

PLANNING BOARD MEETING

July 11, 2018

Present at meeting: Chair Joseph B. Potter, Vice Chair Nancy Keeshan, Members Ian Calder-Piedmonte, Kathleen Cunningham, 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. GREATREX MINOR SUBDIVISION SCTM #300-158-2-21.1

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

2. SPRINT 375 MONTAUK HIGHWAY SITE PLAN/PWSF MODIFICATION SCTM #300-44-1-9.1

Director Wolffsohn gives an overview and presents plans for Planner Schantz. The board agrees to waive the public hearing requirement. The application is ready for approval.

3. VERIZON WIRELESS AT AMAGANSETT FIRE DISTRICT SITE PLAN/PWSF SCTM #300-150-3-16.1

Director Wolffsohn gives an overview and presents plans for Planner Schantz. The board agrees to waive the public hearing requirement. The application is ready for approval.

PUBLIC HEARING:

MOBIL GENERATOR SITE PLAN SCTM #300-172-6-4

Member Cunningham reads public hearing notice for Member Leber. Counsel states affidavit of service and posting is in order. Applicant gives an overview and presents plans. No public comments were heard. A motion is made to close the hearing, seconded and approved.

OTHER:

PLANNING BOARD POLICY

Director Wolffsohn gives an overview. Counsel Jilnicki is directed to prepare a draft resolution of the changes to policy as discussed.

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

**EXTENSION
OF TIME**

**KINSELLA II
MINOR SUBDIVISION
SCTM #300-167-4-1**

ADOPTED: 7 / 11 / 18

1. By resolution adopted October 25, 2017, (the "Resolution"), the Planning Board granted minor subdivision approval to the above-mentioned application, subject to various conditions.

2. By letter dated June 29, 2018, Kimberly F. Ovando, agent for the applicant, has informed the Planning Board that additional time is needed in order meet the conditions of the Planning Board Resolution prior to the signing of the map, and has requested an extension of time.

3. Based upon the foregoing, the Planning Board hereby extends the time within which the applicant must comply with the conditions of the Board's resolution of approval for a period of one year, or until April 25, 2019.

4. In all other respects, the original Resolution of approval as extended is hereby reaffirmed.

DATED: July 11, 2018

cc: Kimberly F. Ovando
Land Marks
P.O. Box 2820
Amagansett, NY 11930

Planning Department
Building Department

Result: Adopted
Mover: Kathleen Cunningham
Second: Nancy Keeshan
Ayes: Joseph B. Potter, Nancy Keeshan, 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

**SITE PLAN
APPROVAL**

**BORN FREE OUTDOOR SHOWER
SITE PLAN
SCTM #300-50-2-4, 7.1**

ADOPTED: 7 / 11 / 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:** Site plan approval pursuant to Article VI of Chapter 255 (Zoning) of the East Hampton Town Code.
- 2. DESCRIPTION OF PROPOSED WORK:** To add a 5' X 10' x 8' tall (50 sq. ft.) outdoor shower and drywell at a property containing the 24 – unit, two building complex known as Born Free Motel.
- 3. SIZE OF PROPERTY:** 25,064 sq. ft.
- 4. OWNER OF PROPERTY:** Born Free II at Montauk Owners, Inc.
- 5. APPLICANT:** Laurie Wiltshire, Land Planning Services, Ltd.
- 6. PROPOSED SITE PLAN:** Site Plan/Survey prepared by George Walbridge Surveyors, P.C. dated last revised June 12, 2018
- 7. DATE OF PUBLIC HEARING ON APPLICATION:** N/A

B. PROPERTY LOCATION AND DESCRIPTION

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-50-2-4 & 7.1
- 2. STREET LOCATION:** 115 & 119 South Emerson Avenue
- 3. CONTIGUOUS WATER BODIES:** N/A
- 4. HAMLET OR GEOGRAPHIC AREA:** Montauk
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** The property is situated in downtown Montauk and is zoned RS: Resort. It is 100% cleared of natural vegetation. The neighboring properties to the east, west, north and south are also zoned RS: Resort.
- 6. FILED MAP NAME:** Fort Pond Business Section
- 7. FILED MAP NUMBER:** 174
- 8. DATE OF MAP FILING:** Nov. 22, 1926
- 9. BLOCK NUMBER IN FILED MAP:** 11
- 10. LOT NUMBER IN FILED MAP:** 13 - 18

C. ZONING CLASSIFICATION

- 1. ZONING DISTRICT:** RS: Resort
- 2. ZONING OVERLAY DISTRICT:** N/A

D. SEQRA REVIEW

- 1. SEQRA CLASSIFICATION:** Type II
- 2. LEAD AGENCY:** N/A
- 3. DETERMINATION OF SIGNIFICANCE:** N/A
- 4. DATE OF DETERMINATION:** N/A

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. This application was referred to the Town Engineer who declined to comment on the application
3. This application was referred to the Office of Fire Prevention who declined to comment on the application

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.

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:** Site plan approval pursuant to Article VI of Chapter 255 of the Town Code.
- 2. NATURE OF APPROVED USE:** Motel
- 3. DESCRIPTION OF APPROVED WORK:** To add a 5’ X 10’ x 8’ tall (50 sq. ft.) outdoor shower and drywell at a property containing the 24 – unit, two building complex known as Born Free Motel.

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/Survey prepared by George Walbridge Surveyors, P.C. dated last revised June 12, 2018
- 2. APPROVED ADDITIONAL PLANS:** N/A
- 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 condition enumerated in sub¶ 3.2 below has been met, as evidenced by the report of the Planning Board Chair.
 - 3.2 The applicant shall obtain final approval of the Architectural Review Board (ARB).
 - 3.3 The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.
 - 3.4 The applicant shall apply for and obtain a Certificate of Occupancy no later than four (4) years from the date of this resolution.

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: July 11, 2018

cc: Laurie Wiltshire
Land Planning Services
P.O. Box 1313
East Hampton NY 11937

Planning Department
Building Inspector
Architectural Review Board

Result: Adopted
Mover: Nancy Keeshan
Seconder: Kathleen Cunningham
Ayes: Joseph B. Potter, Nancy Keeshan, 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

**EXTENSION
OF TIME**

**D.L. TALMAGE COMMERCIAL
BUILDING SITE PLAN/SPECIAL PERMIT
SCTM #300-147-1-22.2, 22.3/145-5-25, 26**

ADOPTED: 7/ 11/ 18

1. By resolution adopted December 9, 2009, and extended July 28, 2010, December 1, 2010, May 18, 2011, February 8, 2012, June 6, 2012, June 12, 2013, June 11, 2014, June 17, 2015, June 1, 2016, and May 17, 2017, and subsequently modified June 9, 2010, September 21, 2011 and December 12, 2016, (the "Resolution"), the Planning Board granted site plan/special permit approval to the above-mentioned application, subject to various conditions.

2. By letter dated June 26, 2018, Katie Osiecki, agent for the applicant, has informed the Planning Board that additional time is needed within which to obtain a certificate of occupancy and has requested an extension of time.

3. Based upon the foregoing, the Planning Board hereby extends the time within which the applicant must comply with the conditions of the Board's resolution for a period of one (1) year within which to obtain a building permit, or until June 9, 2019.

4. In all other respects, the original Resolution of approval as extended is hereby reaffirmed.

DATED: July 11, 2018

cc: Katie Osiecki
East End Land Planning

P.O. Box 2302
Amagansett, NY 11930

Planning Department
Building Department

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

Adoption of Minutes: June 27, 2018

Upon motion duly made and seconded the meeting was adjourned at 8:00 PM.