

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

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**In the Matter of the Application**

**of**

**LOT LINE  
MODIFICATION  
APPROVAL**

**CINQUE-PIERCE  
LOT LINE MODIFICATION  
SCTM #300-172-9-31 & 28 & 29**

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**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. NATURE OF APPLICATION:** Application for lot line adjustment pursuant to § 220-2.18 et seq. of the East Hampton Town Code.
- 2. OWNERS OF PROPERTY:** Donna Francis & Richard Pierce; 105 & 109 Meeting House Lane & Michael Cinque; 107 Meeting House Lane
- 3. SIZE OF AREA TO BE TRANSFERRED:** 12,791 sq. ft.
- 4. EXISTING SIZES OF PROPERTY:** SCTM#300-172-9-28, 12,791 sq. ft; SCTM#300-172-9-29, 8,822 sq. ft; SCTM#300-172-9-31, 17,044 sq. ft.
- 5. PROPOSED SIZES OF PROPERTY:** Lot 1 - (SCTM#300-172-9-31) adds 5,868 sq. ft. from (SCTM#300-172-9-28); Lot 2 – (SCTM#300-172-9-29) adds 6,922 sq. ft. from (SCTM#300-172-9-28).
- 6. PREPARER OF PROPOSED MAP:** David L. Saskas of Saskas Surveying Company. P.C.
- 7. DATE OF PROPOSED MAP:** March 3, 2020
- 8. DATE OF PUBLIC HEARING ON APPLICATION:** N/A

**B. PROPERTY LOCATION AND DESCRIPTION**

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-172-9-31, #300-172-9-28, #300-172-9-29
- 2. STREET LOCATION:** 105 Meeting House Lane, 107 Meeting House Lane, 109 Meeting House Lane.
- 3. CONTIGUOUS WATER BODIES:** N/A
- 4. HAMLET OR GEOGRAPHIC AREA:** Amagansett
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** All three parcels have a two-

story single family residence with varying accessory structures. Parcel 31 has a two story garage in the rear; Parcel 29 has a one story garage in the rear; and Parcel 28 has a swimming pool in the rear. The lots have been cleared of naturally occurring vegetation.

- 6. **EXISTING FILED MAP NAME:** N/A
- 7. **EXISTING FILED MAP NUMBER:** N/A
- 8. **FILING DATE OF EXISTING MAP:** N/A
- 9. **BLOCK NUMBER IN EXISTING FILED MAP:** N/A
- 10. **LOT NUMBERS IN EXISTING FILED MAP:** N/A

**C. ZONING CLASSIFICATION**

- 1. **ZONING DISTRICT:** B: Residential
- 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 AND 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 report dated 01/07/2020, the Fire Department has informed the Board that no additional fire protection devices are required for this application.
- 3. Donna Francis & Richard Pierce, owner of SCTM#300-172-9-31 and SCTM#300-172-9-28, and Michael Cinque, owner of SCTM#300-172-9-29, seek approval of a lot line adjustment, in order to permit the transfer of 6,922 sq. ft. of land from SCTM#300-172-9-28 to SCTM#300-172-9-29.
- 4. The proposed lot line adjustment would increase the area of SCTM#300-172-9-31 to 21,412 sq. ft. and SCTM#300-172-9-29 to 17,994 sq. ft. and would decrease the area of STCM#300-172-9-28 to 0 sq. ft.

**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 proposed lots do not conform to lot area and lot width requirements for the B:

Residential zoning district. However, the proposed lots will be closer to conforming lot area due to the elimination of an existing lot.

2. The application as approved satisfies the criteria for lot line adjustment set forth in § 220-2.18 of the Town Code.

### **G. DISPOSITION OF APPLICATION**

Approval is hereby granted for the adjustment of lot lines between the aforementioned lots, in accordance with the Map described herein, subject to any conditions or modifications specified in § H below.

1. **NAME OF APPROVED MAP:** Lot Line Modification Map of Cinque-Pierce
2. **PREPARER OF APPROVED MAP:** David L. Saskas
3. **DATE OF APPROVED MAP:** March 3, 2020

### **H. CONDITIONS OF APPROVAL**

The lot line modification approval hereby granted is contingent upon full compliance with the conditions set forth in this section. No property may be transferred, nor any improvements made, except in accordance with this conditional approval.

1. The property to be transferred from SCTM#300-179-9-28 to SCTM#300-179-9-29 & SCTM#300-179-9-31 shall be placed in the same record ownership as SCTM#300-179-9-29 & SCTM#300-179-9-31, respectively, such that no new or additional parcels of land are created.
2. The applicant shall obtain Suffolk County Department of Health Services approval of the map.
3. The existing 2-story frame single family residence on SCTM#300-172-09-28 shall be removed prior to the signing of the map by the Planning Board Chair.
4. All utilities servicing the proposed lots shall be installed belowground, including electric, telephone, and, if available, cable television wiring, in accordance with the requirements of Chapter 131 of the Town Code. Any electric transformers placed, installed, erected, or constructed on this property or on the adjacent highway rights-of-way shall be located below natural grade.
5. All stormwater run-off resulting from the development of the lots shown on the Map shall be contained within the said lots.
6. There shall be no further division of any of the lots shown on this Map.
7. The conveyance of land approved herein shall take place no later than eighteen (18) months from the date of this resolution.

8. All conditions prerequisite to the signing of the Map by the Planning Board Chair shall be met within six (6) months of the date of this resolution.

**I. VALIDITY OF APPROVAL**

The foregoing constitutes this Board's conditional approval of lot line adjustment for the Map entitled Lot Line Modification of Cinque-Pierce. If any condition of this resolution is not met, or is not met within the prescribed time period, the approval hereby granted shall become void and of no effect.

DATED: April 13, 2020

cc:

Mark Catalano  
10 Pantigo Road  
East Hampton, NY 11937

Planning Department  
Building Inspector  
Board of Assessors