

PLANNING BOARD MEETING

September 22, 2021

Present at the meeting: Chairman Samuel Kramer, Vice-Chair Kathleen Cunningham, Members Louis Cortese, Sharon McCobb, and Randall T. Parsons, Counsel Thomas Crouch, Assistant Director Eric Schantz, Secretary Jodi Walker and several other interested persons.

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

WORK SESSION:

- 1. VERIZON WIRELESS AT 106 STEPHEN HANDS PATH SITE PLAN/SPECIAL PERMIT/PWSF SCTM #300-193-2-4**

Planner Schantz gives an overview and presents plans. The board agrees to the modification request.

- 2. EXTENET SYSTEMS NODE 9 SCTM #300-48-2-4.4**

Planner Schantz gives an overview and presents plans. The board agrees to the modification request.

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: SEPTEMBER 22, 2021

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **MATTHEW GUZOWSKI**, for a Building Permit on premises located in **12 GAINESBORO COURT, MONTAUK; LOTS: 14; BLOCK# 159; URP #76; MAP# 1017; MN-5 AND S.C.T.M. 300-19-4-23**

WHEREAS, Report has been made on UR Form No. 2-1976 dated **AUGUST 26, 2021** 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 26, 2021**, 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 **\$16,500.00**. These

requirements shall be subject to review one (1) year from the date of this Resolution or **SEPTEMBER 22, 2022.**

ADOPTED BY PLANNING BOARD: SEPTEMBER 22, 2021
BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **KATHY GREEN & ROBERT GOLDEN,** for a Building Permit on premises located in **17 AUDIBON STREET- SPRINGS, LOTS#: 6-10; BLOCK# 17; URP #69A; MAP# 16; SP-4-1 AND S.C.T.M. 300-77-8-11.7**

WHEREAS, Report has been made on UR Form No. 2-1976 dated **AUGUST 26, 2021** 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 26, 2021,** 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 **\$22,500.00.** These requirements shall be subject to review one (1) year from the date of this Resolution or **SEPTEMBER 22, 2022.**

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**

**294 ABRAHAMS PATH, LLC
MINOR SUBDIVISION
SCTM #300-149-2-31**

ADOPTED: 9 / 22 / 2021

1. By resolution adopted January 27, 2021, (the "Resolution"), the Planning Board granted minor subdivision approval to the above-mentioned application, subject to various conditions.

2. By letter dated September 9, 2021, David Kirst, attorney 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 July 27, 2022.

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

DATED: September 22, 2021

cc: David Kirst, Esq.
Matthews, Kirst & Cooley, PLLC
241 Pantigo Road
East Hampton, NY 11937

Planning Department
Building Department

Result: Adopted
Mover: Louis Cortese
Seconded: Kathleen Cunningham
Ayes: Samuel Kramer, Kathleen Cunningham, Sharon McCobb, Randall T. Parsons, Ian Calder-Piedmonte, Louis Cortese

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

In the Matter of the Application

of

**HANDLER RENOVATION UNIT #22
SITE PLAN
SCTM #300-110-1-13**

ADOPTED: 9 / 22 / 2021

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.

2. USE REQUIRING SPECIAL PERMIT: Resort

3. DESCRIPTION OF PROPOSED WORK: Proposed renovation to include enclosing 2 story open entrance, new exterior entry wall and door at first floor – to match existing exterior material and finish, new entry wall and casement picture window – egress compliant – with trim to match existing – to create a second floor, proposed infill roofing all new to match existing finishes and replace existing trellis framing, relocate existing exterior electrical fixtures.

4. SIZE OF PROPERTY: 333,633 sq. ft.

5. OWNER OF PROPERTY: Surf Club at Montauk Corp.

6. APPLICANT: Martin Handler

7. PROPOSED SITE PLAN: Site plan prepared by F. Michael Hemmer, LS, P.C., dated last revised June 8, 2021

8. DATE OF PUBLIC HEARING ON APPLICATION: Public Hearing Waived

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-49-6-21

2. STREET LOCATION: 20 Surfside Avenue

3. CONTIGUOUS WATER BODIES: Atlantic Ocean

4. HAMLET OR GEOGRAPHIC AREA: Montauk

5. SITE DESCRIPTION & EXISTING IMPROVEMENTS: (8) two story multiple residential buildings with a total of 92 units, swimming pool with fencing, bath house, office and two tennis courts.

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: 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. By memorandum dated April 8, 2021 the Architectural Review Board conducted a review of the architectural design and scale of the proposed construction pursuant to Article VII of Chapter 255 and approved the enclosure of the shaft way.

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:

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

2. NATURE OF APPROVED USE: Resort (no change in use)

3. DESCRIPTION OF APPROVED WORK: Proposed renovation to include enclosing 2 story open entrance, new exterior entry wall and door at first floor – to match existing exterior material and finish, new entry wall and casement picture window – egress compliant – with trim to match existing – to create a second floor, proposed infill roofing all new to match existing finishes and replace existing trellis framing, relocate existing exterior electrical fixtures.

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 F. Michael Hemmer, LS, P.C., dated June 8, 2021

2. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:

2.1 Prior to the issuance of a building permit, the applicant shall obtain a Natural Resources Special Permit (NRSP).

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 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: September 22, 2021

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

Planning Department
Building Inspector
Architectural Review Board

Result: Adopted
Mover: Kathleen Cunningham for Ed Krug
Seconder: Louis Cortese
Ayes: Samuel Kramer, Kathleen Cunningham, Sharon McCobb, Ian Calder-Piedmonte,
Louis Cortese

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

In the Matter of the Application

of

**RESOLUTION
AMENDING
APPROVAL**

**ED'S LANDSCAPE AND SERVICES CORP.
SITE PLAN
SCTM #300-145-5-16**

ADOPTED: 9 / 22 / 2021

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: Resolution adopted December 19, 2018, granting a site plan approval to develop the site for a service commercial use and to construct a 3,840 sq. ft. building that includes a 900 sq. ft. of office and 2, 940 sq. ft. of workshop space, with eight standard parking spaces and one handicapped accessible space.

PROPERTY LOCATION: 3 Sherrill Foster's Path, East Hampton

PROPOSED AMENDMENT: To revegetate cleared areas that were to remain as native vegetation under the December 19, 2018 site plan approval and alterations to lighting fixtures.

MODIFICATION AS APPROVED: Revegetation of cleared areas that were to remain as native vegetation under the December 19, 2018 site plan approval and alterations to lighting fixtures.

REASONS SUPPORTING MODIFICATION: The modification is to amend the over

clearing of the parcel in which areas along Sherrill Foster's Path and Baker Avenue were to remain as natural vegetation as approved in the December 19, 2018 site plan approval.

APPROVED PLAN AS MODIFIED: Proposed Revegetation List received August 2, 2021, Manufacturer's Lighting Specifications received, August 4, 2021

CONDITIONS TO MODIFICATION: N/A

DATED: September 22, 2021

cc: Trish Merwin
3 Sherrill Fosters Path
East Hampton, NY 11937

Planning Department
Building Inspector

Result: Adopted
Mover: Kathleen Cunningham
Seconder: Louis Cortese
Ayes: Samuel Kramer, Kathleen Cunningham, Sharon McCobb, Ian Calder-Piedmonte,
Louis Cortese

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

In the Matter of the Application

**ARTIST STUDIO
APPROVAL**

of

**LUCILLA D'AGOSTINO
ARTIST STUDIO
SCTM #300-103-8-28**

ADOPTED: 9 / 22 / 2021

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 XI of Chapter 255 (Zoning) of the East Hampton Town Code.

2. USE REQUIRING SPECIAL PERMIT: N/A

3. DESCRIPTION OF PROPOSED WORK: To permit interior alterations to an existing artist studio which will increase the gross floor area. The artist studio was originally approved in 2008 and consists of two 8' X 40' shipping containers (640 sq. ft.). The artist studio is situated on a concrete foundation with a partially-improved basement totaling 402 sq. ft. of

gross floor area, bringing the total gross floor area to 1,042 sq. ft.

4. **SIZE OF PROPERTY:** 79,295 square feet (1.8 acres)
5. **OWNER OF PROPERTY:** Lucilla D'Agostino
6. **APPLICANT:** Lucilla D'Agostino
7. **PROPOSED SITE PLAN:** Plan prepared by Ernest Schieferstein dated December 11, 2020
8. **DATE OF PUBLIC HEARING ON APPLICATION:** August 4, 2021

B. PROPERTY LOCATION AND DESCRIPTION

1. **SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-103-8-28
2. **STREET LOCATION:** 38 Red Dirt Road, Springs
3. **CONTIGUOUS WATER BODIES:** N/A
4. **HAMLET OR GEOGRAPHIC AREA:** Springs
5. **SITE DESCRIPTION & EXISTING IMPROVEMENTS:** Residential parcel improved with a 2-story frame residence, roughly 680 sq. ft. pool, and fencing.
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:** Water Recharge Overlay, Suffolk County Groundwater Protection Area, Suffolk County Pine Barrens Region

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).

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 an Artist Studio as enumerated in §255-11-88 of the Town Code.
2. The application meets the standards enumerated for review of Artist Studios in § 255-11-88 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) Artist Studio approval pursuant to Article XI of Chapter 255 of the Town Code.

2. NATURE OF APPROVED USE: Artist Studio

3. DESCRIPTION OF APPROVED WORK: To permit interior alterations to an existing artist studio which will increase the gross floor area.

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: Survey prepared by Twin Forks Land Surveying dated May 22, 2020.

2. APPROVED BUILDING OR CONSTRUCTION PLANS: Prepared by Ernest Schieferstein dated December 11, 2020

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) below have been met, as evidenced by the report of the Planning Board Chair.

3.2 The applicant shall agree to the Artist’s Studio Declaration in pursuant to Article XI of Chapter 255 of the Town Code. The applicant shall record the Artist Studio Declaration at the Office of the Suffolk County Clerk, and shall return three (3) copies, with proof of recordation shown thereon, to the Town Clerk before building permits will be issued.

3.3 No bath, shower, toilet, or other plumbing, excluding a slop sink, is permitted and will not contain any kitchen appliances, but may have a microwave and coffee maker. A slop sink shall be connected to the existing sanitary system.

3.4 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.

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

3.6 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: September 22, 2021

cc: John Huber, Esq.
Dayton, Voorhees & Balsam, LLP
231 Pantigo Road
East Hampton, NY 11937

Planning Department
Building Inspector
Architectural Review Board

Result: Adopted
Mover: Kathleen Cunningham
Seconder: Louis Cortese
Ayes: Samuel Kramer, Kathleen Cunningham, Sharon McCobb, Ian Calder-Piedmonte, Louis Cortese

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

In the Matter of the Application

**ARTIST STUDIO
APPROVAL**

of

**ELIZABETH MARRAN
ARTIST STUDIO
SCTM #300-168-6-64**

ADOPTED: ____ / ____ / ____

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 XI of Chapter 255 (Zoning) of the East Hampton Town Code.

2. USE REQUIRING SPECIAL PERMIT: N/A

3. DESCRIPTION OF PROPOSED WORK: To convert a roughly 450 sq. ft. one-story garage into an artist studio.

4. SIZE OF PROPERTY: 16,913 square feet (0.39 acres)

5. OWNER OF PROPERTY: Elizabeth Marran

6. APPLICANT: Elizabeth Marran

7. PROPOSED SITE PLAN: Plan dated February 26, 2021

8. DATE OF PUBLIC HEARING ON APPLICATION: August 4, 2021

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-168-6-64

2. STREET LOCATION: 16 Schellinger Road, Amagansett

3. CONTIGUOUS WATER BODIES: N/A

4. HAMLET OR GEOGRAPHIC AREA: Amagansett

5. SITE DESCRIPTION & EXISTING IMPROVEMENTS: Currently improved with a two-story single-family residence and associated accessory structures.

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: 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).

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 an Artist Studio as enumerated in §255-11-88 of the Town Code.
- 2. The application meets the standards enumerated for review of Artist Studios in § 255-11-88 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) Artist Studio approval pursuant to Article XI of Chapter 255 of the Town Code.

2. NATURE OF APPROVED USE: Artist Studio

3. DESCRIPTION OF APPROVED WORK: To permit interior alterations to an existing artist studio which will increase the gross floor area.

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: Survey prepared by Gary Benz, L.S. dated April 27, 2020.

2. APPROVED BUILDING OR CONSTRUCTION PLANS: Plan dated February 26, 2021

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) below have been met, as evidenced by the report of the Planning Board Chair.

3.2 The applicant shall agree to the Artist's Studio Declaration in pursuant to Article XI of Chapter 255 of the Town Code. The applicant shall record the Artist Studio Declaration at the Office of the Suffolk County Clerk, and shall return three (3) copies, with proof of recordation shown thereon, to the Town Clerk before building permits will be issued.

3.3 No bath, shower, toilet, or other plumbing, excluding a slop sink, is permitted and will not contain any kitchen appliances, but may have a microwave and coffee maker. A slop sink shall be connected to the existing sanitary system.

3.4 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.

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

3.6 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: September 22, 2021

cc: Elizabeth Marran
44 Alpine Street
Cambridge, MA 02138

Planning Department
Building Inspector
Architectural Review Board

Result: Adopted
Mover: Kathleen Cunningham
Seconded: Louis Cortese
Ayes: Samuel Kramer, Kathleen Cunningham, Sharon McCobb, Ian Calder-Piedmonte,
Louis Cortese

Upon motion duly made and seconded the meeting was adjourned at 8:05 PM.