

PLANNING BOARD MEETING

May 15, 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 Marguerite 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. RUSCHMEYER’S PARKING LOT SITE PLAN
SCTM #300-27-4-27**

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

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

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

In the Matter of the Application

of

**SITE PLAN
APPROVAL**

**RUSCHMEYERS PARKING LOT RESURFACING
SITE PLAN
SCTM #300-27-4-27**

ADOPTED: 5 / 15 / 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. 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:** Approval to remove 7,576 sq. ft. of asphalt paving from a portion of an existing parking lot and to replace it with crushed bluestone.
- 4. SIZE OF PROPERTY:** 3.2 Acres
- 5. OWNER OF PROPERTY:** Ruschmeyer Hospitality Group, LLC
- 6. APPLICANT:** Ruschmeyer Hospitality Group, LLC
- 7. PROPOSED SITE PLAN:** P-2 Plan for resurfacing parking lot prepared by ORS Architecture and dated May 6, 2019.
- 8. DATE OF PUBLIC HEARING ON APPLICATION:** N/A

B. PROPERTY LOCATION AND DESCRIPTION

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-27-4-27

2. **STREET LOCATION:** Second House Road
3. **CONTIGUOUS WATER BODIES:** N/A
4. **HAMLET OR GEOGRAPHIC AREA:** Montauk
5. **SITE DESCRIPTION & EXISTING IMPROVEMENTS:** A 10,250 sq. ft. building containing a restaurant and motel units and three additional 1,054 sq. ft. buildings also containing motel units, for a total of 27 units, and undefined parking areas. The motel use represents a pre-existing, nonconforming use in a residential zoning district.
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:** A3 Residence
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/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 memorandum dated May 10, 2019, the Town Engineer found the proposed changes to the parking lot to be acceptable.

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:** Resurfacing of a portion of an existing parking lot that pre-exists zoning.
3. **DESCRIPTION OF APPROVED WORK:** Removal of 7,576 sq. ft. of asphalt paving from a portion of an existing parking lot and replacement with crushed bluestone.

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: P-2 Plan for resurfacing parking lot prepared by ORS Architecture and dated May 6, 2019.

2. APPROVED BUILDING OR CONSTRUCTION PLANS: N/A

3. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:

3.1 The applicant shall perform the parking improvements shown on the approved site plan described above prior to the issuance of a certificate of occupancy.

3.2 The parking improvements required by this site plan approval 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.

3.3 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.

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

3.5 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 15, 2019

cc: Ruschmeyer's Hospitality Group
161 Second House Road
Montauk, NY 11955

Planning Department
Building Inspector
Architectural Review Board

Result: Adopted
Mover: Louis Cortese
Seconder: Ed Krug
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**

In the Matter of the Application

of

**EXTENSION
OF TIME**

**BELOW THE BRIDGE
LOT LINE MODIFICATION
SCTM #300-145-3-9.4, 11.1, 12.1, 21.1/145-5-4.1, 14.1**

ADOPTED: 5 / 15 / 19

1. By resolution adopted October 28, 2015, and subsequently extended January 11, 2017, May 17, 2017, and May 2, 2018, (the "Resolution"), the Planning Board granted lot line modification approval to the above-mentioned application, subject to various conditions.

2. By letter dated April 24, 2019, Madeline VenJohn, attorney for the applicant, has informed the Planning Board that additional time is needed to meet the conditions of the Planning Board Resolution in order that the map may be signed, and has requested an extension of time.

3. Based upon the foregoing, the Planning Board hereby extends the time within which the applicant must comply with the conditions of the Board's resolution for a period of one (1) year, or until April 28, 2020.

4. In all other respects, the original Resolution of approval as extended is hereby reaffirmed.

DATED: May 15, 2019

cc: Madeline VenJohn, Esq.
Tarbet & Lester, PLLC
132 North Main Street, 1st Floor
East Hampton, NY 11937

Planning Department
Building Department

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

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

ADOPTED BY PLANNING BOARD: May 15, 2019

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **QUI and CHAI KAI CHAN** for a Building Permit on premises located In **6 CENTRAL AVE - EAST HAMPTON, MAP 597, BLOCK: 1, LOTS: 6-15, URP 2 in EH-11 , S.C.T. M. 300-147-10-6.2** and

WHEREAS, report has been made on UR Form No. 2-1976 dated **MAY 9, 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 **MAY 9, 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 **\$9,900**. These requirements shall be subject to review one (1) year from the date of this Resolution or **May 15, 2020**.

ADOPTION OF MINUTES: May 8, 2019

Upon motion duly made and seconded the meeting was adjourned at 7:10 PM.