

PLANNING BOARD MEETING

February 26, 2020

Present at meeting: Chair Samuel Kramer, Vice Chair Kathleen Cunningham, Members Ian Calder-Piedmonte, Louis Cortese, Ed Krug, Sharon McCobb, and Randall T. Parsons. Also present were Director JoAnne Pahwul, Planners Eric Schantz, Marco Wu, and Fabiha Mubassirah, Counsel Thomas Crouch, and Secretary Jodi Walker, and several other interested persons.

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

WORK SESSION:

1. NEW CINGULAR WIRELESS AT ST. PETER'S CHAPEL SITE PLAN/SPECIAL PERMIT/PWSF

Planner Schantz gives an overview and present plans. The application will be complete once the board makes a SEQRA declaration.

REGULAR MEETING:

PUBLIC HEARNGS:

THREE MILE HARBOR VISTA II MINOR SUBDIVISION SCTM #300-94-2-1

Member Krug reads public hearing notice. Counsel states affidavit of posting and service is in order. Planner Schantz gives an overview. No public comments were heard. A motion is made to close hearing, seconded and approved.

VERIZON WIRELESS AT MONTAUK COMMUNITY CHURCH (MONTAUK 7) SITE PLAN/SPECIAL PERMIT/PWSF SCTM #300-49-2-13

Member McCobb reads public hearing notice. Counsel states affidavit of posting and service is in order. Planner Schantz gives an overview. Simone Freeman, applicant, displays photos, gives an overview and gives a rundown of submissions. No public comments were heard. A motion is made to close hearing, seconded and approved.

2. OCEANSIDE BEACH RESORT RENOVATIONS SITE PLAN/SPECIAL PERMIT SCTM #300-47-2-10.1

Planner Schantz gives an overview and presents plans. The board made a determination against granting an exemption or otherwise reducing the required on-site parking.

REGULAR MEETING:

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

**SITE PLAN
APPROVAL**

of

**SOUTH FORK COUNTRY CLUB BARN
SITE PLAN
SCTM #300-150-3-5, 7.1, 7.2, 7.3, 7.4, 8**

ADOPTED: 2 / 26 / 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:** 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:** to construct a new 40' X 60' (2,400 sq. ft.) one story barn. Also proposed are three additional light fixtures, landscaping, grass parking, and a new sanitary system and drywell. The barn is to house maintenance equipment and contains restrooms
- 4. SIZE OF PROPERTY:** 4,408,752 sq. ft. (~101 acres with neighboring lot(s))
- 5. OWNER OF PROPERTY:** Amagansett Holding Corp.
- 6. APPLICANT:** Bob Maroney
- 7. PROPOSED SITE PLAN:** Site Plan prepared by George Walbridge Surveyors, P.C., dated revised October 1, 2019
- 8. DATE OF PUBLIC HEARING ON APPLICATION:** February 5, 2020

B. PROPERTY LOCATION AND DESCRIPTION

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-150-03-05, 07.1, 7.2, 7.3, 7.4, 8
- 2. STREET LOCATION:** 730 Old Stone Highway
- 3. CONTIGUOUS WATER BODIES:** N/A
- 4. HAMLET OR GEOGRAPHIC AREA:** Amagansett
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** The subject parcel is ~44 acres in lot area, zoned A5: Residence and is situated in Amagansett along Old Stone Highway. The subject parcel, along with two (2) neighboring parcels comprises the ~102 acre site known as the South Fork Country Club; a "beach, country golf yacht or other membership club" use as defined in the Town Code.

The subject parcel is situated within the Town's Agricultural Overlay District (AGO). However, the property is not currently used in any such capacity. It is also within the Suffolk County Pine Barrens and South Fork Special Groundwater Protection Area.

- 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:** Agricultural Overlay District

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 memo dated December 4, 2019 the Town Engineer found the engineering elements to be satisfactory.

3. By memo dated January 3, 2020 the Office of Fire Prevention stated that no further information was required.

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:** Site plan approval pursuant to Article VI of Chapter 255 of the Town Code.

2. **NATURE OF APPROVED USE:** Golf Club (existing, no change)

3. **DESCRIPTION OF APPROVED WORK:** to construct a new 40' X 60' (2,400 sq. ft.) one story barn with two restrooms. Also proposed are three additional light fixtures, landscaping, grass parking, and a new sanitary system and drywell. The barn is to house maintenance equipment and contains restrooms

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 George Walbridge Surveyors, P.C., dated revised October 1, 2019

2. APPROVED BUILDING OR CONSTRUCTION PLANS: Ground Floor Plan (A1.0) prepared by Rogers McCagg, Architects, dated revised December 3, 2019; a set of plans prepared by Rogers McCagg, Architects, dated July 22, 2019 including: Roof Plan (A1.1), Exterior Elevations (A2.0), Lighting Plan (G1.01); and a set of plans prepared by D.B. Bennett, P.E., P.C., dated revised November 20, 2019 including: Sanitary Plan (C1), Partial Plan & Details and Sanitary Plan (C3)

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 final approval of the Suffolk County Department of Health Services (SCDHS).

3.3 The applicant shall obtain final approval of the Architectural Review Board (ARB)

3.4 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.

3.5 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.

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

3.7 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: February 26, 2020

cc: Bob Maroney
South Fork Country Club
PO Box 708
Amagansett NY 11930

Planning Department
Building Inspector
Architectural Review Board

Result: Adopted

Mover: Randall T. Parsons
Seconder: Kathleen Cunningham
Ayes: Samuel Kramer, Kathleen Cunningham, Sharon McCobb, Randall T. Parsons, Ian Calder-Piedmonte, Louis Cortese, Ed Krug

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

In the Matter of the Application

**SCHEDULE
PUBLIC HEARING**

of

**224 AND 228
SPRINGS FIREPLACE ROAD, LLC
SITE PLAN**

SCTM # 300-145-3-8.1, 10.1 ADOPTED: 2 / 26 / 2020

1. 224 Springs Fireplace, LLC and 228 Springs Fireplace, LLC, owners, have made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, 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. The property contains 25,085 square feet (0.576 acre) and is located on the east side of Springs Fireplace Road, East Hampton 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 #300-145-3-8.1, 10.1.

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.

3. A site plan prepared by George Walbridge Surveyors, P.C., dated revised February 3, 2020; a Drainage and Drainage Plan with Details and Notes (D1) prepared by Edward Armus Engineering, PLLC, dated revised October 22, 2019 are available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

4. A public hearing is hereby scheduled to be held at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, March 25, 2020 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application.

5. The applicant is hereby notified of the requirement that adjacent property owners as listed on the local assessment rolls, including those immediately across any public or private streets, be notified and that the subject property be posted, as required by § 255-9-23 of the Town Code.

DATED: February 26, 2020

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

Planning Department
Building Department
Architectural Review Board

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

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

In the Matter of the Application

**SCHEDULE
PUBLIC HEARING**

of

**BROOKS-PARKS COTTAGE RELOCATION
SITE PLAN**

SCTM # 300-62-7-3, 5, 6.1 ADOPTED: 2 / 26 / 2020

1. Stony Brook Foundation, Inc., owner, has made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to situate a 10' x 12' (120 square foot) cottage at the site of the Pollock-Krasner House and Study Center. The cottage building itself is part of a locally-designated Historic Landmark site. The property contains 68,519 square feet (1.57 acres) and is located on the south side of Springs Fireplace Road, Springs and is situated in an A-5 Residence 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 #300-62-7-3, 5, 6.1.

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.

3. A site plan prepared by August Henry Muff, Architect, dated revised February 3, 2020 is available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

4. A public hearing is hereby scheduled to be held at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, March 25, 2020 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application.

5. The applicant is hereby notified of the requirement that adjacent property owners as listed on the local assessment rolls, including those immediately across any public or private streets, be notified and that the subject property be posted, as required by § 255-9-23 of the Town Code.

DATED: February 26, 2020

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

Planning Department
Building Department
Architectural Review Board

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

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

In the Matter of the Application

of

**SCHEDULE
PUBLIC HEARING**

**51 SOUTH EDGEMERE, LLC
SITE PLAN**

SCTM # 300-52-1-1.2

ADOPTED: 2 / 26 / 2020

1. 51 South Edgemere, LLC, owner, has made application for 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. 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 situated in a B-Residence 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 #300-52-1-1.2.

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.

3. 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 offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

4. A public hearing is hereby scheduled to be held at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, March 25, 2020 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application.

5. The applicant is hereby notified of the requirement that adjacent property owners as listed on the local assessment rolls, including those immediately across any public or private streets, be notified and that the subject property be posted, as required by § 255-9-23 of the Town Code.

DATED: February 26, 2020

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

Planning Department
Building Department
Architectural Review Board

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

**OCEANSIDE BEACH RESORT RENOVATIONS SITE PLAN/SPECIAL PERMIT
SCHEDULE PUBLIC HEARING - TABLED**

ADOPTION OF MINUTES: February 12, 2020

Upon motion duly made and seconded the meeting was adjourned at 9:45 PM.