

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the East Hampton Town Planning Board on the 13th day of April, 2020 at 6:30 p.m. on the matter set forth below. The public hearing will be held electronically by video and teleconferencing, and will be televised on Local TV (LTV) Channel 22, and available for livestream on the LTV website (LTV.org). The public shall not be permitted to appear in person but may comment by telephone by calling (978) 990-5000 and entering access code 589339. The application of the 51 South Edgemere, LLC Site Plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to make interior renovations to an existing motel and restaurant, changes to the roof and façade (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 will be considered. 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. The property contains 54,291 square feet (1.291 acres) and is located on the east side of South Edgemere Road, Montauk and is situate in a B-Residence zoning district as shown on the official Zoning Map of the Town of East Hampton and is identified on the Suffolk County Tax Map as parcel #300-52-1-1.2. Subject application is classified as a Type II Action pursuant to the State Environmental Quality Review Act (SEQRA), Part 617 of the New York Code of Rules and Regulations, and Chapter 128 (Environmental Quality Review) of the Town Code. A survey prepared by James Walsh, LS, dated revised November 5, 2019; a 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); and Proposed Landscape Revegetation Plan prepared by James C. Grimes Land Design, Inc., dated revised December 5, 2019 are available for inspection at the Planning Board office, Suite 103, 300 Pantigo Place, East Hampton, New York.

A transcript of the hearing will also be posted to the Town's website after the hearing, and the hearing shall remain open until May 13, 2020, or within one (1) week of the posting of the transcript on the Town's website, whichever is later, for the purpose of receiving written comments. Written comments may be submitted by e-mail directed to PlanningBoard@hamptonny.gov and by mail to Planning

Board office, Suite 103, 300 Pantigo Place, East Hampton, NY 11937 and received on or before close of business on May 13, 2020 or within one (1) week of the posting of the transcript on the Town's website, whichever is later.

DATED: March 27, 2020

Samuel Kramer, Chairman