Montauk and is situated in a Parks & Conservation (PC)/Water Recharge Overlay District zoning district as shown on the official Zoning Map of the Town of East Hampton. Premises are identified on the Suffolk County Tax Map as parcel SCTM #300-16-2-13.

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.

3. A 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) are available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

4. A public hearing is hereby scheduled to be held at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, February 7, 2018 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application.

5. The applicant is hereby notified of the requirement that adjacent property owners as listed on the local assessment rolls, including those immediately across any public or private streets, be notified and that the subject property be posted, as required by § 255-9-23 of the Town Code.

DATED: January 10, 2018

cc: John Huber
Ré, Nielsen, Huber & Coughlin, LLP
36 North New York Avenue
Huntington, NY 11743

Planning Department
Building Department
Architectural Review Board

Result: Adopted
Mover: Nancy Keeshan
Secunder: Kathleen Cunningham
Ayes: Joseph B. Potter, Nancy Keeshan, Patti Leber, Randy Parsons, Ian Calder-Piedmonte, Kathleen Cunningham

Adoption of Minutes: December 13, 2017

Upon motion duly made and seconded the meeting was adjourned at 8:55 PM.