

# PLANNING BOARD MEETING

May 1, 2019

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 Wolffsohn, Assistant Director JoAnne Pahwul, Counsel John Jilnicki, Secretary Jodi Walker, and several other interested persons.

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

## **WORK SESSION:**

### **1. 45 AND 53 CROSS HIGHWAY LOT LINE MODIFICATION SCTM #300-170-4-11.2, 13.1**

Director Wolffsohn gives an overview and presents plans for Planner Schantz. The application is ready for approval.

### **2. LONG/EDWARDS LOT LINE MODIFICATION SCTM #300-165-5-19/166-5-11**

Director Wolffsohn gives an overview and presents plans for Planner Schantz. The proposed lot line modification is acceptable. The board will send comments to the Zoning Board of Appeals. The applicant will be complete provided the Zoning Board of Appeals provides the necessary relief.

### **3. GURNEY'S YACHT CLUB PHASE I EXTERIOR RENOVATIONS SITE PLAN SCTM #300-6-4-10**

Assistant Director Pahwul gives an overview and presents plans. The application is ready for approval.

### **4. MICKEY'S GENERATOR SITE PLAN SCTM #300-49-3-3**

Director Wolffsohn gives an overview and presents plans for Planner Schantz. The applicant should demonstrate that the noise regulations of Chapter 185 can be met. Additional information regarding the areas of planting should be submitted. The applicant should consider burying the proposed generator underground.

### **5. DRIFTWOOD MASTER PLAN PRELIMINARY SITE PLAN SCTM #300-110-1-13**

Director Wolffsohn gives an overview and presents plans for Planner Schantz. The board agrees the Alternate B is a more appropriate plan and encourages the applicant to design formal plans that are protective of the sensitive environment.

### **6. HOSTWAY INN LOBBY SITE PLAN SCTM #300-166-6-3**

Assistant Director Pahwul gives an overview and presents plans. The applicant should delineate the outdoor areas where alcoholic beverages will be permitted on a revised site plan along with dimensions, size and manner of delineation and screening. The Lobby Floor Plan should be revised to indicate the proposed square footage and limits of the bar area. The applicant should submit a draft Declaration of Covenants and Restrictions that addresses the concerns of the board. The board agrees to assume lead agency status.

**7. VERIZON WIRELESS GURNEY'S INN SC SITE PLAN  
SCTM #300-87-3-28.1**

**TABLED**

**8. SHILOWICH SITE PLAN  
SCTM #300-197-1-37.1**

Assistant Director Pahwul gives an overview and presents plans. The board agrees to the proposed modification.

The following Board of Review by counsel, and upon motions duly made and seconded, were approved by the Board:

**ADOPTED BY PLANNING BOARD: May 1, 2019**

**BOARD OF REVIEW: PLANNING BOARD**

**WHEREAS**, the Town Engineer has brought before the Board of Review the request of **Patricia Gold** for a Building Permit on premises located In **42 Gardiner Lane EAST HAMPTON, MAP 16, BLOCK: 15, LOTS: 58-65, URP 19 in SP 4-2, SCTM #300-178-6-17.1** and

**WHEREAS**, Report has been made on UR Form No. 2-1976 dated **April 25, 2019** which is attached to and made a part of this Resolution; Now, therefore, be it

**RESOLVED**, that upon completion of the work shown on UR Form No. 2-1976 dated **April 25, 2019**, the Building Inspector may issue a Building Permit on said premises, or, in the alternative, he may issue a Building Permit upon Town Board's approval of an Undertaking secured by a Certified Check or other Surety acceptable to the Town Board, to secure road improvement units required. Said Undertaking to be in the amount of **\$13,500**. These requirements shall be subject to review one (1) year from the date of this Resolution or **May 1, 2020**.

By motions made, seconded, the following resolution was approved by the Board:

**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**

**SEELER/ZOHN  
LOT LINE MODIFICATION  
SCTM #300-170-4-23.4, 23.5**

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**ADOPTED: 5 / 1 / 19**

**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:** David Seeler & Ngaere Zohn
- 3. SIZE OF AREA TO BE TRANSFERRED:** 7,995 sq. ft.
- 4. EXISTING SIZES OF PROPERTY:** Lot 1 (SCTM#300-170-4-23.5) is currently 52,124 sq. ft. and Lot 2 (SCTM#300-170-4-23.4) is currently 102,183 sq. ft.
- 5. PROPOSED SIZES OF PROPERTY:** Proposed Lot 1 would now be 67,119 sq. ft. and proposed Lot 2 would be 94,187 sq. ft.
- 6. PREPARER OF PROPOSED MAP:** George Walbridge Surveyors, P.C.
- 7. DATE OF PROPOSED MAP:** Last revised January 24, 2019
- 8. DATE OF PUBLIC HEARING ON APPLICATION:** March 6, 2019

**B. PROPERTY LOCATION AND DESCRIPTION**

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-170-4-23.4 & 23.5
- 2. STREET LOCATION:** 50 & 86 Montauk Highway
- 3. CONTIGUOUS WATER BODIES:** N/A
- 4. HAMLET OR GEOGRAPHIC AREA:** Amagansett
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** Both lots are currently 100% cleared of naturally-occurring vegetation and are used for storage of vehicles and materials for a garden center, which has its principal building on a lot to the east of the two subject parcels.
- 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:** A: Residence & NB: Neighborhood Business
- 2. ZONING OVERLAY DISTRICT:** None

**D. SEQRA REVIEW**

1. **SEQRA CLASSIFICATION:** Unlisted
2. **LEAD AGENCY:** Planning Board
3. **DETERMINATION OF SIGNIFICANCE:** Negative Declaration
4. **DATE OF DETERMINATION:** March 13, 2019

**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 letter dated September 14, 2018 the Office of Fire Prevention stated that no additional information was needed.

3. The application was referred to the Town Engineer who did not offer any comments.

**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 conform to both lot area and lot width requirements for the A: Residence and NB: Neighborhood Business zoning districts.

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 the lot line 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:** Seeler/Zohn Lot Line Modification
2. **PREPARER OF APPROVED MAP:** George Walbridge Surveyors, P.C.
3. **DATE OF APPROVED MAP:** last revised January 24, 2019

**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. No transfer or conveyances of property may be made except in accordance with the approved Map. No such conveyances may be made until and unless the applicants have met the conditions contained in ¶ 2 & 3 below, which compliance shall be certified by the signing of the Map by the Planning Board Chair.

2. The applicants shall obtain final approval of the Suffolk County Department of Health Services and shall submit proof of the same to the Planning Board.

3. The applicants shall submit a declaration of covenants and restrictions in a manner to be found acceptable to the Town Attorney's Office which states that building and total lot coverage for proposed Lot 1 will be based upon the existing lot area of 59,124 sq. ft.

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. The conveyance of land approved herein shall take place no later than eighteen (18) months from the date of this resolution.

7. 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 for Spring Hollow. 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: May 1, 2019

cc: Carolyn A. Miller  
Land Marks, LLC  
532 Montauk Highway  
PO Box 2759  
Amagansett, NY 11930

Planning Department  
Building Inspector  
Board of Assessors

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

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

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**In the Matter of the Application**

**of**

**45 AND 53 CROSS HIGHWAY  
LOT LINE MODIFICATION  
SCTM #300-170-4-12.2 & 13.1**

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**LOT LINE  
MODIFICATION  
APPROVAL**

**ADOPTED: 5 / 1 / 19**

**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:** Bion Bartning
- 3. SIZE OF AREA TO BE TRANSFERRED:** 1,140 sq. ft.
- 4. EXISTING SIZES OF PROPERTY:** SCTM# 300-170-4-12.2: 23,877 sq. ft., SCTM# 300-170-4-13.1: 11,944 sq. ft.
- 5. PROPOSED SIZES OF PROPERTY:** SCTM# 300-170-4-12.2: 22,737 sq. ft., SCTM# 300-170-4-13.1: 13,084 sq. ft.
- 6. PREPARER OF PROPOSED MAP:** George Walbridge Surveyors, P.C.
- 7. DATE OF PROPOSED MAP:** Last revised March 14, 2019
- 8. DATE OF PUBLIC HEARING ON APPLICATION:** April 17

**B. PROPERTY LOCATION AND DESCRIPTION**

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-170-4-12.2 & 13.1
- 2. STREET LOCATION:** 45 and 53 Cross Highway
- 3. CONTIGUOUS WATER BODIES:** N/A
- 4. HAMLET OR GEOGRAPHIC AREA:** Amagansett
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** The parcels are both developed with single-family residences and associated accessory structures and are both zoned B: Residence. They are situated off of Cross Highway in Amagansett and are both 100% 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: Residence
- 2. ZONING OVERLAY DISTRICT:** None

**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 letter dated April 1, 2019 the Office of Fire Prevention stated that no additional information was needed.
3. The application was referred to the Town Engineer who did not offer any comments.

**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. Proposed Lot 1 conform to both lot area and lot width requirements for the B: Residence zoning district. Proposed Lot 2 does not conform but will be made more conforming to both minimum lot area and minimum lot width as a result of the proposed lot line modification.
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 the lot line 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:** 45 and 53 Cross Highway Lot Line Modification
2. **PREPARER OF APPROVED MAP:** George Walbridge Surveyors, P.C.
3. **DATE OF APPROVED MAP:** last revised March 14, 2019

**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. No transfer or conveyances of property may be made except in accordance with the approved Map. No such conveyances may be made until and unless the applicants have met the condition contained in ¶ 2 below, which compliance shall be certified by the signing of the Map by the Planning Board Chair.
2. The applicants shall obtain final approval of the Suffolk County Department of Health Services and shall submit proof of the same to the Planning Board.
3. 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.

4. All stormwater run-off resulting from the development of the lots shown on the Map shall be contained within the said lots.

5. The conveyance of land approved herein shall take place no later than eighteen (18) months from the date of this resolution.

6. 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 for 45 and 53 Cross Highway. 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: May 1, 2019

cc: Joel Halsey  
PO Box 5030  
Montauk NY 11954

Planning Department  
Building Inspector  
Board of Assessors

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

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

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**In the Matter of the Application**

**of**

**SITE PLAN  
APPROVAL**

**GURNEY'S YACHT CLUB PHASE I  
EXTERIOR RENOVATIONS  
SITE PLAN  
SCTM #300-6-4-9**

**ADOPTED:   5   /   1   /  19**

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**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:**

- 241 sq. ft. addition for new entry foyer, ADA compatible bathrooms, and Janitor's closet (#2);
  - 95 sq. ft. addition for expanded reception/office space and fire alarm control center (#4)
  - Relocation of existing transformer equipment (#6A & #7) to area next to existing transformers (#8 & #9);
  - 970 sq. ft. Trellis over promenade (#12).
- 4. SIZE OF PROPERTY: 4.34 acres**  
**5. OWNER OF PROPERTY: 32 Star Island Associates, LLC**  
**6. APPLICANT: Karen Hoeg, Esq**  
**7. PROPOSED SITE PLAN: Prepared by George Walbridge Surveyors dated March 20, 2019.**

**8. DATE OF PUBLIC HEARING ON APPLICATION: N/A** Determined to be a minor site plan not requiring a public hearing

**B. PROPERTY LOCATION AND DESCRIPTION**

**1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-98-04-09**

**2. STREET LOCATION: Star Island Road**

**3. CONTIGUOUS WATER BODIES: Lake Montauk**

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

**5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:**

9/12/03-C.O.- 44 unit, 2-story frame motel, enclosed swimming pool, sauna, restaurant, dock house, outdoor pool, 40 unit, 2-story motel containing four boutiques, 2-story garage with staff rooms above, 1,316 sq. ft. dining deck, ships store, dock bath house.

**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: Resort**

**2. ZONING OVERLAY DISTRICT: Harbor Protection**

**D. SEQRA REVIEW**

**1. SEQRA CLASSIFICATION: Unlisted**

**2. LEAD AGENCY: Planning Board**

**3. DETERMINATION OF SIGNIFICANCE: Negative declaration**

**4. DATE OF DETERMINATION: April 10, 2019**

**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 20, 2019, the Fire Marshal 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 interior and exterior renovations and additions

#### **3. DESCRIPTION OF APPROVED WORK:**

- 241 sq. addition for new entry foyer, ADA compatible bathrooms, and Janitor's closet (#2);
- 95 sq. ft. addition for expanded reception/office space and fire alarm control center (#4);
- Relocation of transformers (#8 & #9);
- 970 sq. ft. Trellis over promenade (#12).

### **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 George Walbridge Surveyors dated March 20, 2019.

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

- Architectural Plans prepared by DiSunno Architecture and dated March 20, 2019
  - Sheet A100- Site Plan
  - A202 – Bathroom Plan
  - A207 – Promenade Trellis
- Architectural Plan prepared by DiSunno Architecture and dated March 19, 2019
  - Sheet A208 – Lobby & Shops Plan
  - ARB-12 Enclosed Area at the front entry
  - ARB-15 – Back office

#### **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 a Natural Resources Special Permit for the 241 sq. ft. addition.

3.4 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.

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

3.6 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 1, 2019

cc: Karen Hoeg, Esq.  
Twomey, Latham, Shea, Kelley  
33 West Second Street  
P.O. Box 9398  
Riverhead, NY 11901

Planning Department  
Building Inspector  
Architectural Review Board

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

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

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**In the Matter of the Application**

**of**

**SHILOWICH  
SITE PLAN/SPECIAL PERMIT  
SCTM #300-197-1-37.1**

**RESOLUTION  
AMENDING  
APPROVAL**

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**ADOPTED: 5/ 1/ 19**

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:** Shilowich Site Plan/Special Permit dated June 17, 2015 and modified on July 15, 2015.

**PROPERTY LOCATION:** Ardsley Road, Wainscott

**PROPOSED AMENDMENT:** A request has been submitted to modify the approval to reflect several as-built changes. The basement and exterior staircases were not constructed, alternative lighting fixtures were utilized, and the concrete floor was not

pitched as required by the approved groundwater protection plan and the Planning Board's Groundwater Protection Policy.

**MODIFICATION AS APPROVED:** The elimination of the basement and exterior staircases and an alternative lighting plan. The revised Floor Plan depicts a waterproof barrier around the exterior of the building that includes a polyurethane sealer and an epoxy coating on the floor.

**REASONS SUPPORTING MODIFICATION:** The elimination of the basement and exterior staircases do not present any planning concerns. The site plan contains a notation that no outdoor storage is permitted. The alternative light fixtures and the revised lighting plan comply with the Board's lighting policies and the Town Code. The Town Engineer has reviewed the revisions to the groundwater protection measures depicted on the revised Floor Plans and found them to be acceptable.

**APPROVED PLANS AS MODIFIED:**

Site Plan prepared by Saskas Surveying dated revised March 26, 2019,  
G.2 As Built Elevations dated revised April 10, 2019,  
G.3 Floor Plans dated revised April 10, 2019,  
G.4 Grading & Drainage Plan dated revised February 20, 2019,  
G.5 Lighting Plan dated revised April 10, 2019,

**CONDITIONS TO MODIFICATION:**

The dumpster shall be located on the 5' x 8' concrete pad located on the easterly side of the parking area and screened with a 6' high stockade fence as approved in the prior site plan.

DATED: May 1, 2019

cc: LPS  
P.O. Box 1313  
East Hampton, NY 11937

Planning Department  
Building Inspector

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

**ADOPTION OF MINUTES:** April 17, 2019

Upon motion duly made and seconded the meeting was adjourned at 10:25 PM.