

1. August 19, 2020 Agenda

Documents:

[0819.PDF](#)

2. Subdivision Review - Wainscott Commercial Center

Documents:

[WAINSCOTT00582420200814142934.PDF](#)

3. Site Plan Review - T-Mobile Northeast LLC At Home Sweet Home PWSF

Documents:

[T MOBILE NORTHEAST HOME SWEET HO13310520200814110544.PDF](#)

4. Site Plan Review - 51 South Edgemere LLC

Documents:

[51 S EDGEMERE LLC SP13319120200814140326.PDF](#)

5. Site Plan Review - ARF Of The Hamptons Phase II

Documents:

[ARF PHASE 2 SITE PLAN13310120200814105318.PDF](#)

6. Site Plan - Hellman Hangar

Documents:

[HELLMAN HANGAR SP.PDF](#)

7. Site Plan - 224 And 228 Springs Fireplace Road

Documents:

[224 228 SPRINGS FIREPLACE ROAD SP.PDF](#)

8. Site Plan - Brooks Parks Cottage Relocation

Documents:

[BROOKS PARK COTTAGE RELOCATION SP.PDF](#)

9. Site Plan - Twin Forks Mini Storage

Documents:

[TWIN FORKS MINI STORAGE II.PDF](#)

**PLANNING BOARD
TOWN OF EAST HAMPTON**

AGENDA FOR MEETING OF:

August 19, 2020

Board of Review:

Juan C. Trelles Alarcon -SCTM# #300-60-2-5.5; Map#455; Block: 29; URP: 93B in SP1-2; 6 Eau Claire St.
Joel Halsey – Section: 280-A SCTM#300-68-7-4; Map# 1318; 11 Stevens Road – Montauk;
Jose Leon – Section: 280-A SCTM# 300-194-2-20.2; Map# 395 12 Garbis Lane – East Hampton;
Richard J. Rade Jr. & Tanya J. Miller –SCTM# 300-12-5-21.1; Map# 1018; Block# 190; URP: 24 in MN – 5; 21 N. Fairfax Rd

Planning Board:

REGULAR MEETING

SUBDIVISIONS:

SUBWAIVER:

SITE PLAN:

Hellman Hangar	Approval	Krug/Wainscott
224 and 228 Springs Fireplace Road	Approval	McCobb/East Hampton
Brooks – Parks Cottage	Approval	Cunningham/Springs
Twin Forks Mini Storage	Modification	Parsons/Wainscott

OTHER:

URBAN RENEWAL:

COMPREHENSIVE PLAN:

OLD FILED MAPS:

PUBLIC HEARINGS:

**PLANNING BOARD
TOWN OF EAST HAMPTON
WORK SESSION:
August 19, 2020**

SUBDIVISION REVIEW:

Wainscott Commercial Center – Hiring Consultants Discussion

Parsons/Schantz/Wainscott

SUBWAIVER REVIEW:

SITE PLAN REVIEW:

T-Mobile Northeast LLC
at Home Sweet Home PWSF
51 South Edgemere LLC
ARF of the Hamptons Phase 2

Parsons/Wu/Wainscott
Parsons/Schantz/Montauk
Parsons/Mubassirah/Wainscott

COMPREHENSIVE PLAN:

ZONE CHANGES:

OTHER:

OLD FILED MAPS:

Kinsella (Renco) Subdivision – Modification of Urban Renewal Map; SCTM# 300-167-4-1.2 – 1.5;
Map# 12135;



TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
JoAnne Pahwul, AICP
Director

Telephone (631) 324-2178
Fax (631) 324-1476

July 30, 2020

TO: Planning Board

FROM: Eric Schantz
Senior Planner

RE: Wainscott Commercial Center - Preliminary Subdivision
SCTM# 300-192-2-6.2 to 6.7

As the Board is aware, the applicants have recently submitted the Draft Environmental Impact Statement (DEIS). This copious document includes data regarding groundwater and soil testing, as required by the adopted scope. Much of this was provided by Alpha Geoscience. Additionally, a traffic study prepared by Dunn Engineering Associates, P.C. dated June 2020 has been received.

The Planning Department feels that given the specialized technical nature of these aspects of the DEIS, professional consultants with expertise in these fields should be hired. The Planning Board, as lead agency, is empowered by SEQRA and New York State Law (I think Dan said Town Law 276 5d) (THOMAS CAN YOU ADD THE SECTIONS HERE PLEASE) to hire these consultants at the expense of the applicants. However, estimates must first be obtained and vetted and then the requisite sum of the cost of these services must be put in escrow. The Planning Department has contacted FPM Group to review hydrogeological issues and L.K. MacLean Associates, P.C. to review the traffic study.

The scope of this work would include but perhaps would not be limited to; reviewing the submitted documents, reports, etc. and evaluate the content of these documents and, determine if sufficient information has been provided to accurately assess the potential adverse environmental impacts of the proposed project.

Should the Board agree with the above, the Town Attorney and Planning Department will follow the necessary steps to place the requisite funds in escrow at this time.

ES

Planning Board Consensus

Does the Board wish to hire the consultants noted above for assistance in review of the DEIS?

Additional comments: _____



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JoAnne Pawhul
Director

Telephone (631) 324-2178
Fax (631) 324-1476

August 19, 2020

TO: Planning Board

FROM: Marco Wu *MW* *JP*
Planner

RE: T-Mobile Northeast, LLC Home Sweet Home Site Plan/Special Permit
Personal Wireless Service Facility (PWSF)
SCTM# 300-197-2-3.2 & 16
342 Montauk Highway, Wainscott

Last Review Date: Public hearing held on July 8, 2020

Items and Date Received: N/A

Background Information:

Home Sweet Home Moving and Storage, Co., Inc., owner, in conjunction with T-Mobile Northeast, LLC, has made application for site plan/special permit/personal wireless service facility approval pursuant to Articles V and VI of Chapter 255 of the East Hampton Town Code, to construct a Personal Wireless Service Facility in the form of sixteen (16) panel antennas, twenty-four (24) remote radio heads and a microwave to the located within a new rooftop cupola. Also proposed is a 288 square foot (12' x 24') fenced-in equipment area. The property contains 41,207 square feet (0.945 acre) and is located on the north side of Montauk Highway (4 Georgica Drive), Wainscott and is situated in a Commercial Industrial (CI) 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 #300-192-2-3.2.

Public Hearing

A public hearing was held electronically by video and teleconferencing, televised on Local TV (LTV) Channel 22, and made available for livestream on the LTV website July 8, 2020. A transcript of the hearing was posted to the Town's website after the hearing and the hearing was to remain open until August 7, 2020 for the purpose of receiving written comments. No members of the public spoke at the hearing and no written letters have been submitted to the file to date.

Structural Analysis

The applicants have submitted a structural analysis prepared by Infinigy dated June 22, 2018 which verifies that the cupola and equipment will be structurally sound.

Radio Frequency Engineer’s Report

An RF engineer’s report prepared by Pinnacle Telecom Group dated April 18, 2018 has been submitted. It appears that the proposed electronics are in compliance with all applicable FCC regulations.

Office of Fire Prevention

Comments from the Fire Marshall dated July 24, 2020 have found the submitted information sufficient and no further review necessary.

Items to be Approved

Plans prepared by Infinigy and From Zero to Infinigy, dated revised May 19, 2020 including: Site Plan (Z01), Vicinity Plan (Z01A), Enlarged Site Plan (Z02), Enlarged Site Plan (Z02A), Lighting Plan (Z02B), Details (Z03), Details (Z03A), Siting Elevations (Z04), Siting Elevations (Z04A), Siting Elevations (Z04B), Siting Elevations (Z04C), Site Lines (Z05), Site Lines (Z06), and Site Lines (Z06); and a set of plans prepared by Infinigy and From Zero to Infinigy dated June 22, 2018 including: General Notes (S-2), Site Plan (S-3), Roof Frame Plan (S-3), Copola Frame Details (S-5), Pyramid Roof Frame Details (S-6), Copola Details (S-7), Antenna Mounting Pipe Locations (S-8), Connection Details (S-9), and Details (S-1)

Conditions of Approval

- Approval from the ARB

Conclusion

In conclusion, provided the Board agrees, the application is ready for approval.

Planning Board Consensus

Is the application ready for approval?

Additional comments: _____

Additional Board Comments:



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East Hampton, New York 11937-2684

Planning Department
JoAnne Pahwul, AICP
Director

Telephone (631) 324-2178
Fax (631) 324-1476

August 11, 2020

TO: Planning Board

FROM: Eric Schantz
Senior Planner *ES* *JS*

RE: 51 South Edgemere, LLC – Site Plan
SCTM# 300-52-1-1.2
51 South Edgemere Street, Montauk

Last Review Date: Public hearing held on April 13, 2020

Items and Date Received: N/A

Background Information: Site plan application has been made to make interior renovations to a motel and restaurant, changes to the roof and facade (including the dormers and the addition of solar panels) of the motel and restaurant buildings, the demolition of an exterior bar and staircase and reconfiguration of the entranceway to the restaurant, and to remove a concrete patio and platform adjacent to Fort Pond. Also proposed is the addition of outdoor showers on the first and second floor of the motel building.

The property is currently improved with a two story, sixteen (16) unit motel and two story, two hundred (200) seat restaurant along with parking, landscaping and associated accessory structures. It is zoned B: Residence and is within the Harbor Protection Overlay District (HPOD). Both uses are prohibited in this zoning district but both are legally pre-existing, non-conforming. The parcel is nearly 100% cleared of naturally-occurring vegetation and is situated on Fort Pond just north of downtown Montauk.

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is a Type II action.

Issues for Discussion:

Public Hearing

A public hearing was held electronically by video and teleconferencing, televised on Local TV (LTV) Channel 22, and made available for livestream on the LTV website

(LTVEH.org) on April 13, 2020. The public was not permitted to appear in person but could comment by telephone. A transcript of the hearing was posted to the Town's website after the hearing on May 18, 2020 and the public comment period was closed on May 25, 2020. No members of the public spoke at the hearing and no written letters have been submitted to the file to date.

Floor Plans

As part of the proposed project, the 4,995 sq. ft. interior of the first floor of the restaurant is proposed to be renovated and reconfigured. Part of this includes reducing the size of the kitchen and increasing the size of the seating areas, including adding an area identified as a "lounge". Additionally, a new walk-in refrigerator, food and wine storage areas and relocated employee restroom are proposed in the basement.

Concern was expressed by the Planning Department and Building Inspector among others upon further review of the floor plans that the reconfiguration of the first floor could lead to an expansion of the use, which is non-conforming as a commercial use in a residential zoning district. The applicants have stated, however, that the facility will not exceed the maximum allowable number of seats (200) already established by the current certificate of occupancy. Additionally, it does appear that with the inclusion of the proposed new ADA compliant restrooms that the total area for dining will decrease slightly (it appears the existing kitchen area is roughly 900 sq. ft. and the proposed new kitchen and bathroom will total roughly 1,000 sq. ft.).

The Planning Department was not able to obtain copies of floor plans for the basement under its existing configuration. As noted above, food storage and kitchen facilities are proposed to be located in the basement.

Based upon recent conversations with the Building Inspector, it does not appear that the proposed project represents an expansion of a non-conforming use if such expansion were determined solely based upon the total number of seats proposed, which is not to increase under the submitted seating chart. However, concern has been expressed over the fact that the bar area has increased in size and the area labeled "lounge" could be interpreted as an extension of the bar, potentially changing the use from a restaurant with an accessory bar to a bar with an accessory restaurant. The Board may wish to discuss this with the applicants and consider with Counsel specific conditions which may insure that this prohibited change of use will not occur.

Office of Fire Prevention

By memorandum dated February 13, 2020, the Office of Fire Prevention stated that no further information would be required.

Town Engineer

By memorandum dated October 10, 2019 the Town Engineer found all of the engineering elements satisfactory but noted that the Office of Fire Prevention had issues with ADA accessibility within the restaurant building. The Office of Fire Prevention has since signed-off on ADA accessibility.

Zoning Board of Appeals (ZBA)

The ZBA has granted the required administrative Natural Resources Special Permit (NRSP) for the minor exterior alterations.

New York State Department of Environmental Conservation (NYSDEC)

By permit dated November 7, 2019 the NYSDEC has granted the required freshwater wetland permit.

Items to be approved

- Survey/site plan prepared by James Walsh, LS, dated revised November 5, 2019
- Set of plans prepared by Architect Outfit, PLLC dated revised November 8, 2019 including: Cover Sheet (Z-001.00), Landscape Plan (A-002.00), Lighting Plan (A-003.00), Seating Chart (A-004.00), Construction Plan – Cellar (A-100.00), Construction Plan – 1st Floor (Restaurant) (A-101.00), Construction Plan – 1st Floor (Restaurant Entry)(A-102.00), Construction Plan – 1st Floor (Hotel) (A-103.00), Construction Plan – 2nd Floor (Staff Housing) (A-104.00), Construction Plan – 2nd Floor (A-105.00), Construction Plan – 2nd Floor (Hotel) (A-106.00), Existing Conditions – Exterior (A-200.00), Existing Exterior Elevations (A-201.00), Proposed Exterior Renderings (A-203.00), and Window Types and Details (A-601.00).
- Proposed Landscape Revegetation Plan prepared by James C. Grimes Land Design, Inc., dated revised December 5, 2019

Conditions of Approval

- The outdoor showers shall be connected to the existing wastewater disposal system.
- Roof run-off shall be directed to gutters and leaders connected to drywells, as depicted on the approved site plan.
- Seating shall not be permitted to exceed 200 with up to 48 of the 200 seats being permitted on the outdoor patio, as per the current certificate of occupancy.

Conclusion

In conclusion, if the Board agrees, then the application is ready for approval.

ES

Planning Board Consensus

Is the application ready for approval?

Additional comments: _____

Additional Board Comments:



Town of East Hampton

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
JoAnne Pahwul
Director

Telephone (631) 324-2178
Fax (631) 324-1476

SITE PLAN/SPECIAL PERMIT EVALUATION
Animal Rescue Fund of the Hamptons, Inc. (ARF) - Phase 2
SCTM#300-192-3-4
App#: A0520200017

Prepared by: Fabiha Mubassirah

FM 

Date: August 19, 2020

1. APPLICATION INFORMATION

A. INFORMATION RECEIVED:

- i) Original & nine (9) copies of a Site Plan/Special Permit Application, dated July 10, 2020
- ii) Original & nine (9) copies of a Short Environmental Assessment Form, dated July 10, 2020
- iii) Ten (10) sets of Architectural Plans prepared by Richard S. Bacon Architect, dated June 4, 2020 (A.10-100 – Proposed Floor Plan Main Level, A.10-101 – Proposed Floor Plan Basement Level, A.10-110 – Lobby and Cattery Enlarged Floor Plan, A.1-111 – Dog Adoption Kennel Enlarged Floor Plan, A.10-112 – Administration Area Enlarged Floor Plan, A.10-113 – Training Building Proposed Floor Plan, A.10-114 – Training Building Proposed Basement Plan, A.10-400 – Administration and Kennel Building Exterior Elevations, A.10-401, 402, 403 – Kennel Building Exterior Elevations;
- iv) Survey map prepared by Walbridge Surveyors, dated July 9, 2020
- v) Ten (10) sets of Site Plan including Lighting plan, Sanitary plan, and Landscape plan dated June 4, 2020, prepared by DB Bennett, PE, PC, consulting engineer (C-1 – Site Plan, C-2 – Calculations & Notes, C-3 – Partial Site Plan, C-4 – Construction Details, C-5 – Exterior Lighting, C-6 – Training Facility Sanitary Details, C-7 – Kennel Building Sanitary Details, C-8 – Water Supply Improvements, C-9 – Landscape Plan);
- vi) Agent Authorization letter from ARF granting permission to Twomey Latham Shea Kelley Dubin & Quartararo, LLP to handle all necessary paperwork involved with the application process, dated June 9, 2020
- vii) Copy of Driveway Easement, dated June 2, 1980 (Liber 8841 page 15) and Aviation Easement, dated June 16, 1983 (Liber 9393 page 535) regarding

the subject premises;
viii) Copy of May 6, 2020 Minor Site Plan Approval, February 10, 2016 Site Plan Special Permit Approval, and February 1, 2017 Minor Site Plan Approval regarding the subject premises.

- B. DATE SUBMITTED:** July 15, 2020
- C. OWNER:** Animal Rescue Fund of the Hamptons, Inc.
- D. APPLICANT/AGENT:** Karen Hoeg, Esq, c/o Twomey, Latham, Shea, Kelley, Dubin & Quartararo LLP
- E. SCHOOL DISTRICT:** Wainscott
- F. STREET NAME:** 124, Daniel Holes Road
- G. TYPE OF STREET:** Town
- H. ZONING DISTRICT:** A5: Residence, Water Recharge Overlay District (WROD)
- I. SEQRA - TYPE OF ACTION:** Unlisted
- J. INVOLVED AGENCIES:** Suffolk County Department of Health Services (SCDHS), Architectural Review Board (ARB)
- K. OTHER REVIEW:** Fire Marshal, Suffolk County Planning Commission

2. DESCRIPTION OF PROJECT

- A. PROPOSED USE(S) AS CLASSIFIED BY TOWN CODE:** Semi-public facility
- B. EXISTING USE(S) AS CLASSIFIED BY TOWN CODE:** Semi-public facility
- C. ARE THE EXISTING & PROPOSED USES PERMITTED OR SPECIAL PERMITTED BY THE TOWN CODE?** Special Permitted
- D. AREA OF PARCEL (SQUARE FEET):** 981,846 sq. ft. or 22.54 acres
- E. MOST RECENT CERTIFICATE OF OCCUPANCY:** 3/17/17 – C.O. 32521 (39481, 41148, 59597) – Animal Rescue Fund of the Hampton Inc. – 2065 Sq. ft. first floor interior alterations, including new HVAC system, 2668 sq. ft. lower level interior alterations to create 28 kennels and holding areas; 192 sq. ft. exterior entrance to lower level at existing animal shelter; 8' x 12' leaching ring; Fire escape.
- F. DESCRIPTION OF EXISTING STRUCTURES:** See most recent CO
- G. DESCRIPTION OF PROPOSED STRUCTURES:** Demolition and construction of new 7,049 sq. ft. Kennel Building, construct one story 8,404 sq. ft. Training Building, renovations and additions to existing structures, abandon existing sanitary and install 3 new IA OWTS proposed.
- H. EXISTING & PROPOSED LOT COVERAGE:** Existing: 1.8%, Proposed: 2.8%
- I. EXISTING & PROPOSED TOTAL COVERAGE:** Existing 7.4%, Proposed: 9.4%
- J. HEIGHT OF PROPOSED STRUCTURES:** 19'9"- 25'10"
- K. NUMBER OF STORIES OF PROPOSED STRUCTURES:** One

- L. **NUMBER OF EXISTING PARKING SPACES:** 30
- M. **NUMBER OF PARKING SPACES REQUIRED:** To be determined
- N. **TOTAL PARKING SPACES PROVIDED:** 24
- O. **VARIANCES REQUIRED:** Setback
- P. **DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** To be determined
- Q. **DISTANCE TO PUBLIC WATER:** Water main in Daniels Hole Road
- R. **SOURCE OF WATER SUPPLY:** Public water
- S. **TYPE OF SANITARY SYSTEM:** Individual sanitary systems
- T. **ARE EXISTING & PROPOSED SANITARY SYSTEMS DEPICTED:**
Yes
- U. **DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** Yes
- V. **NUMBER OF ACCESS POINTS:** One
- W. **IS SIGHT DISTANCE ACCEPTABLE?** Yes
- X. **IS THE PROPOSAL ADA COMPLIANT?** Yes

3. **SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 255 (LIST ITEMS AND SECTION FOR THOSE ITEMS NOT SUBMITTED)**

4. **SITE ANALYSIS:**

- A. **SOIL TYPE:** CpA (Carver and Plymouth sands), 0 to 3 percent slope
- B. **FLOOD HAZARD ZONE:** X
- C. **DESCRIPTION OF VEGETATION:** Mixed deciduous and coniferous forest (Primarily *Quercus* and *Pinus rigida*)
- D. **RANGE OF ELEVATIONS:** 29' – 32'
- E. **NATURE OF SLOPES:** Flat to areas of steep slopes primarily along the southerly property line
- F. **TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** None
- G. **SETBACK FROM ANY WETLAND OR WATER BODY:** N/A
- H. **ARE THERE TRAILS ON SITE?** Yes
- I. **DEPTH TO WATER TABLE:** 22'
- J. **DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** None have been identified
- K. **AGRICULTURAL DATA STATEMENT REQUIRED:** No
- L. **IS THE SITE CONTAINED WITHIN:**

NYS Significant Coastal Fish & Wildlife Habitat	No
Local Significant Coastal Fish & Wildlife Habitat	No
US Fish & Wildlife Significant Ecological Complex	No
PEP CLPS list	No
Town Community Preservation Fund List	No
Recommended Scenic Area of Statewide Significance	No
Suffolk County designated Pine Barrens	Yes
South Fork Special Groundwater Protection Area	Yes
Town Overlay District	WROD

Other Background Information:

The application is made to expand the existing ARF's adoption center located on Daniel's Hole Road in Wainscott. This application proposes replacement and renovation of the Kennel Building, construction of a one-story Training Building, renovations in the office and lobby space with a nitrogen reducing septic for all the new construction for human and animal waste.

The site is located on a 22.540 acre parcel zoned A5: Residential District and within a Water Recharge Overlay District (WROD). The parcel is also situated in the Suffolk County designated Pine Barrens region and South Fork Special Groundwater Protection Area. This is a semi-public use facility and is currently improved with various structures such as kennels, storage, infirmary, education center, offices, lobby, outdoor dog runs, trails, parking and driveways.



Subject parcel on Town's GIS system

On February 10, 2016, a site plan/special permit was granted by the Planning Board to construct three (3) additional buildings consisting of an 8,860 sq. ft. dog training center, a 4,771 sq. ft. dog sanctuary, and a 4,771 sq. ft. cat sanctuary to be utilized for adoption process, along with an expansion of the existing office space, concrete sidewalks, wood mulch pathways and twenty-six (26) more parking spaces. A determination from the Zoning Board Appeal was granted variances dated December 2, 2015 from total coverage to 91,328.85 sq. ft. and to permit clearing of 196,279 sq. ft. where a maximum of 45,000 sq. ft. is permitted.

The applicant has elected not to proceed with this work approved in 2016 and instead proposed the following -

New construction:

- One-story Training Building of 8,404 sq. ft. of area with basement.
- An outdoor exercise yard with an area of 2,900 sq. ft. adjacent to the Training Building
- A stair tower and small adoption area of 471 sq. ft. which will be added to the Lobby area
- Extension of 451 sq. ft. for additional conference space on the westerly side of the Office building

Renovation works:

- A new Kennel Building of 7,049 sq. ft. area replacing the existing 6,217 sq. ft. building, with a basement for general storage and plumbing.
- The proposed new building will be raised to the same level as the main lobby
- The existing 4,124 sq. ft. lobby interior and entry will be renovated that will include a rework of the reception area, lobby, cat and small dog adoption and support areas for the adoption holding
- Interior renovations of the existing office building of 1,374 sq. ft. of area

Issues:

Coverage

The building coverage will increase from the existing 17,693 sq. ft. to the proposed 28,355 sq. ft., where the maximum allowable building coverage is 35,599 sq. ft.

The existing total coverage is 72,848 sq. ft. or 7.4% and proposed total coverage is 92,383 sq. ft. or 9.4%; where the maximum total coverage allowed is 80,000 sq. ft. The survey needs a minor correction changing the allowed total coverage from 45,000 sq. ft. to 80,000 sq. ft. The applicant will need to reduce the total coverage or obtain a variance from the Zoning Board of Appeals before the Planning Board can deem the application complete. As this exceeds the amount of the prior coverage variance (91,328 sq. ft.), the applicant needs to request a coverage variance from the Zoning Board.

Clearing

The subject property is located in an A5 Residence and WROD zoning district with an area of 22.5 acre or 981,846 sq. ft.. §255-3-65 of the Town Code allows the maximum clearing to be 45,000 sq. ft. for this sized lot. The clearing calculations in the site plan depict that the proposed clearing from the project would be 160,859 sq. ft. or 16.38% of the lot area. It is to be noted that proposed clearing is less than that allowed by the 2016 clearing variance (196, 279 sq. ft.) granted by the ZBA. The applicant will need to request a modification of this variance to reflect the corrected plan.

Setbacks

The site is classified as a flag lot under the Town Code as the access is provided to Daniels Hole Road over a narrow strip of land owned by the Town. Therefore, the parcel does not require front yard setbacks, and side yard setbacks apply to all sides. The special permit standards require that all setback requirements be doubled, which is 90' for principal buildings and 70' for accessory structures for this sized lot in a Residential district. The addition of the conference room at the westerly side of the existing office building will have a setback of 76.2' from the westerly property line where 90' setback is required. The new renovated Kennel Building will also have a 72.4' setback from the westerly property line, where 90' is required.

Furthermore, the new proposed parking at the west side of the office building will have a setback of approximately 40' from the westerly property line, where 70' setback is required for accessory structures. The site plan should indicate the distances between the proposed parking areas and the property lines.

Therefore, yard setback variances will be required for the existing office building, the Kennel building, and parking spaces. However, the adjoining property is Town owned land associated with the airport and not residential, and the Board has the power to approve these proposed setbacks if it serves the interests of good planning. It should be mentioned that the Board agreed to relax the setback requirements in the prior site plan approval from 2016 for the addition to the main building and for the parking spaces and they were located roughly in the same location as are proposed now.

Parking

The project proposes a new asphalt drive and relocation of the parking area. A total of 24 new parking spaces including two (2) ADA spaces are proposed by the applicant for the project, with a total of 54 parking spaces with existing uses. The applicant has submitted in the narrative an assessment of their parking needs. The calculations by the applicant are in the following-

- 1 space per person in Training Building: 10 maximum per day
- 1 space per employee: 5 employees
- 15 additional parking spaces required (minimum 1 space ADA compliant)

There are no specific parking requirements in §255-2-45 of the Town Code for a pet adoption center. Where the use is not listed in the parking requirements, the Code directs that the requirements for the most similar use be utilized. If there is no similar use, it has been the Board's policy to base parking requirements on an assessment of the applicant's needs. Planning Department finds that the proposed parking calculation to be satisfactory and will adequately address the applicant's parking needs. It should be noted that, the Planning Board has previously accepted the parking assessment and calculation from 2016 expansion project, where they provided 26 new parking spaces for a slightly larger footprint than this.

Sanitary and Drainage System

Sanitary plans with detail calculations for the existing Kennel Building and for the new Training Building have been submitted. The applicant proposes to install three (3) new I/A Onsite Wastewater Treatment System (OWTS). The existing three (3) sanitary systems are to be abandoned by pumping and removal.

The sanitary calculations indicate that the allowable sanitary flow according to the Article 6 of the Suffolk County Sanitary Code is 6,762 gpd based on a 22.5 acre site in a groundwater management Zone V. The sanitary density for the proposed project is calculated and will generate 3,699 gpd which is in compliance with the Suffolk County Department of Health Services (SCDHS) standards. However, separate approval from this involved agency will be required.

The plans indicate that the human and animal waste will be collected separately and will be sent to separate OWTS system. The sanitary plans depict that all OWTS will be tied via waste lines and through plumbing into the treatment units, and no separate vent line is proposed.

The applicant has proposed storm water filters for the exercise yards and the new parking lot. It appears that all storm water run-off will be contained on-site in accordance with the requirements of the Town Code. The applicant should clarify whether all thirteen (13) dry wells in the property are existing or if some of them are proposed with the new project.

Lighting Plan

The exterior Lighting plan (C5) shows three (3) types of lighting fixtures are proposed for the project. Nine (9) RAB IVAFT- 45L forward throw area light are proposed along the proposed walkways and parking areas. The lighting plan indicates that the fixtures are an area or post light type and these 38 watt LED bulbs are proposed with 3000K with a 10' mounting height and 4,638 lumen levels. The Board's exterior lighting policy recommends 1,000 to 2,500 lumens for fixtures at 10' mounting height. In addition to that, the image for this post light has an error showing on the lighting plan, but the image from the internet indicates that it is a full cutoff fixture. The lighting plan should be revised to reduce the lumen levels and appropriately depict the image of the RAB area light reassuring that the fixtures are acceptable.

Fifty-eight (58) RAB bollard lights are proposed along the proposed interconnecting walkways, landscaped and parking areas. The proposed fixtures are bollard type black LED bulbs that have a 3000K color temperature with 2,174 lumen levels and mounted at 3'-7" height.

Elven (11) Tube Dark Sky Wall Sconce fixtures are proposed, seven (7) at the Kennel Building and four (4) at the new Training Building. These are 16 watt full cutoff fixtures with 3000K color temperature and 800 lumen levels mounted at a height of 7'.

The lighting plan indicates that the fixtures will be controlled by timers set from sunset to one hour past closing. The lighting plan should include the photometric plot to indicate

the footcandle measurements of the fixtures. The applicant should also submit manufacturer's specification sheets for all the types of fixtures proposed.

Basements

The Kennel building is proposed to be raised to the same level as the main lobby and the space below will be utilized as a basement. This basement will be used initially as general storage and plumbing. The applicant stated that the basement under the renovated lobby building will host mechanicals. The Training building will also have an unfinished basement for storage, and mechanical and plumbing support systems. The Board should discuss if the uses of the basements are satisfactory or any further information would be required.

Landscape Plan

The landscaping plan lists a number of species that mostly appears to be acceptable. Inkberry and Sweet Fern are native to the Pine Barrens; Shadbush trees, Bayberry and American Holly are good deer damage resistance plants and native to East Hampton. Pachysandra (*Pachysandra terminilis*) is only noted to be a non-native plant. Also, the plan listed the species as "Pacasandra" and the applicant should correct the spelling.

Architectural Review Board (ARB)

The proposed project will require a separate approval of the ARB. The applicants are encouraged to submit an application to the ARB as soon as possible if they have not already done so.

SEQRA

The project is an Unlisted Action pursuant to SEQRA and Chapter 128 of the Town Code.

Title of Plans

All plans submitted for this application, including but not limited to site plans, drainage plans, and landscaping and lighting plans, must be labeled with the title of the project "Animal Rescue Fund of the Hamptons, Inc. Phase 2". This title must be consistent with the title that the application was filed under unless an official request is made to modify the application name. All correspondence submitted should also be consistent with this title. This consistency is essential for record keeping purposes and any plans not so labeled will be required to be revised accordingly.

Conclusion

In summary, the application is incomplete pending the resolution of the aforementioned issues. All plans need to be revised to depict the proper title "Animal Rescue Fund of the Hamptons, Inc. Phase 2". The site plan needs to be revised in order to show the correct number for the allowed total coverage from 45,000 sq. ft. to 80,000 sq. ft. The applicant needs to submit revised lighting plan and landscaping plan if the Board agrees. The project will require variances from total coverage from the Zoning Board of Appeals. The Board should discuss whether the project needs setback variances from the ZBA.

Planning Board Consensus

The Planning Board should discuss whether to allow the proposed clearing of 160,859 sq. ft. on the property as it is below the allowed clearing variance from the ZBA determination of 2016.

Additional comments: _____

The Planning Board should discuss whether to relax setback requirements for the addition to the office building from 90' to 76.2' on the westerly side adjacent to Town airport land pursuant to §255-5-50 of the Town Code.

Additional comments: _____

The Planning Board should discuss whether to relax setback requirements for the renovation of the Kennel building from 90' to 72.4' on the westerly side adjacent to Town airport land pursuant to §255-5-50 of the Town Code.

Additional comments: _____

The Planning Board should discuss whether to relax setback requirements for the parking area from 70' to 40' on the westerly side adjacent to Town airport land pursuant to §255-5-50 of the Town Code.

Additional comments: _____

The Planning Board should consider whether the proposal for 24 additional parking spaces, for a total of 54 is sufficient for the project.

Additional comments: _____

The Board should advise the applicant if the lighting plan should be revised with regard to photometric plot, manufacturer's specification sheet and lumen levels as discussed above.

Additional comments: _____

The Board should discuss whether the landscaping plan is satisfactory.

Additional Board Comments:

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

In the Matter of the Application

of

**SITE PLAN/
SPECIAL PERMIT
APPROVAL**

**HELLMAN HANGAR
SITE PLAN**

SCTM # 300-181-2-6

ADOPTED: ____/____/ 2020

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: Air Terminal

3. DESCRIPTION OF PROPOSED WORK: To construct a 50' x 50', or 2,500 square foot hangar with a 30' x 30' asphalt parking area and a 30' wide taxiway.

4. SIZE OF PROPERTY: 10,553 square feet (0.242 acre)

5. OWNER OF PROPERTY: Town of East Hampton

6. APPLICANT: Maynard J. Hellman

7. PROPOSED SITE PLAN: Hellman Hangar Site Plan Floor Plans and Elevations dated 02/14/2020 prepared by Richard S. Kent of The Kent Architectural Collaborate, PLLC, received 03/09/2020

8. DATE OF PUBLIC HEARING ON APPLICATION: June 24, 2020

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-181-2-6

2. STREET LOCATION: 179 Daniels Hole Road, Wainscott

3. CONTIGUOUS WATER BODIES: N/a

4. HAMLET OR GEOGRAPHIC AREA: N/a

5. SITE DESCRIPTION & EXISTING IMPROVEMENTS: Vacant (paved asphalt)

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:** Commercial Industrial
2. **ZONING OVERLAY DISTRICT:** Suffolk County Pine Barrens, South Fork Special Groundwater Protection Area, Town Water Recharge Overlay District

D. SEQRA REVIEW

1. **SEQRA CLASSIFICATION:** Unlisted
2. **LEAD AGENCY:** Town of East Hampton Planning Board
3. **DETERMINATION OF SIGNIFICANCE:** No significant adverse environmental impacts
4. **DATE OF DETERMINATION:** May 8, 2020

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 letter dated April 23, 2020, the Fire Department has informed the Board that no additional fire protection devices are needed for this 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.
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 an Air Terminal 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 "Air Terminal," as that definition is used in § 255-1-20 of the Town Code.

(G) Circulation. No access points will be created that will generate traffic by the proposed use on public streets and sidewalks.

(H) Parking. The 30' x 30' asphalt parking area designated for off-street parking 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: Air Terminal

3. DESCRIPTION OF APPROVED WORK: Airport Hangar for the housing of aircraft

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: Prepared by Richard S. Kent of The Kent Architectural Collaborate, PLLC and dated 02/14/2020

2. APPROVED BUILDING OR CONSTRUCTION PLANS:

- Hellman Hangar Site Plan Floor Plans and Elevations dated 02/14/2020 prepared by Richard S. Kent of The Kent Architectural Collaborate, PLLC, received 03/09/2020
- Hellman Hangar Site Plan Landscaping Plan dated 04/14/2020 prepared by Lighthouse Land Planning, received 04/14/2020
- Hellman Hangar Site Plan Land Survey dated 02/12/2020 prepared by Tamara L. Stillman of L.K. McLean Associates, P.C., received 02/25/2020

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

3.2 The applicant shall obtain the final written approval of the Architectural Review Board.

3.3 The applicant shall obtain the approval from the United States Federal Aviation Administration.

3.4 The applicant shall perform the parking, access, drainage, and landscaping improvements shown on the approved site plan and approved building or construction plans described above.

3.5 Prior to the issuance of a Certificate of Occupancy, the applicant shall submit proof from a licensed engineer that demonstrates compliance with the Planning Board's Groundwater Protection Policy. This shall include the omission of floor drainage and will use an epoxy sealant or of similar materials to contain liquids in the event of a spill within the Hangar building.

3.6 All landscaping shall be maintained by the applicant in accordance with the approved site planting plan for so long as the improvements approved as part of this site plan are in use. This

requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall replace and replant the landscaping on the site as may be necessary to satisfy this condition.

3.7 The parking, access, and drainage improvements required by this site plan approval (including any devices for delineating parking spaces or directing traffic flow) shall be maintained by the applicant for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall repair, replace, and maintain these improvements as may be necessary to satisfy this condition.

3.8 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.

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

4.0 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: August 19, 2020

cc:

Maynard J. Hellman
30 Pelican Isle
Fort Lauderdale, FL 33301

Planning Department
Building Inspector
Architectural Review Board

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

In the Matter of the Application

of

**SITE PLAN
APPROVAL**

**224 and 228 SPRINGS FIREPLACE LLC SITE PLAN
SCTM #300-145-3-8.1, 10.1**

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

2. USE REQUIRING SPECIAL PERMIT: N/A

3. DESCRIPTION OF PROPOSED WORK: A storage yard for vehicles and equipment over two single and separate lots as well as the establishment of an access easement and landscaping

4. SIZE OF PROPERTY: 25,085 sq. ft.

5. OWNER OF PROPERTY: 224 Springs Fireplace LLC, 228 Springs Fireplace LLC

6. APPLICANT: Trevor Darrell, Fleming & Darrell PLLC

7. PROPOSED SITE PLAN: Site Plan by George Walbridge Surveyors, P.C. revised (pending)

8. DATE OF PUBLIC HEARING ON APPLICATION: June 10, 2020

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-145-3-8.1 & 10.1

2. STREET LOCATION: 224 & 228 Springs Fireplace Road, East Hampton

3. CONTIGUOUS WATER BODIES: N/A

4. HAMLET OR GEOGRAPHIC AREA: East Hampton

5. SITE DESCRIPTION & EXISTING IMPROVEMENTS: No structures approved by site plan or building permit. Residence on Lot 8.1 demolished in 2014 and Lot 10.1 has never been

developed.

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:** CI: Commercial Industrial
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 letter dated March 09, 2020, the Fire Department has informed the Board that no additional fire protection devices are needed for this 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:

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

2. NATURE OF APPROVED USE: A storage yard for vehicles and equipment

3. DESCRIPTION OF APPROVED WORK: Site plan application has been made to create a storage yard for vehicles and equipment over two single and separate lots as well as the establishment of an access easement and landscaping.

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 by George Walbridge Surveyors, P.C. (Pending submission)

2. APPROVED BUILDING OR CONSTRUCTION PLANS:

i) Drainage Plan by Edward Armus Engineering, PLLC, dated June 2029 and revised November 21, 2020

ii) Parking Plan & Coverage Numbers dated January 29, 2020.

iii) Revegetation Plan by East End Land Planning dated January 28, 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¶ 3.5 below have been met, as evidenced by the report of the Planning Board Chair.

3.2 All landscaping shall be maintained by the applicant in accordance with the approved site planting plan for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall replace and replant the landscaping on the site as may be necessary to satisfy this condition.

3.3 The parking, access, and drainage improvements required by this site plan approval (including any devices for delineating parking spaces or directing traffic flow) shall be maintained by the applicant for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall repair, replace, and maintain these improvements as may be necessary to satisfy this condition.

3.4 In addition to the drainage improvements illustrated on the approved plans and referenced in ¶ 3.3 above, all storm water collection structures such as dry well and leaching pools shall contain filters designed to collect potential groundwater contaminants from storm water run-off.

3.5 The applicant shall grant to and have accepted by the Town of East Hampton a drainage and access easement, in standard form acceptable to counsel to this Board, as shown on the approved site plan. The applicant shall record this easement with the Office of the Suffolk County Clerk.

3.6 No maintenance, repair or services of vehicles on either of the lots shall occur on-site.

3.7 There shall be no outdoor storage of hazardous materials on either of the lots. Potential hazardous materials shall include fuel, chlorine, fertilizer, and items associated with cesspool cleaning activities.

3.8 The applicant shall prepare and submit a declaration of covenants and restrictions, incorporating the provisions of ¶ 3.6 & 3.7 above and in standard form acceptable to and approved by Counsel to this Board. The said declaration shall provide for its modification or termination only upon the approval of the East Hampton Town Planning Board, after a public hearing held on ten (10) days' notice. Said declaration, after approval by counsel, shall be recorded at the Office of the Suffolk County Clerk prior to the issuance of a certificate of occupancy.

3.9 A declaration of covenants and restrictions incorporating the conditions of joint cross-access for vehicular and pedestrian traffic, joint cross-parking access and no interference with drainage or access, in standard form and approved by counsel to this Board, shall be recorded at the Office of the Suffolk County Clerk.

3.10 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.

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

3.12 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: August 19, 2020

cc: Trevor M. Darrell, Esq
Fleming and Darrell, PLLC
10, Gingerbread Lane
East Hampton, NY 11937

Planning Department
Building Inspector
Architectural Review Board

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

In the Matter of the Application

of

**SITE PLAN
APPROVAL**

**BROOKS-PARKS COTTAGE RELOCATION
SITE PLAN**

SCTM # 300-62-7-3, 5, 6.1 _____ **ADOPTED: ____/____/ 2020**

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: Semi – Public Facility

3. DESCRIPTION OF PROPOSED WORK: Situate a 10' x 12' (120 square foot) cottage at the site of the Pollock-Krasner House and Study Center.

4. SIZE OF PROPERTY: 68,519 square feet (1.57 acres)

5. OWNER OF PROPERTY: Stony Brook Foundation, Inc

6. APPLICANT: Helen A. Harrison

7. PROPOSED SITE PLAN: Site plan prepared by August Henry Muff, Architect, dated revised February 3, 2020

8. DATE OF PUBLIC HEARING ON APPLICATION: June 17, 2020

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-62-7-3, 5 & 6.1

2. STREET LOCATION: 830 Springs – Fireplace Road, Springs

3. CONTIGUOUS WATER BODIES: N/a

4. HAMLET OR GEOGRAPHIC AREA: N/a

5. SITE DESCRIPTION & EXISTING IMPROVEMENTS: Partially cleared, Semi – Public facility Pollock – Krasner House and Study Center.

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:** A5 Residential
- 2. **ZONING OVERLAY DISTRICT:** Harbor Protection Overlay, Springs Historic District Zoning

D. SEQRA REVIEW

- 1. **SEQRA CLASSIFICATION:** Type I
- 2. **LEAD AGENCY:** Town of East Hampton Planning Board
- 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 letter dated February 10, 2020, the Fire Department has informed the Board that no additional fire protection devices are needed for this 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:

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

2. NATURE OF APPROVED USE: Semi – Public Facility

3. DESCRIPTION OF APPROVED WORK: Relocation of a locally – designated Historical Landmark cottage building at the site of the Pollock – Krasner House and Study Center

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: Prepared by August Henry Muff, Architect, dated revised February 3, 2020

2. APPROVED BUILDING OR CONSTRUCTION PLANS:

- Floor Plans & Elevations - (Sheet 1 – Floor Plan, Foundation Plan, East Elevation, North Elevation, Haunch Detail, West Elevation and South Elevation) prepared by August Henry Muff, Architect, PLLC, dated August 31, 2019

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 obtain the final written approval of the Architectural Review Board.

3.3 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.

3.4 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: August 19, 2020

cc:

Helen A. Harrison
830 Springs Fireplace Road
East Hampton, NY 11937

Planning Department
Building Inspector
Architectural Review Board

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

In the Matter of the Application

of

**RESOLUTION
AMENDING
APPROVAL**

**TWIN FORKS MINI-STORAGE
SITE PLAN
SCTM #300-192-3-43.1, 54**

ADOPTED: ____/____/____

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 granted by resolution dated January 18, 2019 and subsequently modified by resolutions dated April 17, 2019, August 14, 2019 and July 8, 2020

PROPERTY LOCATION: 75 & 77 Industrial Road, Wainscott

PROPOSED AMENDMENT: To modify the approval by phasing the project into two phases. This will allow construction to begin on the mini-storage building as Phase I. Phase II would be completed after SCDHS approval is granted and will include the remainder of the site improvements.

MODIFICATION AS APPROVED: Phasing of site plan

REASONS SUPPORTING MODIFICATION:

This modification does not change any of the already approved aspects of the project and allows the applicants to expedite construction.

APPROVED PLAN AS MODIFIED:

Site improvement plan (Sheet C-1) prepared by TF Engineering, PLLC dated last revised July 22, 2020

CONDITIONS TO MODIFICATION: No certificate of occupancy may be granted until both Phase I and Phase II have been completed.

DATED: August 19, 2020

cc: Land Planning Services, Ltd
P.O. Box 1313
East Hampton, NY 11937

Planning Department
Building Inspector