

PLANNING BOARD MEETING

January 24, 2018

Present at meeting: Vice Chair Nancy Keeshan, Members Ian Calder-Piedmonte, Kathleen Cunningham, Ed Krug, Patti Leber, and Randall T. Parsons. Also present were Director Marguerite Wolffsohn, Assistant Director JoAnne Pahwul, Planner Eric Schantz, Counsel Michael Sendlenski, Secretary Jodi Walker, and several other interested persons.

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

Vice Chair Keeshan introduces and welcomes new member Ed Krug.

WORK SESSION:

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

Assistant Director Pahwul gives an overview and presents plans. The application is ready for approval.

2. NEW CINGULAR WIRELESS AT MONTAUK POINT LIGHTHOUSE SITE PLAN/PWSF SCTM #300-15-1-9

Planner Schantz gives an overview and presents plans. The board agrees to table the EAF and Coastal Assessment Form discussion and possibly amend the forms at the new meeting.

3. AMG 531 SITE PLAN/SPECIAL PERMIT SCTM #300-172-2-33.1

Assistant Director Pahwul gives an overview and presents plans. The board finds the proposed sketch to be acceptable. The planning department will review the traffic and archeological studies.

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

Planner Schantz gives an overview and presents plans. The application is ready for approval.

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

Assistant Director Pahwul gives an overview and presents plans. The application is ready for approval.

6. EAST HAMPTON PODS SITE PLAN SCTM #300-191-2-9

Planner Schantz gives an overview and presents plans. The board would like to see the scale of the proposed warehouse reduced. The applicant should consider using solar panels. The application should also consider designing a Low-nitrogen Sanitary System. The board would like to see the clearing kept at a maximum of 65%. The lighting plan should be amended as outlined in the planning department memo.

7. DARRLY GLENNON ARGICLUTRUAL PROPERTY SITE PLAN SCTM #300-166-4-1.4

Planner Schantz gives an overview and present plans. The board agrees to the proposed modification.

8. JAM ASSOCIATES SERVICE COMMERCIAL BUILDING SITE

**PLAN/SPECIAL PERMIT
SCTM #300-123-3-8.1, 9.1**

Assistant Director Pahwul gives an overview and presents plans. The proposed revegetation plan is acceptable. The applicant should submit a revised lighting plan before the modification is granted.

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

ADOPTED BY PLANNING BOARD: JANUARY 24, 2018

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **SPENCER SPINNELL** for a Building Permit on premises located in **S.C.T. M. 300-44-1-20** and

WHEREAS, Report has been made on UR Form No. 2-1976 dated **DECEMBER 13, 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 13, 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 **\$13,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or **JANUARY 24, 2019**.

ADOPTED BY PLANNING BOARD: JANUARY 24, 2018

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **NICHOLAS GRECCO** for a Building Permit on premises located in **MAP 316 A,B, & C, LOTS 113 – 122 P/O OAKWOOD AVE. URP #23 in AM-1, S.C.T. M. 300-106-1-6 , 7** and

WHEREAS, Report has been made on UR Form No. 2-1976 dated **JANUARY 11, 2018**

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 **JANUARY 11, 2018**, 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 **\$12,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or **JANUARY 24, 2019**.

ADOPTED BY PLANNING BOARD: JANUARY 24, 2018

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **NICHOLAS GRECCO** for a Building Permit on premises located in **MAP 316 A, B, & C, LOTS 123 - 136 P/O: OAKWOOD AVE. URP #22 in AM-1, S.C.T. M. 300-106-1-8, 9, 10.1** and

WHEREAS, Report has been made on UR Form No. 2-1976 dated **JANUARY 11, 2018** 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 **JANUARY 11, 2018**, 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 **\$12,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or **JANUARY 24, 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

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

**LOT LINE
MODIFICATION
APPROVAL**

ADOPTED: 1 / 24 / 18

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. NATURE OF APPLICATION:** Application for lot line adjustment pursuant to § 220-2.18 et seq. of the East Hampton Town Code.
- 2. OWNERS OF PROPERTY:** Michael Frank – FEM Building & Development LLC & Roderick Bass
- 3. SIZE OF AREA TO BE TRANSFERRED:** 8,014 sq. ft.
- 4. EXISTING SIZES OF PROPERTY:** SCTM#300-172-3-21 is presently 30,317 sq. ft. and SCTM#300-172-03-22, 2 is 11,986 sq. ft.
- 5. PROPOSED SIZES OF PROPERTY:** The proposal is to transfer 8,014 sq. ft. from SCTM#300-172-3-21 to SCTM#300-172-03-22, resulting in lots of 22,303 sq. ft. and 20,000 sq. ft.
- 6. PREPARER OF PROPOSED MAP:** George Walbridge Surveyors
- 7. DATE OF PROPOSED MAP:** October 20, 2017
- 8. DATE OF PUBLIC HEARING ON APPLICATION:** January 10, 2018

B. PROPERTY LOCATION AND DESCRIPTION

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-172-3-21, 22
- 2. STREET LOCATION:** 121 & 123 Hand Lane
- 3. CONTIGUOUS WATER BODIES:** N/A
- 4. HAMLET OR GEOGRAPHIC AREA:** Amagansett
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** Both lots are cleared and SCTM#300-172-3-22 contains a single family residence and a building permit has been issued for construction of a residence on SCTM#300-172-3-21.
- 6. EXISTING FILED MAP NAME:** N/A
- 7. EXISTING FILED MAP NUMBER:** N/A
- 8. FILING DATE OF EXISTING MAP:** N/A
- 9. BLOCK NUMBER IN EXISTING FILED MAP:** N/A
- 10. LOT NUMBERS IN EXISTING FILED MAP:** N/A

C. ZONING CLASSIFICATION

- 1. ZONING DISTRICT:** B Residence
- 2. ZONING OVERLAY DISTRICT:** N/A

D. SEQRA REVIEW

1. **SEQRA CLASSIFICATION:** Unlisted
2. **LEAD AGENCY:** Planning Board
3. **DETERMINATION OF SIGNIFICANCE:** Negative declaration
4. **DATE OF DETERMINATION:** December 6, 2017

E. COUNTY COMMISSION REVIEW AND ADDITIONAL FINDINGS OF FACT

1. Review by the Suffolk County Planning Commission is not required.
2. Michael Frank/FEM Building & Development LLC, owner of SCTM#300-172-3-21, and Roderick W. Bass, owner of SCTM#300-172-03-22, seek approval of a lot line adjustment, in order to permit the transfer of 8,014 square feet of land from SCTM#300-172-3-21 to SCTM#300-172-3-22.
3. The proposed lot line adjustment would increase the area of SCTM#300-172-3-22 from 11,986 sq. ft. to 20,000 sq. ft. and would decrease the area of SCTM#300-172-3-21 from 30,317 sq. ft. to 22,303, sq. ft. The proposed lots conform to both lot area and lot width requirements for the B-Residence zoning district.

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 proposed lots conform to both lot area and lot width requirements for the B Residence zoning district.
2. The application as approved satisfies the criteria for lot line adjustment set forth in § 220-2.18 of the Town Code.

G. DISPOSITION OF APPLICATION

Approval is hereby granted for the adjustment of lot lines between the aforementioned lots, in accordance with the Map described herein, subject to any conditions or modifications specified in § H below.

1. **NAME OF APPROVED MAP:** Hand Lane Lots 121 & 123 Lot Line Modification Map
2. **PREPARER OF APPROVED MAP:** George Walbridge Surveyors
3. **DATE OF APPROVED MAP:** Revised October 30, 2017

H. CONDITIONS OF APPROVAL

The lot line modification approval hereby granted is contingent upon full compliance with the conditions set forth in this section. No property may be transferred, nor any improvements made, except in accordance with this conditional approval.

1. The property to be transferred from SCTM#300-172-3-21 to SCTM#300-172-3-22 shall be placed in the same record ownership as SCTM#300-172-3-22, such that no new or additional parcels of land are created.
2. No transfer or conveyances of property may be made except in accordance with the approved Map.
3. The applicant shall obtain approval from the Suffolk County Department of Health Services. One copy of the map with an original stamp of approval from that agency, not a photocopy shall be submitted.
4. All utilities servicing the proposed lots shall be installed belowground, including electric, telephone, and, if available, cable television wiring, in accordance with the requirements of

Chapter 131 of the Town Code. Any electric transformers placed, installed, erected, or constructed on this property or on the adjacent highway rights-of-way shall be located below natural grade.

5. All stormwater run-off resulting from the development of the lots shown on the Map shall be contained within the said lots.
6. There shall be no further division of any of the lots shown on this Map.
7. The conveyance of land approved herein shall take place no later than eighteen (18) months from the date of this resolution.
8. All conditions prerequisite to the signing of the Map by the Planning Board Chair shall be met within six (6) months of the date of this resolution.

I. VALIDITY OF APPROVAL

The foregoing constitutes this Board's conditional approval of lot line adjustment for the Map entitled Hand Lane Lots 121 & 123 Lot Line Modification. If any condition of this resolution is not met, or is not met within the prescribed time period, the approval hereby granted shall become void and of no effect.

DATED: January 24, 2018

cc: David Weaver
Walbridge Surveyors, PC
300 Pantigo Place, Suite 116
East Hampton, NY 11937

Planning Department
Building Inspector
Board of Assessors

Result: Adopted
Mover: Patti Leber
Secunder: Kathleen Cunningham
Ayes: Nancy Keeshan, Patti Leber, Randall T. Parsons, Ian Calder-Piedmonte,
Kathleen Cunningham, Ed Krug

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

**In the Matter of the Application
of**

**RESOLUTION
AMENDING
APPROVAL**

**DARRYL GLENNON
AGRICULTURAL PROPERTY
SITE PLAN
SCTM #300-166-4-1.4**

ADOPTED: 1/ 24/ 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: Resolution adopted November 1, 2017 granting approval to expand an existing agricultural operation by legalizing an already-built front 240 sq. ft. building as a storage building as well as an existing 84 sq. ft. (7' X 12') cooler. Also, to construct two (2) new 1,200 sq. ft. (20' X 60') greenhouses

PROPERTY LOCATION: 92 Spring Close Highway, East Hampton

PROPOSED AMENDMENT: The application was approved as a standard site plan approval requiring all aspects of the project to be completed before the issuance of a certificate of occupancy. The applicants now wish to break the approval up into three (3) phases, without any substantive change to the work approved. The three (3) phases would be:

- Phase 1: approval of the already-built shed and cooler
- Phase 2: approval of the first of two approved greenhouses
- Phase 3: approval of the second greenhouse.

MODIFICATION AS APPROVED: To amend the project descriptions as noted in Part A.2 and Part G.3 to include the proposed phases as outlined above.

REASONS SUPPORTING MODIFICATION: The Planning Board does not object to the proposal as it has no effect on the nature of the work approved, merely the timing of the issuance of building permits and certificates of occupancy.

APPROVED PLAN AS MODIFIED: N/A

CONDITIONS TO MODIFICATION:

1. The applicant shall apply for and obtain a building permit for Phase 1 no later than three (3) years from the date of this resolution.
2. The applicant shall apply for and obtain a Certificate of Occupancy for Phase 1 no later than one (1) year from the date of the issuance of the building permit for Phase 1.
3. The applicant shall apply for and obtain a building permit for Phase 2 no later than three (3) years from the date of this resolution.
4. The applicant shall apply for and obtain a Certificate of Occupancy for Phase 2 no later than one (1) year from the date of the issuance of the building permit for Phase 2.
5. The applicant shall apply for and obtain a building permit for Phase 3 no later than three (3) years from the date of this resolution.
6. The applicant shall apply for and obtain a Certificate of Occupancy for Phase 3 no later than one (1) year from the date of the issuance of the building permit for Phase 3.

DATED: January 24, 2018

cc: Darryl Glennon
PO Box 1010
Amagansett, NY 11930

Planning Department
Building Inspector
Architectural Review Board

Result: Adopted
Mover: Patti Leber
Seconder: Kathleen Cunningham
Ayes: Nancy Keeshan, Patti Leber, Randy Parsons, Ian Calder-Piedmonte,
Kathleen Cunningham, Ed Krug

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

In the Matter of the Application

of

**CRYSTAL MEWS
SITE PLAN/SPECIAL PERMIT
SCTM #300-188-2-5**

**RESOLUTION
AMENDING
APPROVAL**

ADOPTED: 1 / 24 / 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: Site Plan approval dated March 26, 2014 for six, 1,600 sq. ft., two story detached units, each with a 238 sq. ft. garage, located in a Multi-Family zoning district and approved by the Suffolk County Department of Health to be utilized as a Planned Retirement Community to be occupied by at least one person 55 years or older and subject to filed C & R's.

PROPERTY LOCATION: 250 Pantigo Road

PROPOSED AMENDMENT: A site plan approval is valid for period of six months from the date on which the Chairman certifies that all conditions of the site plan approval have been met. The applicant requests that the approval be modified to allow for the project to be constructed in phases that will allow for the issuance of a C.O. at the completion of each phase. The applicant also seeks approval for fencing that has been erected along two portions of the westerly property line.

MODIFICATION AS APPROVED:

Phase I: C.O for Unit #1; road cut and stabilized with crushed, recycled RCA at rough grade; all underground utilities installed; all road drainage installed; all perimeter plantings completed; and perimeter fencing on the west side of the property completed. This fencing shall consist of an 8' high cedar wood fence starting at the southwesterly corner of the property and running a total length of 125' along the westerly property line and a 6' high cedar wood fence starting at

the northwesterly corner of the property and running a total length of 90' along the westerly property line.

Phase II: C.O for Unit #3; 2 ½" asphalt base laid down, fire department turn-around cut and stabilized with recycled, crushed RCA and asphalt base

Phase III shall include C.O. for Units 5 & 6; New York State Department of Transportation entryway improvements installed; sidewalk complete,; interior plantings installed where feasible; all exterior lighting along interior driveway installed

Phase IV: C.O. for Units 2 & 4; final 1 ½" asphalt lift laid down after all concrete work done on the sixth residence; all interior plantings completed

REASONS SUPPORTING MODIFICATION: §255-6-76 (Phased Site Plan Approval) of the Town Code allows for the Planning Board to issue a phased site plan approval in which a building permit may be issued for certain improvements more than six months from the initial date of this certification provided that a building permit for the final phase of the project shall be obtained no later than five years from the date of this resolution.. A site plan depicting the phases and the improvements to be completed in each phase has been submitted. No variances are required for the project. By resolution dated June 9, 2016, the Architectural Review Board approved an 8' high cedar wood fence starting at the southwesterly corner of the property and running a total length of 125' along the westerly property line. By resolution dated August 11, 2016, the Architectural Review Board approved a 6' high cedar wood fence starting at the northwesterly corner of the property and running a total length of 90' along the westerly property line.

APPROVED PLAN AS MODIFIED:

- Residential Site Plan prepared by Saskas Surveying dated May 24, 2017 depicting proposed phasing;
- C1 Civil Site Plan prepared by D. B. Bennett and dated November 1, 2017;
- Sheet C2 Driveway Opening Plan prepared by D.B. Bennett, P.E. dated revised July 7, 20014;
- NYSDOT Highway Work permit dated December 22, 2014.

CONDITIONS TO MODIFICATION:

A building permit for the final phase of the project shall be obtained no later than five years from the date of this resolution.

Site plan approval from the Planning Board and approval from the Architectural Review Board shall be obtained for any additional fencing installed by the applicant.

DATED: January 24, 2018

cc: Jeffrey Freireich, Esq.
Land Marks
P.O. Box 2759
Amagansett, NY 11930

Planning Department
Building Inspector

Result: Adopted
Mover: Patti Leber
Secunder: Nancy Keeshan
Ayes: Nancy Keeshan, Patti Leber, Randy Parsons, Ian Calder-Piedmonte,
Kathleen Cunningham, Ed Krug

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

In the Matter of the Application

of

**SCHEDULE
PUBLIC HEARING**

**INLET SEAFOOD BAR, RESTAURANT & ICEHOUSE
SITE PLAN/SPECIAL PERMIT**

SCTM # 300-6-2-3.1, 36 _____ **ADOPTED: 1 / 24 / 18**

1. Inlet Seafood, LLC, 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 change an existing retail space into a 27-seat bar on the first-floor of an existing two-story building containing a restaurant on the second floor. Also proposed is a 5,520 square foot new icehouse/storage/office building for an existing marina use and the conversion of a building now used for storage into a residence for the marina manager. The parcel contains 293,225 square feet (6.732 acres) and is located on the south side of East Lake Drive, Montauk and is situated in a Waterfront (WF) 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 #300-6-2-3.1, 36.

2. Subject application is classified as a Type I 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 George Walbridge Surveyors, P.C., dated revised October 27, 2017; a set of plans prepared by P.W. Grosser Consulting, Inc., dated June 28, 2017 including: Overall Site Plan (1), Partial Site Plan (2), Partial Site Plan (3), Partial Site Plan (4); Parking and Traffic Layout (1) prepared by P.W. Grosser Consulting, Inc. dated June 28, 2017; a set of plans prepared by DBC Design Services dated August 26, 2016 including: Cover Sheet (A-0.0), First Floor (A-2.1), Second Floor (A-2.2), Front, Rear, Right and Left Sides (A-5.1); and Lighting Plan sketch dated received September 15, 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 28, 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 24, 2018

cc: Joel Halsey
Lighthouse Land Planning, LLP
P.O. Box 5030
Montauk, NY 11954

Planning Department
Building Department
Architectural Review Board

Result: Adopted

Mover: Nancy Keeshan
Seconded: Kathleen Cunningham
Ayes: Nancy Keeshan, Patti Leber, Randy Parsons, Ian Calder-Piedmonte,
Kathleen Cunningham, Ed Krug

Adoption of Minutes: January 10, 2018

Upon motion duly made and seconded the meeting was adjourned at 8:35 PM.