

PLANNING BOARD MEETING

April 18, 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 Director Marguerite Wolffsohn, Assistant Director JoAnne Pahwul, Counsel John Jilnicki, Secretary Jodi Walker, and several other interested persons.

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

WORK SESSION:

1. THREE MILE HARBOR VISTA II MINOR SUBDIVISION SCTM #300-94-2-1

Assistant Director Pahwul gives an overview and presents plans. The proposed layout is acceptable. Map revisions as outlined in the planning department memo should be submitted. The board agrees to assume lead agency status. The board may make further archaeological work a condition of minor subdivision approval that must be met before a building permit can be issued for ground disturbance surrounding the John Dart house.

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 Schantz. The board agrees to a negative declaration pursuant to SEQRA. The board finds the project to be consistent with LWRP. The application is ready for approval.

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

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

REGULAR MEETING:

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

ADOPTED BY PLANNING BOARD: APRIL 18, 2018

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **JOSHUA OSHER & BROOKE HAPER**N for a Building Permit on premises located in **MAP 171, BLOCK 15, LOTS 408-410, 380-384, URP 18 in EH-3, S.C.T. M. 300-120-4-13.6;** and

WHEREAS, Report has been made on UR Form No. 2-1976 dated **APRIL 9, 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

APRIL 9, 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 **\$13,200**. These requirements shall be subject to review one (1) year from the date of this Resolution or **APRIL 18, 2018**.

ADOPTED BY PLANNING BOARD: APRIL 18, 2018

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **IVAN BERMO** for a Building Permit on premises located in **MAP 171, BLOCK 19, LOTS 475-496, URP 21 in EH-3, S.C.T. M. 300-122-3-4.1**; and

WHEREAS, Report has been made on UR Form No. 2-1976 dated **APRIL 7, 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 **APRIL 7, 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 **\$13,200**. These requirements shall be subject to review one (1) year from the date of this Resolution or **APRIL 18, 2018**

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

**SITE PLAN/
SPECIAL PERMIT
APPROVAL**

**NEW CINGULAR WIRELESS (AT&T) AT MONTAUK POINT LIGHTHOUSE SITE
PLAN/SPECIAL PERMIT PERSONAL WIRELESS SERVICE FACILITY
SCTM#300-15-1-9**

ADOPTED: 4 / 18 / 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. TYPE OF APPROVAL SOUGHT:

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

(b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.

2. USE REQUIRING SPECIAL PERMIT: Personal Wireless Service Facility

3. DESCRIPTION OF PROPOSED WORK To locate a total of nine (9) panel antennas with three (3) sectors containing three (3) antennas each mounted on the face of the fire control tower, a GPS unit to be mounted to the top of the tower, with all other electrical equipment to be situated in the interior of the tower.

4. SIZE OF PROPERTY: 169,681 sq. ft.

5. OWNER OF PROPERTY: Montauk Historical Society

6. APPLICANT: Re, Nielson, Huber & Coughlin, LLP – John Huber

7. PROPOSED PLANS: Set of plans prepared by Dewberry Engineers, Inc. dated revised September 13, 2016 including: Title Sheet (T01), Tax Map & Key Map (Z01), Site Plan and Notes (Z02), Equipment Plan and Antenna Plan (Z03), North & West Elevations (Z04), South & East Elevation (Z05), and Equipment Details (Z06)

8. DATE OF PUBLIC HEARING ON APPLICATION: March 28, 2018

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-15-1-9

2. STREET LOCATION: 2000 Montauk Highway

3. CONTIGUOUS WATER BODIES: Atlantic Ocean

4. HAMLET OR GEOGRAPHIC AREA: Montauk

5. SITE DESCRIPTION & EXISTING IMPROVEMENTS: The subject parcel is situated in the PC: Parks & Conservation Zoning District at the end of Montauk Point. It is nearly 100% cleared of natural vegetation and is mostly lawn. Surrounding land uses are entirely recreational open space. This site was designated as a National Historic Landmark in 2012. It is within a Scenic Area of Statewide Significance.

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: PC: Parks & Conservation

2. ZONING OVERLAY DISTRICT: N/A

D. SEQRA REVIEW

1. SEQRA CLASSIFICATION: Type I

2. LEAD AGENCY: Planning Board

3. DETERMINATION OF SIGNIFICANCE: Negative declaration

4. DATE OF DETERMINATION: February 7, 2018

E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT

1. The Board has received comments from the Suffolk County Planning Commission (by letter dated April 9, 2018) who has found the application to be a matter for local determination.

2. An RF engineer's report prepared by Pinnacle Telecom Group dated February 28, 2017 has been submitted. It appears that the proposed modification to the facility will meet all applicable Federal Communications Commission (FCC) guidelines.

3. The applicants have submitted a structural analysis prepared by KMB Design Group dated March 7, 2017. This report states that the tower mounts can adequately support the proposed new antennas and associated equipment

4. By letter dated April 7, 2017 the Office of Fire Prevention stated that no additional information is necessary for fire-fighting purposes.

5. This application has been referred to the Town Engineer who offered no comments with regard to the proposed project.

6. By resolution dated April 3, 2018 the Zoning Board of appeals granted the necessary relief for the proposed project.

7. The Planning Board has found the project to be consistent with the LWRP and has adopted a Coastal Assessment Form.

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.

3. The application meets the general standards required for the issuance of a special permit by § 255-5-40 of the Town Code, in that:

(A) Nature of use. The use proposed will be in harmony with and promote the general purposes of Chapter 255 of the Town Code as the same are set forth in § 255-1-11 thereof.

(B) Lot area. The lot area is sufficient, appropriate, and adequate for the use, as well as reasonably anticipated operation and expansion thereof.

(C) Adjacent properties. The proposed use will not prevent the orderly and reasonable use of adjacent properties.

(D) Compatibility. The site of the proposed use is a suitable one for the location of a Personal Wireless Service Facility in the Town, and the proposed use will be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale, and overall appearance.

(E) Effect on specific existing uses. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater, recreational area, or other place of public assembly.

(F) Use definition. The proposed use conforms to the Town Code's definition of "Personal Wireless Service Facility" as that definition is used in § 255-1-20 of the Town Code.

(G) Circulation. Access facilities are adequate for the traffic estimated to be generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and vehicular entrances and exits are clearly visible from the street and are not within seventy-five (75) feet of the intersection of street lines at a street intersection.

(H) Parking. The off-street parking spaces proposed for this application satisfy the requirements of the applicable provisions of Chapter 255 of the Town Code, and are in any case more than adequate for the actual anticipated number of occupants of the proposed use. Furthermore, the layout of the spaces and related facilities will be convenient and conducive to safe operation.

(I) Buffering and screening. Adequate buffer yards and screening have been provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use.

(J) Runoff and waste. Adequate provision has been made for the collection and disposal of stormwater runoff, sewage, refuse, and other liquid, solid, or gaseous waste which the proposed use will generate.

(K) Environmental protection. The natural characteristics of the site are such that the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems, or processes and without significant negative impact to groundwater and surface waters on or off the site.

(L) Compliance with other laws. The proposed use can and will comply with all provisions of the Town Code which are applicable to it, and can meet every other applicable federal, state, county, and local law, ordinance, rule, or regulation.

(M) Conformity with other standards. The proposed use can and will meet all of the specific standards and incorporate all of the specific safeguards required of the particular use by § 255-5-50 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.
- (b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.

2. NATURE OF APPROVED USE: Personal Wireless Service Facility

3. DESCRIPTION OF APPROVED WORK To locate a total of nine (9) panel antennas with three (3) sectors containing three (3) antennas each mounted on the face of the fire control tower,

a GPS unit to be mounted to the top of the tower, with all other electrical equipment to be situated in the interior of the tower..

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 BUILDING OR CONSTRUCTION PLANS: : A set of plans prepared by KMB Design Group, dated revised March, 2017 including: Cove Sheet (T01), Site Plan (Z01), Roof Plan & Elevation (Z02), Elevation (Z02A), Equipment Plans (Z03), Equipment & Antenna Specifications (Z03A), Antenna Plan (Z04), and Antenna Paint Specifications (Z05); and a survey prepared by GTS Consultants dated February 3, 2017

2. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:

2.1 No building permit shall be issued until the applicants obtain approval of the Architectural Review Board (ARB).

2.2 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.

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

2.3 The applicant shall apply for and obtain a Certificate of Occupancy no later than one (1) year from the issuance of the building permit.

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: April 18, 2018

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

Planning Department
Building Inspector

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

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

In the Matter of the Application

of

**SITE PLAN/
SPECIAL PERMIT
APPROVAL**

**INLET SEAFOOD BAR, RESTAURANT
& ICEHOUSE
SITE PLAN/SPECIAL PERMIT
SCTM#300-6-2-3.1, 36**

ADOPTED: 4/18/18

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. TYPE OF APPROVAL SOUGHT:

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

(b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.

2. USE REQUIRING SPECIAL PERMIT: Restaurant

3. DESCRIPTION OF PROPOSED WORK: To change an existing retail space into a 27 seat bar on the first floor of an existing 2 – story building containing a restaurant on the 2nd floor along with deck extensions. Also proposed is a 5,520 sq. ft. 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 and a 400 sq. ft. proposed office building to be located 160’ from the bulkhead north of the approved ice house.

4. SIZE OF PROPERTY: 5.308 acres

5. OWNER OF PROPERTY: Inlet Seafood Property, LLC

6. APPLICANT: Joel Halsey

7. PROPOSED SITE PLAN Site Plan prepared by George Walbridge Surveyors, P.C., dated revised October 27, 2017

8. DATE OF PUBLIC HEARING ON APPLICATION: February 28, 2018

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-6-2-3.1 & 36

2. STREET LOCATION: 541 East Lake Drive

3. CONTIGUOUS WATER BODIES: Lake Montauk

4. HAMLET OR GEOGRAPHIC AREA: Montauk

5. SITE DESCRIPTION & EXISTING IMPROVEMENTS: The parcel is located on East Lake Drive in Montauk. It is zoned WF: Waterfront and is within the Harbor Protection Overlay District (HPOD). The parcel fronts on Lake Montauk and includes a commercial fishing dock as well as a restaurant/retail building, retail building and housing unit. The parcel is also in the Lake Montauk Scenic Area of Statewide Significance (SASS).

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:** WF: Waterfront
2. **ZONING OVERLAY DISTRICT:** Harbor Protection Overlay District (HPOD)

D. SEQRA REVIEW

1. **SEQRA CLASSIFICATION:** Unlisted
2. **LEAD AGENCY:** Planning Board
3. **DETERMINATION OF SIGNIFICANCE:** Negative declaration
4. **DATE OF DETERMINATION:** April 18, 2018

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 January 2, 2018 the Office of Fire Prevention stated that no additional information is necessary for fire-fighting purposes.
3. By letter dated April 16, 2018 the Town Engineer found the engineering elements satisfactory with the conditions noted.
4. The Planning Board has found the project to be consistent with the LWRP and has adopted a Coastal Assessment Form.

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.
3. The application meets the general standards required for the issuance of a special permit by § 255-5-40 of the Town Code, in that:
 - (A) Nature of use. The use proposed will be in harmony with and promote the general purposes of Chapter 255 of the Town Code as the same are set forth in § 255-1-11 thereof.
 - (B) Lot area. The lot area is sufficient, appropriate, and adequate for the use, as well as reasonably anticipated operation and expansion thereof.
 - (C) Adjacent properties. The proposed use will not prevent the orderly and reasonable use of adjacent properties.
 - (D) Compatibility. The site of the proposed use is a suitable one for the location of a restaurant in the Town, and the proposed use will be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale, and overall appearance.
 - (E) Effect on specific existing uses. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater, recreational area, or other place of public assembly.

(F) Use definition. The proposed use conforms to the Town Code's definition of "restaurant" and "marina" as those definitions are used in § 255-1-20 of the Town Code.

(G) Circulation. Access facilities are adequate for the traffic estimated to be generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and vehicular entrances and exits are clearly visible from the street and are not within seventy-five (75) feet of the intersection of street lines at a street intersection.

(H) Parking. The off street parking spaces proposed for this application satisfy the requirements of the applicable provisions of Chapter 255 of the Town Code, and are in any case more than adequate for the actual anticipated number of occupants of the proposed use. Furthermore, the layout of the spaces and related facilities will be convenient and conducive to safe operation.

(I) Buffering and screening. Adequate buffer yards and screening have been provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use.

(J) Runoff and waste. Adequate provision has been made for the collection and disposal of stormwater runoff, sewage, refuse, and other liquid, solid, or gaseous waste which the proposed use will generate.

(K) Environmental protection. The natural characteristics of the site are such that the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems, or processes and without significant negative impact to groundwater and surface waters on or off the site.

(L) Compliance with other laws. The proposed use can and will comply with all provisions of the Town Code which are applicable to it, and can meet every other applicable federal, state, county, and local law, ordinance, rule, or regulation.

(M) Conformity with other standards. The proposed use can and will meet all of the specific standards and incorporate all of the specific safeguards required of the particular use by § 255-5-50 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.
- (b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.

2. NATURE OF APPROVED USE: Restaurant, residence, marina

3. DESCRIPTION OF APPROVED WORK: To change an existing retail space into a 27 seat bar on the first floor of an existing 2 – story building containing a restaurant on the 2nd floor along with deck extensions. Also proposed is a 5,520 sq. ft. 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 and a 400 sq. ft. proposed office building to be located 160' from the bulkhead north of the approved ice house.

Work is to be completed in two phases:

Phase I:

- Interior and exterior changes to the restaurant building
- Updated sanitary restaurant sanitary system
- Office building for the marina
- Conversion of an existing building to a marina manager's residence and installation of sanitary system for same.
- Comprehensive site re-vegetation
- Re-locate shipping container and dumpster

- Minor re-configuration of parking spaces

Phase II:

- Construction of the icehouse building
- Re-locate a shipping container
- Approval of an existing shed

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: Site Plan prepared by George Walbridge Surveyors, P.C., dated revised October 27, 2017

2. APPROVED BUILDING OR CONSTRUCTION PLANS: 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 for the icehouse building 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) Lighting Plan sketch dated received September 15, 2017

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, 3.3, 3.4 & 3.5 below have been met, as evidenced by the report of the Planning Board Chair.

3.2 The applicant shall obtain final approval of the Suffolk County Department of Health Services (SCDHS) which includes the installation of a Low- Nitrogen Sanitary System pursuant to Chapter 210 of the Town Code prior to the issuance of a building permit for Phase I.

3.3 The applicant shall obtain the final written approval of the Architectural Review Board prior to the issuance of a building permit for Phase I.

3.4 The site shall be re-vegetated in accordance with the approved site plan prior to the issuance of a certificate of occupancy for Phase I.

3.5 The applicants shall obtain a Natural Resources Special Permit (NRSP) from the Zoning Board of Appeals (ZBA) prior to the issuance of a building permit for Phase II.

3.6 All landscaping shall be maintained by the applicant in accordance with the approved site planting plan for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall replace and replant the landscaping on the site as may be necessary to satisfy this condition.

3.7 The parking, access, and drainage improvements required by this site plan approval (including any devices for delineating parking spaces or directing traffic flow) shall be maintained by the applicant for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall repair, replace, and maintain these improvements as may be necessary to satisfy this condition.

3.8 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.

3.9 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.

3.10 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.

3.11 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.

3.12 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.

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: April 18, 2018

cc: Joel Halsey
PO Box 5030
Montauk NY 11954

Planning Department
Building Inspector
Architectural Review Board

Result: Adopted
Mover: Nancy Keeshan
Seconder: Randall T. Parsons
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

**SCHEDULE
PUBLIC HEARING**

**COMMUNITY BOAT SHOP SHED
SITE PLAN**

SCTM # 300-172-1-20 _____ **ADOPTED: 4 / 18 / 18**

1. Town of East Hampton, owner, in conjunction with East End Classic Boat Society, has made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to construct a 1,592 square foot shed for storage of small craft. The removal of an existing shed is proposed. The property contains 245,561 square feet (5.6373 acres) and is located on the southerly side of Bluff Road, Amagansett and is situated in a Parks and Conservation (PC) 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 Fox Land Surveying, dated revised February 21, 2018; and a Elevations/Floor Plan prepared by Louis Mackall, Architect, dated revised April 4, 2018 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, May 16, 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: April 18, 2018

cc: Ray Hartjen
43 Old Fireplace Road
East Hampton, NY 11937

Planning Department
Building Department
Architectural Review Board

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

Adoption of Minutes: April 11, 2018

Upon motion duly made and seconded the meeting was adjourned at 7:35 PM.