

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

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**In the Matter of the Application  
of**

**MINOR SITE PLAN  
APPROVAL**

**ARF DOG RUN ENCLOSURE  
SITE PLAN  
SCTM #300-192-3-4**

**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. DESCRIPTION OF PROPOSED WORK:** Enclose and convert a 104.2 sq. ft. dog run attached to the west side of the medical building to an x-ray room and enclose and convert three covered dog pens, two 148 sq. ft. and one 136.5 sq. ft., attached to the east side of the building to holding and intake areas

**3. SIZE OF PROPERTY:** 22.5 acres

**4. OWNER OF PROPERTY:** Animal Rescue Fund of the Hamptons, Inc. (ARF)

**5. APPLICANT:** Karen A. Hoeg, Esq., Twomey, Latham, Shea

**6. PROPOSED SITE PLAN:** Survey prepared by Walbridge Surveyors, P.C. dated March 30, 2020

**8. DATE OF PUBLIC HEARING ON APPLICATION:** Determined to be a minor site plan; no public hearing required.

**B. PROPERTY LOCATION AND DESCRIPTION**

**1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-192-3-4

**2. STREET LOCATION:** 90 Daniels Road

**3. CONTIGUOUS WATER BODIES:** N/A

**4. HAMLET OR GEOGRAPHIC AREA:** Wainscott

**5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** The site is located in an A5 Residence/Water Recharge Overlay zoning district and is within the Pine Barrens and South Fork Special Groundwater Protection Area. It is partially cleared in southwest corner and

contains improvements utilized as an animal rescue center. The site has a certificate of occupancy for a 9,565 sq. ft. dog kennel and office space and a 4,411 sq. ft. roofed over dog run on the first floor and a 1,313 sq. ft. second floor addition with a care taker apartment. The latest certificate of occupancy approved for 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

- 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 Residence
- 2. **ZONING OVERLAY DISTRICT:** Water Recharge Overlay District

**D. SEQRA REVIEW**

- 1. **SEQRA CLASSIFICATION:** Type 1
- 2. **LEAD AGENCY:** Planning Board
- 3. **DETERMINATION OF SIGNIFICANCE:** Negative declaration
- 4. **DATE OF DETERMINATION:**

**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, 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.
- (b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.

### **2. NATURE OF APPROVED USE:** Minor addition to an animal rescue facility.

**3. DESCRIPTION OF APPROVED WORK:** Enclose and convert a 104.2 sq. ft. dog run attached to the west side of the medical building into an X-ray room and convert three covered dog pens, two 148 sq. ft. and one 136.5 sq. ft. in size attached to the east side of the building into holding and intake areas.

## **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 Walbridge Surveyors dated March 30, 2020

### **2. APPROVED BUILDING OR CONSTRUCTION PLANS:**

- D.4-100 Demolition First Floor Plan
- D.4-101 Demolition Basement Plan
- D.4 -102 Demolition Section
- A.4-101 Basement Plan
- A.4-102 Attic Plan
- A.4-200 Reflected Ceiling Plan
- A.4-510 and A.4-511 Wall Sections
- A.4-512 Building Section
- A.4-513 and A.4-514 Stair Sections
- A.4-600 Construction Details, all prepared by Richard Bacon, Architect, dated December 09, 2019
- A.4-100 First Floor Plan- Door and Window Types, A.4-400 and A.4-401 Exterior Elevations prepared by Richard Bacon, Architect, revised on March 06, 2020
- Lighting Specifications received February 27, 2020
- Exterior Wall Light Narrative by DLI Animal Facility received April 13, 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 obtain the final written approval of the Architectural Review Board.

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

3.4 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: May 6, 2020

cc: Karen Hoeg, Esq.  
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P.O. Box 9398  
West Second Street  
Riverhead, NY 11901

Planning Department  
Building Inspector  
Architectural Review Board