

PLANNING BOARD MEETING

September 12, 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, 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. WAINSCOTT COMMERCIAL CENTER PRELIMINARY SUBDIVISION SCTM #300-192-2-6.2, 6.3, 6.4, 6.5, 6.6, 6.7

Director Wolffsohn defines the order of the process. Planner Schantz gives an overview and presents plans. The planning department will make the changes to the EAF as suggested by the board.

PUBLIC HEARINGS:

MONTAUK PLAYHOUSE COMMUNITY CENTER SITE PLAN SCTM #300-16-2-15

Public hearing held open from August 22, 2018. Counsel states affidavit of posting and service is in order. Larry Cantwell speaks in support of the project. A motion is made to close hearing, seconded and approved.

2. SEELER/ZOHN LOT LINE MODIFICATION II SCTM #300-170-4-23.4, 23.5

Planner Schantz gives an overview and presents plans. The board agrees to assume lead agency status. The board would like more information outlining the implications of alternative lot line modifications.

3. HOME TEAM 668, LLC SITE PLAN MODIFICATION SCTM #300-49-1-12

Planner Schantz gives an overview and presents plans. The applicant should submit a plan that depicts a switchback ramp in front of the building that includes elevations and slope measurements.

4. VERIZON WORELESS AT TOWN HALL SITE PLAN/PWSF MODIFICATION IV SCTM #300-188-1-4

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

5. GOSMAN'S ADDITIONS SITE PLAN SCTM #300-6-1-30.1

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

6. JACKSON COMMERCIAL SITE PLAN

SCTM #300-166-6-1

Assistant Director Pahwul gives an overview and presents plans. Counsel will determine if the project requires site plan approval. The applicant should demonstrate 33-parking spaces as required in a prior site plan approval and correct the parking calculations on the site plan. On-site lighting should comply with the board’s guidelines. The 20’ wide driveway should be kept unobstructed as required by the Fire Marshal and two handicapped spaces provided. The applicant should meet with the town engineer and the planning department to discuss the parking layout.

**7. DRIFTWOOD LOBBY SITE PLAN
SCTM #300-110-1-13**

Planner Schantz gives an overview and presents plans. The application has been scheduled for public hearing.

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

ADOPTED BY PLANNING BOARD: SEPTEMBER 12, 2018

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **NICK KASTRATI, 31 7TH STREET - SPRINGS** for a Building Permit on premises located in **MAP 499, BLOCK 8, LOTS 1-4, 47-50, URP 40 in SP 2-1, S.C.T. M. 300-76-7-15.5**; and

WHEREAS, Report has been made on UR Form No. 2-1976 dated **AUGUST 3, 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

AUGUST 3, 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 **\$ 9,900**. These requirements shall be subject to review one (1) year from the date of this Resolution or **SEPTEMBER 12, 2019**.

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**

**HAND LANE
LOT LINE MODIFICATION
SCTM #300-172-3-21, 22**

ADOPTED: 9 / 12 / 18

1. By resolution adopted January 24, 2018, (the "Resolution"), the Planning Board granted lot line modification approval to the above-mentioned application, subject to various conditions.

2. By letter dated August 21, 2018, David Weaver, agent for the applicant, has informed the Planning Board that additional time is needed to meet the conditions of the Planning Board Resolution in order that the map may be signed, 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, or until July 24, 2019.

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

DATED: September 12, 2018

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

Planning Department
Building Department

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

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

In the Matter of the Application

**SCHEDULE
PUBLIC**

of

HEARING

DRIFTWOOD LOBBY

SITE PLAN

SCTM # 300-110-1-13

ADOPTED: 9/12/18

1. Driftwood Apartment Corp., owner, has made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to reconstruct a first-floor lobby and creation of two (2) new 600 square foot resort units above the lobby. Four (4) existing 300 square foot units are proposed to be consolidated into two (2) 550 square foot units. The parcel recently received approval for a slight modification to a previously-existing deck. The property currently contains a two-story frame building with motel units, a one-story frame building with motel units, three (3) one-story cottages, a two-story residence, tennis court, pool, pool house, deck and accessory sheds. The property contains 299,770 square feet (6.882 acres) and is located on the south side of Montauk Highway, Napeague and is situated in a Resort Zoning (RS) 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 #300-110-1-13.

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 13, 2018; a set of plans prepared by Robert Young Architects dated June 7, 2018 including: General Notes (A-0), Overall Building Elevations (A-2), Existing & Proposed North Views (A-3), Existing & Proposed South Views (A-4), Demolition Plans (A-5), Basement Plan (A-6), First Floor Plan (A-7), Second Floor Plan (A-8), Roof Plan (A-9), North & South Elevation – Proposed (A-10), East & West Elevations – Proposed (11), Building Sections – Proposed (A-12), Schedules (A-14); East Building Unit Combination Plan (A-13) and Planting Plan (L-1) prepared by Robert Young Architects dated revised August 13, 2018; Site Plan (A-1) prepared by Robert Young Architects dated revised September 13, 2018; and ADA Bath Details (A-15) prepared by Robert Young Architects dated revised August 27, 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, October 3, 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: September 12, 2018

cc: Laurie Wiltshire
LPS
P.O. Box 1313
East Hampton, NY 11937

Planning Department
Building Department
Architectural Review Board

Result: Adopted
Mover: Patti Leber
Seconder: Joseph B. Potter
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

**EXTENSION
OF TIME**

**MEGRON REALTY
SITE PLAN/SPECIAL PERMIT
SCTM #300-49-3-16**

ADOPTED: 9 / 12 / 18

1. By resolution adopted February 15, 2012, (the "Resolution"), the Planning Board granted site plan/special permit approval to the above-mentioned application, subject to various conditions.

2. By letter dated September 11, 2018, Katie Osiecki, agent for the applicant, has informed the Planning Board that additional time is needed within which to obtain a building permit 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 retroactively in one (1) year increments within which to obtain a building permit, or until August 15, 2019.

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

DATED: September 12, 2018

cc: Katie Osiecki
P.O. Box 2302
Amagansett, NY 11930

Planning Department
Building Department

Result: Adopted
Mover: Nancy Keeshan
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: August 22, 2018

Upon motion duly made and seconded the meeting was adjourned at 9:00 PM.