

PLANNING BOARD MEETING

July 25, 2018

Present at meeting: Chair Joseph B. Potter, Members Ian Calder-Piedmonte, Kathleen Cunningham, Ed Krug and Randall T. Parsons. Also present were Director Marguerite Wolffsohn, 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. HOME TEAM 668, LLC SITE PLAN MODIFICATION SCTM #300-49-1-12

Planner Schantz gives an overview and presents plans. The majority of the board prefer Scheme A, however, the board will seek comments from the Disabilities Advisory Board prior to making a decision.

PUBLIC HEARING:

WHITE PINE KNOLLS FINAL SUBDIVISION MODIFICATION SCTM #300-113-1-2.3

Member Calder-Piedmonte reads public hearing notice. Counsel states affidavit of service and posting is in order. Planner Schantz gives an overview and presents plans. Steven Garten, applicant, gives a history of clearing and Stop Work Orders. Carol Ruskin-Paul reads a letter into the record from Dr. Henry Paul. They have concerns regarding clearing, privacy issues, house values and would the property properly revegetated. A motion is made to close the hearing, seconded and approved.

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

Assistant Director Pahwul gives an overview and presents plans. Assistant Director Pahwul gives an overview and presents plans. The applicant states that two (2) handicap spaces will be provided on-site. The board finds the public hearing comments have been addressed. The application is ready for modification of the resolution of approval.

3. LEVITIN/SALIDAJO LOT LINE MODIFICATION SCTM #300-184-3-32.2, 33.1

Planner Schantz gives an overview and presents plans. The board agrees to assume lead agency status. The general layout is acceptable. A large lot easement should be provided for Lot 32.2. A public hearing will be required. The applicant should submit a revegetation plan that returns the reserve area back to 100% naturally occurring vegetation.

4. VERIZON WIRELESS AT MONTAUK COMMUNITY CHURCH (MONTAUK 7) SITE PLAN/PWSF SCTM #300-49-2-13

Planner Schantz gives an overview and presents plans. The board agrees to assume lead agency status. The applicant should submit an application to the Architectural Review Board. The applicant should consider alternate option as outlined in the planning department memo.

5. 664 MONTAUK HIGHWAY PRELIMINARY SITE PLAN

SCTM #300-47-3-4

Planner Schantz gives an overview and presents plans. The board will send a letter to the town board to request possible acquisition. The board would like an alternate layout for a use appropriate to the size of the lot.

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

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

**7. MOBIL GENERATOR SITE PLAN
SCTM #300-172-6-4**

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

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
APPROVAL**

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

ADOPTED: 7 / 25 / 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 legalize the following existing structures: a 10’ tall clear/vinyl sound barrier, an outdoor storage area enclosed by a 6’ tall stockade fence, a cable railing fence, a small deck, hot box, electrical meter, an underground propane tank, a dumpster with 6’ stockade enclosure, and a crushed shell parking lot. An updated sanitary system and drainage system are also proposed.
- 3. SIZE OF PROPERTY:** 51,308 sq. ft.
- 4. OWNER OF PROPERTY:** Montauk properties, LLC
- 5. APPLICANT:** Richard A. Hammer, Esq.
- 6. PROPOSED SITE PLAN:** Proposed Site Plan (C-200) prepared by P.W. Grosser Consulting Engineer and Hydrogeologist, P.C. dated revised October 5, 2017
- 7. DATE OF PUBLIC HEARING ON APPLICATION:** January 10, 2018

B. PROPERTY LOCATION AND DESCRIPTION

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-27-3-14
- 2. STREET LOCATION:** 183 Edgemere Street
- 3. CONTIGUOUS WATER BODIES:** Fort Pond
- 4. HAMLET OR GEOGRAPHIC AREA:** Montauk
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** The subject parcel is zoned B: Residence and contains two (2) legally pre-existing, non-conforming commercial uses in the form of a restaurant and motel. It is situated along Edgemere Road in Montauk and is adjacent to Fort Pond, a New York State Significant Coastal Fish and Wildlife Habitat. The entirety of the property is situated within the Harbor Protection Overlay District (HPOD)
- 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:** B: Residence
- 2. ZONING OVERLAY DISTRICT:** Harbor Protection Overlay District

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. By memo dated April 30, 2015 the Town Engineer stated that the engineering elements were satisfactorily completed.
3. By letter dated November 16, 2017 the Office of Fire Prevention has stated that no further review for fire-fighting purposes is required.
4. By resolution dated August 22, 2017 the Zoning Board of appeals granted the necessary relief for the proposed project.

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: Restaurant & Motel

3. DESCRIPTION OF APPROVED WORK: To legalize the following existing structures: a 10' tall clear/vinyl sound barrier, an outdoor storage area enclosed by a 6' tall stockade fence, a cable railing fence, a small deck, hot box, electrical meter, an underground propane tank, a dumpster with 6' stockade enclosure, and a crushed shell parking lot. An updated sanitary system and drainage system are also proposed.

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: Proposed Site Plan (C-200) prepared by P.W. Grosser Consulting Engineer and Hydrogeologist, P.C. dated last revised on July 3, 2018

2. APPROVED ADDITIONAL PLANS: set of plans prepared by P.W. Grosser Consulting Engineer and Hydrogeologist, P.C. dated last revised on July 3, 2018 including: Cover Sheet (C-001), Existing Site Conditions (C-002), Site Removals Plan (C-100), Proposed Site Plan (C-200), Proposed Site Plan Details (C-201), Grading and Drainage Plan (C-300), Utility Plan (C-400), Sanitary Details (C-401), Sanitary Notes (C-402), Sanitary Profile (C-403), Fuji Clean Detail (C-404), Traffic and Circulation Plan (C-600).

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 Approval of the Suffolk County Department of Health Services (SCDHS)

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

3.5 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 25, 2018

cc: Richard A. Hammer, Esq.
Biondo & Hammer, LLP
P.O. Box 5030
Montauk, NY 11954

Planning Department
Building Inspector
Architectural Review Board

Result: Adopted
Mover: Patti Leber
Seconder: Kathleen Cunningham
Ayes: Joseph B. Potter, 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**

**SPRINT AT 375 MONTAUK HIGHWAY
SITE PLAN/SPECIAL PERMIT/PERSONAL WIRELESS
SERVICE FACILITY MODIFICATION II
SCTM #300-44-1-9.1**

ADOPTED: 7 / 25 / 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: Personal Wireless Service Facility approved by site plan approval dated April 30, 1998 as “Sprint Spectrum L.P. PCS Site #07-763” and modified as “Sprint Spectrum L.P. PCS Site #07-763 Modification” March 26, 2014

PROPERTY LOCATION: 365 Montauk Highway, Montauk

PROPOSED AMENDMENT: To install two (2) new panel antennas, two (2) new RRHs and related equipment and cabling.

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: Based upon the submitted elevations, the change of wireless communication antennas will not substantially increase the visibility of these utilities as there are already multiple antennas within view of public and private properties and have been for many years.

The applicants have submitted a structural analysis (prepared by Vertical Structures, Inc. dated September 14, 2017) which verifies that the existing lattice tower can accommodate the proposed new antennas. The Board should note that this tower is privately-owned and not subject to a lease agreement with the Town.

The applicants have submitted an RF Engineer’s report (prepared by Pinnacle Telecom Group dated May 16, 2018) which verifies that the proposed changes to the facility will be in compliance with Federal Communications Commission standards.

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

APPROVED PLAN AS MODIFIED: Set of plans dated revised October 18, 2017 including: Title Sheet (T-1), Construction Specifications (SP-1), Construction Specifications (SP-2), Compound Plan and Notes (A-1), Elevations (A-2), Antenna and RRU Configuration and Details (A-3), Antenna Schedule (A-4), Antenna Plumbing Diagrams (A-5), Electrical One-Line Diagram

and Details (E-1), and Grounding Details and Notes (E-2).

CONDITIONS TO MODIFICATION:

1. 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. The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.
3. The applicant shall apply for and obtain a Certificate of Occupancy no later than four (4) years from the date of this resolution.

DATED: July 25, 2018

cc: David Killion
1200 MacArthur Blvd. Suite 900
Mahwah, NJ 07430

Planning Department
Building Inspector

Result: Adopted
 Mover: Patti Leber
 Seconder: Kathleen Cunningham
 Ayes: Joseph B. Potter, 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

**SITE PLAN/
SPECIAL PERMIT
APPROVAL**

**VERIZON WIRELESS at AMAGANSETT FIRE DEPARTMENT
SITE PLAN/SPECIAL PERMIT
PERSONAL WIRELESS SERVICE FACILITY
SCTM#300-150-3-16.5**

ADOPTED: 7 / 25 / 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 modify an existing Personal Wireless Service Facility (PWSF) consisting of: twelve (12) antennas mounted at the top of a 150' tall, monopole. Applicants propose to replace nine (9) of the antennas, three (3) of six (6) existing RRHs are to be replaced and an additional (6) RRHs are to be added, and to add two (2) main distribution boxes and to install associated equipment and cabling.
4. **SIZE OF PROPERTY:** 209,422 sq. ft.
5. **OWNER OF PROPERTY:** Amagansett Fire Department
6. **APPLICANT:** Amato Law Group, PLLC
7. **PROPOSED PLANS:** A set of plans dated revised April 20, 2018 including: Title Sheet & Index (T-1), Plans, Elevation & Cabling Detail (A-1), Antenna & Equipment (A-2), Schematic & Specifications (A-3); ten (10) copies of Structural Analysis Report dated April 10, 2018; ten (10) copies of APT Engineering Structural Certification Letter dated April 20, 2018; and ten (10) copies of Product Specifications dated February 14, 2016.
8. **DATE OF PUBLIC HEARING ON APPLICATION:** N/A

B. PROPERTY LOCATION AND DESCRIPTION

1. **SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-150-3-16.5
2. **STREET LOCATION:** 439 Main Street
3. **CONTIGUOUS WATER BODIES:** N/A
4. **HAMLET OR GEOGRAPHIC AREA:** Amagansett
5. **SITE DESCRIPTION & EXISTING IMPROVEMENTS:** Subject property is owned by the Amagansett Fire Department and contains a firehouse, offices and associated parking
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:** A: Residence
2. **ZONING OVERLAY DISTRICT:** Affordable Housing Overlay (AHO)

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. The applicants have submitted a structural analysis (prepared by American Tower Corporation dated April 10, 2018) which verifies that the existing tower can accommodate the proposed new antennas.
3. The applicants have submitted an RF Engineer's report (prepared by Pinnacle Telecom Group dated April 11, 2018) which verifies that the proposed changes to the facility will be in compliance with Federal Communications Commission standards.

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 modify an existing Personal Wireless Service Facility (PWSF) consisting of: twelve (12) antennas mounted at the top of a 150' tall, monopole. Applicants propose to replace nine (9) of the antennas, three (3) of six (6) existing RRHs are to be replaced and an additional (6) RRHs are to be added, and to add two (2) main distribution boxes and to install associated equipment and cabling

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 dated revised April 20, 2018 including: Title Sheet & Index (T-1), Plans, Elevation & Cabling Detail (A-1), Antenna & Equipment (A-2), Schematic & Specifications (A-3); ten (10) copies of Structural Analysis Report dated April 10, 2018; ten (10) copies of APT Engineering Structural Certification Letter dated April 20, 2018; and ten (10) copies of Product Specifications dated February 14, 2016.

2. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:

2.1 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: July 25, 2018

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

Planning Department

Building Inspector

Result: Adopted
Mover: Patti Leber
Seconder: Kathleen Cunningham
Ayes: Joseph B. Potter, 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

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

**RESOLUTION
AMENDING
APPROVAL**

ADOPTED: 7 / 25 / 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/Special Permit approval dated June 6, 2018.

PROPERTY LOCATION: 531 Montauk Highway, Amagansett

PROPOSED AMENDMENT: Revise date of approved Sanitary Mechanical Building – Cover Sheet (A-1), Floor Plan & Elevations (A-2), and Foundation & Cross Sections (A-3) from March 29, 2018 to October 10, 2017.

MODIFICATION AS APPROVED: The approved plans shall include the following:

Sanitary Mechanical Building – Cover Sheet (A-1), Floor Plan & Elevations (A-2), and Foundation & Cross Sections (A-3) prepared by Anthony J. Musso, Architect, dated October 10, 2017.

REASONS SUPPORTING MODIFICATION: The June 6, 2018 Site Plan/Special Permit approved a series of plans prepared by Anthony J/ Musso dated March 29, 2018. A number of these other plans had been revised from the original submission, whereas the plan for the Sanitary Mechanical Building had not been. The subject Sanitary Mechanical Building plans were inadvertently attributed to the later date of these other plans.

APPROVED PLAN AS MODIFIED:

Sanitary Mechanical Building – Cover Sheet (A-1), Floor Plan & Elevations (A-2), and Foundation & Cross Sections (A-3) prepared by Anthony J. Musso, Architect, dated October 10, 2017.

CONDITIONS TO MODIFICATION: N/A

DATED: July 25, 2018

cc: Catherine Casey
East Hampton Housing Authority
P.O. Box 2106
East Hampton, NY 11937

Planning Department
Building Inspector

Result: Adopted
Mover: Patti Leber
Seconder: Ed Krug
Ayes: Joseph B. Potter, 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

**SCHEDULE
PUBLIC HEARING**

of

**GOSMAN'S ADDITIONS
SITE PLAN**

SCTM # 300-6-1-30.1 **ADOPTED: 7 / 25 / 18**

1. Bob Gosman Co., Inc., owner, has made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to remove two existing additions to a retail store and obtain approval for the following existing accessory structures: an 8' x 6' outdoor freezer, a 27.1 x 19.4' outdoor freezer, a 12' x 23.1' refuse compactor on a concrete pad with an 8' 1½" cedar enclosure; and a 4' x 6' shed. The parcel currently contains five buildings with retail stores and a building with a fish market and fish processing facility. The property contains 92,685 square feet (2.128 acres) and is located on the east side of East Lake Drive, Montauk and is situated in a Waterfront/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 #300-6-1-30.1.

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 George Walbridge Surveyors, P.C., dated revised June 12, 2018; a set of plans prepared by Montauk Design Solutions dated June 12, 2018 including: Drawing List (A-01), Porch Demolition Plan (A-02), Porch Roof Demolition Plan (A-03), Porch Demolition Sections & Elevations (A-04), and Proposed Fenced-In Compactor Area (A-05) 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, August 22, 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: July 25, 2018

cc: Richard Whalen, Esq.
Land Marks

P.O. Box 2759
Amagansett, NY 11930

Planning Department
Building Department
Architectural Review Board

Result: Adopted
Mover: Patti Leber
Second: Randall T. Parsons
Ayes: Joseph B. Potter, 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**

**MONTAUK PLAYHOUSE COMMUNITY CENTER
SITE PLAN**

SCTM # 300-16-2-15 _____ **ADOPTED: 7 / 25 / 18**

1. The Town of East Hampton, owner, in conjunction with Montauk Playhouse Community Center Foundation, has made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to construct an interior alteration of the west side of the building to include an aquatics center, meeting and gallery spaces, lockers, bathrooms, and offices. Also proposed is a new parking lot on the northwest portion of the lot to include a handicapped accessible entranceway and additional parking along with lighting, landscaping, drainage control structures, retaining walls, and a new sanitary system. The applicants also propose to utilize part of an existing lawn on the neighboring Montauk Fire Department property as overflow seasonal grass parking. The property contains 175,969 square feet (4.040 acres) and is located on the northeast side of Edgemere Street, Montauk and is situated in an A-Residence/Affordable Housing Overlay District (AHO) 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 #300-16-2-15.

2. The Town of East Hampton, owner, in conjunction with Montauk Playhouse Community Center Foundation, has made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to construct an interior alteration of the west side of the building to include an aquatics center, meeting and gallery spaces, lockers, bathrooms, and offices. Also proposed is a new parking lot on the northwest portion of the lot to include a handicapped accessible entranceway and additional parking along with lighting, landscaping, drainage control structures, retaining walls, and a new sanitary system. The applicants also propose to utilize part of an existing lawn on the neighboring Montauk Fire Department property as overflow seasonal grass parking. The property contains 175,969 square feet (4.040 acres) and is located on the northeast side of Edgemere Street, Montauk and is situated in an A-Residence/Affordable Housing Overlay District (AHO) 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 #300-16-2-15.

3. 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.

4. A survey prepared by George Walbridge Surveyors, P.C., dated revised March 3, 2107; a set of plans prepared by R & W Engineers, P.C., dated revised December 29, 2017 including: Site Layout, Schedules & Notes (SP-1), Poos Enclosure & Toilet Facilities (SP-2), Overall Piping Plan (SP-3), Lap Pool Layout, Piping, Cross-Sections & Filter Room Layout (SP-4), Lap Pool Structural Details & Specifications (SP-5), Leisure Pool Layout, Piping, Cross-Sections & Filter Room Layout (SP-6), Hydraulic Schematics & Calculations (SP-7), Details (SP-8), Details (SP-9), and Notes & Specifications (SP-10); and a set of plans prepared by Island Structures Engineering, P.C., dated revised July 26, 2017 including: Cover Sheet (C-00), Proposed Overall Site Plan (C-01), Proposed Site Demolition Plan (C-02), Proposed Partial Site Plan (C-03), Proposed Grading and Drainage Plan (C-04), Proposed utility and Sanitary Plan (C-05), Proposed Sediment and Erosion Control Plan (C-06), Proposed Lighting Plan (C-07), Proposed Landscaping Plan (C-08), Proposed Sediment and Erosion Control Details and Notes (C-09), Proposed Site Details (C-10) and General Notes (C-11) are available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

5. A public hearing is hereby scheduled to be held at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, August 22, 2018 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application.

6. 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: July 25, 2018

cc: Susan Henkin, Executive Director
Montauk Playhouse Community
Center Foundation
P.O. Box 1612
Montauk, NY 11954

Planning Department
Building Department
Architectural Review Board

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

Adoption of Minutes: July 11, 2018

Upon motion duly made and seconded the meeting was adjourned at 9:20 PM.