

PLANNING BOARD MEETING

March 28, 2018

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

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

WORK SESSION:

1. PANTIGO HILL FINAL SUBDIVISION SCTM #300-166-4-22

Assistant Director Pahwul gives an overview and presents plans. The board agrees to waive the public hearing requirement. The majority of the board agrees with the proposed no trail zone in the southern 250' of Reserved Area B. The applicant will be complete and ready for approval once comments from the East Hampton Fire District and a copy of the covenants and restrictions required by the Suffolk County Department of Health Services have been submitted.

2. SPRING HOLLOW LOT LINE MODIFICATION SCTM #300-92-3-8, 9

Planner Schantz gives an overview and presents plans. The board agrees to a negative declaration pursuant to SEQRA. The application is ready for approval.

3. VERIZON WIRELESS AT 258 SPRINGS-FIREPLACE ROAD SITE PLAN/PWSF SCTM #300-145-3-16.1

Planner Schantz gives an overview and presents plans. The planning department reviewed the recent submission. The application is ready for approval.

REGULAR MEETING:

PUBLIC HEARING:

NEW CINGULAR WIRELESS (aka AT&T) AT MONTAUK POINT LIGHTHOUSE SITE PLAN/PWSF SCTM #300-15-1-9

Vice Chair Keeshan reads public hearing notice. Counsel states affidavit of posting and service is in order. Planner Schantz gives an overview. John Huber, attorney for the applicant, states that the Zoning Board of Appeals granted a variance. Joe Gaviola, Montauk Historical Society, gives a history of the lighthouse. A motion is made to close hearing, seconded and approved.

4. T-MOBILE NORTHEAST, LLC (DANIEL HOLE'S ROAD) SITE PLAN/PWSF MODIFICATION SCTM #300-180-1-8.5

Planner Schantz gives an overview and presents plans. The application will be ready for approval once a revised structural analysis has been submitted and found acceptable by the East Hampton Police Department.

5. GONE FISHING OUTDOOR DINING SITE PLAN SCTM #300-6-2-27.1, 15.1

Assistant Director Pahwul gives an overview and presents plans. The applicant should submit a lighting plan that complies with the town code and the board's lighting policy. The board agrees that the boat repair shop could be classified as part of the boar yard use. The applicant should submit written clarification of the number of employees related to the boat repair shop. The board finds the proposed parking calculations to be acceptable.

**6. COMMUNITY BOAT SHOP SHED SITE PLAN
SCTM #300-172-11-20**

Planner Schantz gives an overview and presents plans. The location of the shed and general site layout is acceptable. The application is consistent with the Local Waterfront Revitalization Plan. The application is ready to be scheduled for public hearing, however the board would like to see additional elevations.

REGULAR MEETING:

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**

**LOT LINE
MODIFICATION
APPROVAL**

**SPRING HOLLOW
LOT LINE MODIFICATION
SCTM #300-92-3-8 & 9**

ADOPTED: 3 / 28 / 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:** Julien Thoman, Aurore Devovault, Geraldine Conneally, & Juan A. Seoane
- 3. SIZE OF AREA TO BE TRANSFERRED:** No change in lot area
- 4. EXISTING SIZES OF PROPERTY:** SCTM# 300-92-3-8: 40,170 sq. ft., SCTM# 300-92-3-9: 40,133 sq. ft.
- 5. PROPOSED SIZES OF PROPERTY:** No change
- 6. PREPARER OF PROPOSED MAP:** George Walbridge Surveyors, P.C.
- 7. DATE OF PROPOSED MAP:** Last revised September 7, 2017
- 8. DATE OF PUBLIC HEARING ON APPLICATION:** N/A

B. PROPERTY LOCATION AND DESCRIPTION

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-92-3-8 & 9

2. **STREET LOCATION:** 19 & 15 Augie's Path
3. **CONTIGUOUS WATER BODIES:** N/A
4. **HAMLET OR GEOGRAPHIC AREA:** East Hampton
5. **SITE DESCRIPTION & EXISTING IMPROVEMENTS:** The subject lots are both zoned A: Residential and are situated on Augie's Path in East Hampton. Each is just over 40,000 sq. ft. in lot area and contains a single-family residence (both lots developed in the 1970's) along with swimming pools and associated accessory structures. They are original lots of the Spring Hollow subdivision (map filed in 1973).
6. **EXISTING FILED MAP NAME:** Spring Hollow
7. **EXISTING FILED MAP NUMBER:** 5904
8. **FILING DATE OF EXISTING MAP:** May 1, 1973
9. **BLOCK NUMBER IN EXISTING FILED MAP:** 1
10. **LOT NUMBERS IN EXISTING FILED MAP:** 15 & 16

C. ZONING CLASSIFICATION

1. **ZONING DISTRICT:** A: Residence
2. **ZONING OVERLAY DISTRICT:** None

D. SEQRA REVIEW

1. **SEQRA CLASSIFICATION:** Unlisted
2. **LEAD AGENCY:** Planning Board
3. **DETERMINATION OF SIGNIFICANCE:** Negative Declaration
4. **DATE OF DETERMINATION:** March 28, 2018

E. COUNTY COMMISSION REVIEW AND 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 November 27, 2017 the Office of Fire Prevention stated that no additional information was needed.
3. The application was referred to the Town Engineer who did not offer any comments.

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 A: 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 the lot line 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:** Spring Hollow Lot Line Modification
2. **PREPARER OF APPROVED MAP:** George Walbridge Surveyors, P.C.
3. **DATE OF APPROVED MAP:** last revised September 7, 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. No transfer or conveyances of property may be made except in accordance with the approved Map. No such conveyances may be made until and unless the applicants have met the condition contained in ¶ 2 below, which compliance shall be certified by the signing of the Map by the Planning Board Chair.
2. The applicants shall obtain final approval of the Suffolk County Department of Health Services and shall submit proof of the same to the Planning Board.
3. 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.
4. All stormwater run-off resulting from the development of the lots shown on the Map shall be contained within the said lots.
5. The conveyance of land approved herein shall take place no later than eighteen (18) months from the date of this resolution.
6. 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 Lot Line Modification for Spring Hollow. 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: March 28, 2018

cc: George Walbridge Surveyors
300 Pantigo Place, Suite 116
East Hampton, NY 11937

Planning Department
Building Inspector
Board of Assessors

Result: Adopted
Mover: Ian Calder-Piedmonte
Seconder: Kathleen Cunningham
Ayes: Joseph B. Potter, 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

VERIZON WIRELESS AT 258 SPRINGS – FIREPLACE ROAD PERSONAL WIRELESS SERVICE FACILITY (PWSF) SITE PLAN/SPECIAL PERMIT MODIFICATION SCTM# 300-145-3-16.1

ADOPTED: 3/ 28/ 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 June 22, 2016 granting approval for the subject personal wireless service facility and associated electrical equipment and accessory structures.

PROPERTY LOCATION: 258 Springs–Fireplace Road, East Hampton

PROPOSED AMENDMENT: To relocate the equipment for Verizon’s existing Personal Wireless Service facility (PWSF) which was approved on the 150’ tall cell tower to the newer 199’ monopole. Equipment consists of eight (8) panel antennas mounted in two (2) sectors (@ 179’ AGL & 169’ AGL) within the interior of the monopole. Also proposed are a covered equipment cabinet, cabling & other associated equipment and a propane generator and propane tank.

MODIFICATION AS APPROVED: To change the approved site plan and building plans to those listed in the “APPROVED PLANS AS MODIFIED” below.

REASONS SUPPORTING MODIFICATION: The proposal includes mounting antennas within the monopole structure and should represent a reduction in visual impacts over the previously-approved arm-mounted configuration on the 150’ tower.

The applicants are proposing to add a covered equipment area/cabinets on a concrete slab along with a propane generator and propane tank. The Planning Board has verified with the East Hampton Police Department that the design and location of this area is acceptable. Although the Board has previously requested sound information for generators, it is noted that the proposed location is >550’ from the nearest private property, which is situated in a CI: Commercial Industrial-zoned area.

The applicants have submitted an RF Engineer’s report (prepared by Pinnacle Telecom Group dated January 15, 2018) which verifies that the proposed changes to the facility will be in compliance with Federal Communications Commission standards.

This application was referred to the Architectural Review Board (ARB) pursuant to section 255-7-30 H of the Town Code. The ARB has offered no comments to the Planning Board.

Pursuant to an inter-municipal agreement, the proposed project does not require referral to the Suffolk County Planning Commission.

The applicants have submitted a structural analysis (prepared by KMB Design Group dated February 2, 2018) which verifies that the tower is capable of supporting the added equipment.

Pursuant to section 255-6-45 of the Town Code, Tier II Personal Wireless Service Facilities qualify as minor site plans. Accordingly, the Planning Board has elected to waive the public hearing requirement.

APPROVED PLAN AS MODIFIED: Set of plans all dated last revised March 22, 2018 including: partial area plan (Sheet C01), compound plan (Sheet C02), elevation (Sheet C02A),

cover sheet (Sheet A01), general notes (Sheet GN01), equipment plan (Sheet C03), equipment and antenna specifications (Sheet C03A), structural details (Sheet C03B), antenna plan and details (C04), cable & conduit routing details (Sheet C05), site details (C05A), antenna & cable schedule (Sheet C06), general information (Sheet E01), service plan (grade) (Sheet E02), electrical riser & phone board (Sheet E03), conduit support electrical details (Sheet E04), grounding details (Sheet E05), grounding plan (grade) (Sheet E06), plumbing general information (Sheet P01), plumbing gas piping plan (grade) (Sheet P02), generator specifications (P03)

CONDITIONS TO MODIFICATION:

1. Prior to the issuance of a building permit, the Board shall receive comments from the Office of Fire Prevention that verify that no additional information regarding fire-fighting capabilities is needed.

2. Prior to the issuance of a certificate of occupancy, the applicants shall submit a certified report from a licensed professional demonstrating that the work has been performed in accordance with the approved plans and appropriate building codes.

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

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

DATED: March 28, 2018

cc: Amato Law Group, PLLC
666 Old Country Road, Suite 901
Garden City, NY 11530

Planning Department
Building Inspector

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

Adoption of Minutes: March 14, 2018

Upon motion duly made and seconded the meeting was adjourned at 8:10 PM.