

PLANNING BOARD MEETING

May 23, 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. **AMG 531 SITE PLAN/SPECIAL PERMIT** **SCTM #300-172-2-33.1**

Assistant Director Pahwul gives an overview and presents plans. Submission of a revised SP-9 to address the town engineer's comments will be made a condition of approval. The project is ready for approval.

2. **36 BUNKER HILL ROAD TRANSFER STATION SITE PLAN** **SCTM #300-173-1-2.1**

Assistant Director Pahwul gives an overview and presents plans. The board will request a determination from the Building Inspector regarding classification of the proposed use. The setbacks for the transfer pad should be proposed at a minimum of 25'. A lighting plan will be required. A landscaping plan will be required. The board agrees to assume lead agency. All plans for this application must be labeled with the title "36 Bunker Hill Road Transfer Station Site Plan".

3. **HOSTWAY INN SITE PLAN MODIFICATION** **SCTM #300-166-6-2, 3**

Assistant Director Pahwul gives an overview and presents plans. The proposed landscaping plan is acceptable. The applicant should submit a revised plan that depicts the type and height of fencing proposed around the dumpster. The applicant should submit a lighting plan for the light fixtures on the fence on the westerly side that meet the board's lighting standards. The application is ready to be scheduled for public hearing.

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: MAY 23, 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 316B, BLOCK 7, LOTS 123-136 P/O OAKWOOD AVE, URP 22 in AM-1, S.C.T. M. 300-106-1-10.1**; and

WHEREAS, Report has been made on UR Form No. 2-1976 dated **MAY 17, 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

MAY 17, 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 **MAY 23, 2018**.

ADOPTED BY PLANNING BOARD: MAY 23, 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 316B, BLOCK 7, LOTS 113-120, 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 **MAY 17, 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 **MAY 17, 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 **MAY 23, 2018**.

ADOPTED BY PLANNING BOARD: MAY 23, 2018

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **HAJEK LAND PLANNING (Adios Holding, LLC)** for a Building Permit on premises located in **MAP 316, BLOCK 1, LOTS 68-72 P/O PINEHURST AVE, URP 24 in AM-1, S.C.T. M. 300-106-1-5.4**; and

WHEREAS, Report has been made on UR Form No. 2-1976 dated **MAY 18, 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 **MAY 18, 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 **MAY 23, 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

**RESOLUTION
AMENDING
APPROVAL**

**FURTHER COURT MINOR SUBDIVISION
MODIFICATION**

SCTM# 300-170-4-23.2, 23.3, 23.4 & 23.6

ADOPTED: 5 / 23 / 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: Minor Sudivision approval granted on August 10, 2005 to subdivide a 7.79 acre parcel into four (4) lots ranging in size from 1.28 acres to 2.4 acres

PROPERTY LOCATION: Further Court, Amagansett

PROPOSED AMENDMENT: To amend the location and design of the common driveway, along with amending the easement, in order to preserve a number of mature trees.

MODIFICATION AS APPROVED: To change the approved map as noted below

REASONS SUPPORTING MODIFICATION: The parcels are zoned A: Residence and NB: Neighborhood Business. They are situated off of Montauk Highway and Further Court in Amagansett. They are the resultant lots of the Further Court Subwaiver and Lot Line Modification approved in 2005. All of the lots are 100% cleared of naturally-occurring vegetation. The lots border commercial properties to the north and residential properties to the east, west and south.

The common driveway serves as access for three of the four lots (all residentially-zoned) of the Further Court Minor Subdivision as well as a residential lot to the immediate east (SCTM#300-170-4-23.6). The configuration of the common driveway is proposed to be altered slightly in order to avoid a number of mature trees which were planted on-site. The Planning Board views the proposed location as an improvement over the original one as it will preserve these nature features.

Whenever the Planning Board is to vote to amend a previous subdivision approval, a legitimate change of circumstances must first be found. It would seem that the present conditions qualify as a change of circumstances as the majority of these trees were planted between 2001 and 2004 according to aerial photographs. The Board has verified that this is correct with the Town Attorney.

APPROVED PLAN AS MODIFIED: Survey prepared by George Walbridge Surveyors dated last revised April 6, 2018

CONDITIONS TO MODIFICATION: A draft amended common driveway declaration shall be submitted for review by the Town Attorney prior to the issuance of a building permit for the common driveway.

DATED: May 23, 2018

cc: Carolyn A. Miller
Land Marks
P.O. Box 2810
Amagansett, NY 11930

Planning Department
Building Inspector
Architectural Review Board

Result: Adopted
Mover: Patti Leber
Seconder: Nancy Keeshan
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**

**GREATREX
MINOR SUBDIVISION
SCTM # 300-158-2-21.1**

ADOPTED: 5 / 23 / 18

1. Karen Greatrex, owner, has made application for minor subdivision approval pursuant to Chapter 220 (Subdivision of Land) of the East Hampton Town Code, to divide a 57,982 square foot (1.331 acres) parcel into two (2) lots. Proposed Lot 1 will contain 29,666 square feet. Proposed Lot 2 will contain 28, 317 square feet. The property is located the west side of Montauk Boulevard, East Hampton and is situated in a B-Residence/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 #300-158-2-21.1.

2. Subject application is classified as an Unlisted 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 April 27, 2018 is available at the Planning Board office, 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, June 13, 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: May 23, 2018

cc: Tara Burke
Nine South Devon Place
Montauk, NY 11954

Planning Department
Building Department

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

**DAMARK'S ADDITION/APARTMENT SITE PLAN
MODIFICATION**

TABLED

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

In the Matter of the Application

of

**SCHEDULE
PUBLIC HEARING**

**GONE FISHING OUTDOOR DINING
SITE PLAN**

SCTM # 300-6-2-15.1, 27.1 _____ ADOPTED: 5 / 23 / 18

1. Thomas and Maureen Sennefelder, owners, have made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, for the addition of 34 outdoor dining seats at the Gone Fishing Marina. Also proposed is the conversion of a second-story apartment to storage space associated with a first-floor retail use, and to redesign the parking lot. The Multiple Business Complex includes two retail stores, a restaurant/snack bar limited to 16 seats, a second-story apartment, a 3,800 square foot boat storage and repair building, and a 177 slip marina with 164 parking spaces. Subsequent modifications revised the roof line of the boat storage building along with minor revisions to accessory structures and sheds, walk-in freezers and walkways, and reduction of the number of parking spaces from 168 to 156 based on a reduction in the number of boat slips. The property contains 108,172 square feet and is located on the south side of East Lake Drive, Montauk and is situated in a Waterfront (WF)/Harbor Protection Overlay District (HPOD) 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 #300-6-2-15.1, 27.1.

2. Subject application is classified as an Unlisted 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, L.S. dated revised January 17, 2018; a set of plans prepared by John E. Barylski, Engineer, dated January 11, 2018 including: First Level Plan (A-01) and Second Level ((A-02); Parking Layout (C-1) prepared by TF Engineering, PLLC dated revised September 24, 2017; Sanitary Plans & Details (1 of 1) prepared by S.L. Maresca & Associates dated revised January 24, 2007; Re-Veg Plan (L-01) prepared by James C. Grimes Land Design, Inc. dated April 13, 2018; and Lighting Layout Version 6 Plan prepared by Damin Sales including 5 sheets dated April 9, 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, June 13, 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: May 23, 2018

cc: Joel Halsey
Lighthouse Land Planning
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, 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

MOBIL GENERATOR

**SCHEDULE
PUBLIC HEARING**

SITE PLAN

SCTM # 300-172-6-4

ADOPTED: 5 / 23 / 18

1. Blue Hills Fuels, LLC, owner, has made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to install an emergency generator with concrete pad and protective bollards at the Mobil Service Station. Also proposed is the installation of an underground propane tank for the emergency generator. The property contains 7,545 square feet and is located on the corner of Montauk Highway and Indian Wells Highway, Amagansett 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 #300-172-6-4.
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. A negative declaration pursuant to SEQRA was made on May 16, 2017 for the reasons set forth in the Environmental Assessment Form Part II.
3. A Site Plan prepared by Bohler Engineering, dated revised March 26, 2018 is 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, June 13, 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: May 23, 2018

cc: Thomas Galligan
Bohler Engineering NY, PLLC
2929 Expressway Drive North
Suite 120
Hauppauge, NY 11749

Planning Department
Building Department
Architectural Review Board

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

Adoption of Minutes: May 16, 2018

Upon motion duly made and seconded the meeting was adjourned at 8:50 PM.