

1. April 13, 2020 Agenda

Documents:

[0413.PDF](#)

2. Subwaiver Review - Long/Edwards LLM

Documents:

[LONG EDWARDS12784620200410120042.PDF](#)

3. Subwaiver - Cinque Pierce LLM

Documents:

[CINQUE PIERCE LLM.PDF](#)

4. Site Plan Resolution - Verizon Wireless At Montauk Community Church

Documents:

[VERIZON WIRELESS AT MONTAUK COMMUNITY CHURCHPWSF SPSP REVISED.PDF](#)

5. Site Plan Resolution - Sprint Spectrum At SCWA

Documents:

[SPRINT SPECTRUM AT SCWA PWSF II.PDF](#)

6. Public Hearing - 51 South Edgemere LLC Site Plan

Documents:

[51 SOUTH EDGEMERE00154620200410131139.PDF](#)  
[51 SOUTH EDGEMERE00154720200410131257.PDF](#)

7. Public Hearing - 51 South Edgemere LLC Site Plan

Documents:

[51 SOUTH EDGEMERE LLC SP II.PDF](#)

**PLANNING BOARD  
TOWN OF EAST HAMPTON**

**AGENDA FOR MEETING OF:**

**April 13, 2020**

\*\*\*\*\*

**Board of Review:**

**Planning Board:**

**REGULAR MEETING**

**SUBDIVISIONS:**

**SUBWAIVER:**

Cinque-Pierce LLM	Approval	Calder-Piedmonte/Amagansett
-------------------	----------	-----------------------------

**SITE PLAN:**

Verizon Wireless at Montauk Community Church PWSF	Approval	McCobb/Montauk
Sprint Spectrum at SCWA PWSF	Modification	Calder-Piedmonte/Montauk

**OTHER:**

**URBAN RENEWAL:**

**COMPREHENSIVE PLAN:**

**OLD FILED MAPS:**

**PUBLIC HEARINGS:**

51 South Edgemere, LLC Site Plan	Parsons/Montauk
----------------------------------	-----------------

\*\*\*\*\*

**PLANNING BOARD  
TOWN OF EAST HAMPTON  
WORK SESSION:  
April 13, 2020**

\*\*\*\*\*

**SUBDIVISION REVIEW:**

**SUBWAIVER REVIEW:**

Long/Edwards LLM

McCobb/Schantz/East Hampton

**SITE PLAN REVIEW:**

**COMPREHENSIVE PLAN:**

**ZONE CHANGES:**

**OTHER:**

**URBAN RENEWAL:**

**OLD FILED MAPS:**

.....



# TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105  
East Hampton, New York 11937-2684

Planning Department  
JoAnne Pahwul, AICP  
Director

Telephone (631) 324-2178  
Fax (631) 324-1476

April 8, 2020

**TO:** Planning Board

**FROM:** Eric Schantz  
Senior Planner

**RE:** Long & Edwards – Lot Line Modification  
SCTM# 300-165-5-11 & 19  
Application #A0520190014  
38 Maple Lane & 23 Spring Close Highway

---

**Last Review Date:** December 11, 2019

**Items and Date Received:** February 26, 2020: cover letter, surveys for proposed Lot 2 potential new residence prepared by Gary Benz dated last revised January 10, 2020, lot line modification map prepared by Gary Benz, L.S dated last revised January 10, 2020

**Background Information:** The application is to transfer 4,356 sq. ft. of lot area between two parcels situated on Maple Lane and Spring Cloe Highway in East Hampton through a lot line modification. Lot 1 would be increased in lot area from 12,007 sq. ft to 16,363 sq. ft and Lot 2 would be reduced in size from 35,885 sq. ft. to 31,529 sq. ft.

Both lots are zoned A: Residence and are non-conforming as to required minimum lot area. Lot 1 is improved with a single-family residence and Lot 2 is currently vacant. A lot area variance was granted by the Zoning Board of Appeals (ZBA) for Lot 2 as the proposed lot line modification would make this lot less conforming to required minimum lot area. Neither lot is within any designated areas unique to groundwater protection or within any overlay zone.

Pursuant to SEQRA and Chapter 128 of the Town Code the subject application is a Type II action.

## Issues for Discussion:

### Clearing

At the time of the last review, the last outstanding issue was the potential over-clearing of Lot 2. At that time (December 2019), the survey did not illustrate the existing clearing

line and the Planning Department had performed a site inspection and indicated to the Planning Board that this property may be over-cleared. A speaker at the Zoning Board of Appeals (ZBA) public hearing for the required lot area variance had brought up this issue previously. The applicant's have submitted a revised survey which illustrates the existing clearing line on Lot 2. The updated survey and associated clearing calculations demonstrate compliance with the Town Code.

The Planning Department performed a second site inspection on April 8, 2020. Based upon this, it is not totally clear whether or not the property is over-cleared but it appears based on the field visit and the submitted revised survey that it is not. The allowable clearing on this property is nearly 66% of the lot area as it is not within any overlay district with special clearing restrictions and is relatively small in size (31,529 sq. ft. as proposed or 24,611 sq. ft. excluding the flagstrip access), which allows for greater amounts of clearing than comparably larger properties.

**Public Hearing**

The Board can require a public hearing for this application, but it has been past precedent to waive the hearing where both property owners are co-applicants and no adjoining property owners are affected.

**Conclusion**

In conclusion, it appears that the application is complete. The Board should form a consensus on whether or not to require a public hearing.

ES

**Planning Board Consensus**

*Is the application complete?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Will a public hearing be required?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

**Additional Board Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

---

**In the Matter of the Application**

**of**

**LOT LINE  
MODIFICATION  
APPROVAL**

**CINQUE-PIERCE  
LOT LINE MODIFICATION  
SCTM #300-172-9-31 & 28 & 29**

---

**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. 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:** Donna Francis & Richard Pierce; 105 & 109 Meeting House Lane & Michael Cinque; 107 Meeting House Lane
- 3. SIZE OF AREA TO BE TRANSFERRED:** 12,791 sq. ft.
- 4. EXISTING SIZES OF PROPERTY:** SCTM#300-172-9-28, 12,791 sq. ft; SCTM#300-172-9-29, 8,822 sq. ft; SCTM#300-172-9-31, 17,044 sq. ft.
- 5. PROPOSED SIZES OF PROPERTY:** Lot 1 - (SCTM#300-172-9-31) adds 5,868 sq. ft. from (SCTM#300-172-9-28); Lot 2 – (SCTM#300-172-9-29) adds 6,922 sq. ft. from (SCTM#300-172-9-28).
- 6. PREPARER OF PROPOSED MAP:** David L. Saskas of Saskas Surveying Company. P.C.
- 7. DATE OF PROPOSED MAP:** March 3, 2020
- 8. DATE OF PUBLIC HEARING ON APPLICATION:** N/A

**B. PROPERTY LOCATION AND DESCRIPTION**

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-172-9-31, #300-172-9-28, #300-172-9-29
- 2. STREET LOCATION:** 105 Meeting House Lane, 107 Meeting House Lane, 109 Meeting House Lane.
- 3. CONTIGUOUS WATER BODIES:** N/A
- 4. HAMLET OR GEOGRAPHIC AREA:** Amagansett
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** All three parcels have a two-

story single family residence with varying accessory structures. Parcel 31 has a two story garage in the rear; Parcel 29 has a one story garage in the rear; and Parcel 28 has a swimming pool in the rear. The lots have been 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: Residential
- 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 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 report dated 01/07/2020, the Fire Department has informed the Board that no additional fire protection devices are required for this application.
- 3. Donna Francis & Richard Pierce, owner of SCTM#300-172-9-31 and SCTM#300-172-9-28, and Michael Cinque, owner of SCTM#300-172-9-29, seek approval of a lot line adjustment, in order to permit the transfer of 6,922 sq. ft. of land from SCTM#300-172-9-28 to SCTM#300-172-9-29.
- 4. The proposed lot line adjustment would increase the area of SCTM#300-172-9-31 to 21,412 sq. ft. and SCTM#300-172-9-29 to 17,994 sq. ft. and would decrease the area of STCM#300-172-9-28 to 0 sq. ft.

**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 do not conform to lot area and lot width requirements for the B:

Residential zoning district. However, the proposed lots will be closer to conforming lot area due to the elimination of an existing lot.

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 lot lines 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:** Lot Line Modification Map of Cinque-Pierce
2. **PREPARER OF APPROVED MAP:** David L. Saskas
3. **DATE OF APPROVED MAP:** March 3, 2020

### **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. The property to be transferred from SCTM#300-179-9-28 to SCTM#300-179-9-29 & SCTM#300-179-9-31 shall be placed in the same record ownership as SCTM#300-179-9-29 & SCTM#300-179-9-31, respectively, such that no new or additional parcels of land are created.
2. The applicant shall obtain Suffolk County Department of Health Services approval of the map.
3. The existing 2-story frame single family residence on SCTM#300-172-09-28 shall be removed prior to the signing of the map by the Planning Board Chair.
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. There shall be no further division of any of the lots shown on this Map.
7. The conveyance of land approved herein shall take place no later than eighteen (18) months from the date of this resolution.

8. 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 of Cinque-Pierce. 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: April 13, 2020

cc:

Mark Catalano  
10 Pantigo Road  
East Hampton, NY 11937

Planning Department  
Building Inspector  
Board of Assessors

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

---

**In the Matter of the Application**

**SITE PLAN/  
SPECIAL PERMIT  
APPROVAL**

of

**VERIZON WIRELESS AT MONTAUK COMMUNITY CHURCH  
SITE PLAN/SPECIAL PERMIT  
PERSONAL WIRELESS SERVICE FACILITY  
SCTM#300-49-2-13**

**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.

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

**2. USE REQUIRING SPECIAL PERMIT:** Personal Wireless Service Facility

**3. DESCRIPTION OF PROPOSED WORK** To construct a new Personal Wireless Service Facility (PWSF) consisting of: six (6) antennas, nine (9) remote radio heads, three (3) GPS units and associated cabling and equipment to be situated atop an existing church bell tower and concealed by a ~6' tall screening enclosure.

**4. SIZE OF PROPERTY:** 70,736 sq. ft.

**5. OWNER OF PROPERTY:** Montauk Community Church

**6. APPLICANT:** New York SMSA Limited Partnership d/b/a Verizon Wireless

**7. PROPOSED PLANS:** A survey prepared by George Walbridge Surveyors, P.C., dated revised April 22, 2019; a set of plans prepared by Structural Consulting Services, P.C., dated revised March 19, 2019 including: Site Plan, Project Information, Map and Notes (Z01), Roof Plan, Part Roof Plan at Upper Bell Tower, Antenna Dimensions (Z-2), Building Elevations (Z-3), Building Elevations (Z-4), Site Line Representations (Z-5), and Vicinity Plan (Z-6); a set of plans prepared by Stealth Go Unnoticed dated November 7, 2018 including: Title Sheet (T1), Notes and Specifications (N1), Notes and Specifications (N2), Assembly – Elevations (S1), Assembly – Elevations (S2), Assembly – Elevations (S3), and Steel Details (S4); a set of plans prepared by Structural Consulting Services, P.C., dated revised December 6, 2017 including:

1000' Radius Map (RM-1), and Adjoiners List (RM-2); and Visual Assessment and Photo-Simulations prepared by APT Engineering dated December 2018

**8. DATE OF PUBLIC HEARING ON APPLICATION:** February 26, 2020

### **B. PROPERTY LOCATION AND DESCRIPTION**

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-49-2-13
- 2. STREET LOCATION:** 850 Montauk Highway
- 3. CONTIGUOUS WATER BODIES:** N/A
- 4. HAMLET OR GEOGRAPHIC AREA:** Montauk
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** The parcel is zoned A: Residence and is situated on Montauk Highway and South Etna Place in Downtown Montauk. It contains a ~7,350 sq. ft. church with single-family residence and associated lighting, landscaping, parking and accessory structures. It is 100% cleared of naturally occurring vegetation. The church building dates back to 1929 making it historic by definition. However, it is not a designated Historic Landmark or Place.
- 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:** A: Residence
- 2. ZONING OVERLAY DISTRICT:** N/A

### **D. SEQRA REVIEW**

- 1. SEQRA CLASSIFICATION:** Unlisted
- 2. LEAD AGENCY:** Planning Board
- 3. DETERMINATION OF SIGNIFICANCE:** Negative declaration
- 4. DATE OF DETERMINATION:** November 21, 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. An Antenna Site FCC Compliance and Assessment Report prepared by Pinnacle Telecom Group dated December 13, 2019 has been submitted. It appears that the proposed modification to the facility will meet all applicable Federal Communications Commission (FCC) guidelines.
3. The applicants have submitted a structural analysis letter prepared by Structural Consulting Services dated January 9, 2020 which verifies that the structure will be able to

support the proposed equipment.

4. By letter dated June 5, 2019 the Office of Fire Prevention stated that no additional information is necessary for fire-fighting purposes.

5. This application has been referred to the Town Engineer who offered no comments with regard to the proposed 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.

3. The application meets the general standards required for the issuance of a special permit by § 255-5-40 of the Town Code, in that:

(A) Nature of use. The use proposed will be in harmony with and promote the general purposes of Chapter 255 of the Town Code as the same are set forth in § 255-1-11 thereof.

(B) Lot area. The lot area is sufficient, appropriate, and adequate for the use, as well as reasonably anticipated operation and expansion thereof.

(C) Adjacent properties. The proposed use will not prevent the orderly and reasonable use of adjacent properties.

(D) Compatibility. The site of the proposed use is a suitable one for the location of a Personal Wireless Service Facility in the Town, and the proposed use will be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale, and overall appearance.

(E) Effect on specific existing uses. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater, recreational area, or other place of public assembly.

(F) Use definition. The proposed use conforms to the Town Code's definition of "Personal Wireless Service Facility" as that definition is used in § 255-1-20 of the Town Code.

(G) Circulation. Access facilities are adequate for the traffic estimated to be generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid

traffic congestion; and vehicular entrances and exits are clearly visible from the street and are not within seventy-five (75) feet of the intersection of street lines at a street intersection.

(H) Parking. The off-street parking spaces proposed for this application satisfy the requirements of the applicable provisions of Chapter 255 of the Town Code, and are in any case more than adequate for the actual anticipated number of occupants of the proposed use. Furthermore, the layout of the spaces and related facilities will be convenient and conducive to safe operation.

(I) Buffering and screening. Adequate buffer yards and screening have been provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use.

(J) Runoff and waste. Adequate provision has been made for the collection and disposal of stormwater runoff, sewage, refuse, and other liquid, solid, or gaseous waste which the proposed use will generate.

(K) Environmental protection. The natural characteristics of the site are such that the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems, or processes and without significant negative impact to groundwater and surface waters on or off the site.

(L) Compliance with other laws. The proposed use can and will comply with all provisions of the Town Code which are applicable to it, and can meet every other applicable federal, state, county, and local law, ordinance, rule, or regulation.

(M) Conformity with other standards. The proposed use can and will meet all of the specific standards and incorporate all of the specific safeguards required of the particular use by § 255-5-50 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:** Personal Wireless Service Facility

**3. DESCRIPTION OF APPROVED WORK** To construct a new Personal Wireless Service Facility (PWSF) consisting of: six (6) antennas, nine (9) remote radio heads, three (3) GPS units and associated cabling and equipment to be situated atop an existing church bell tower and concealed by a ~6' tall screening enclosure.

## **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 BUILDING OR CONSTRUCTION PLANS:** A survey prepared by George Walbridge Surveyors, P.C., dated revised April 22, 2019; a set of plans prepared by Structural Consulting Services, P.C., dated revised March 19, 2019 including: Site Plan, Project Information, Map and Notes (Z01), Roof Plan, Part Roof Plan at Upper Bell Tower, Antenna Dimensions (Z-2), Building Elevations (Z-3), Building Elevations (Z-4), Site Line Representations (Z-5), and Vicinity Plan (Z-6); a set of plans prepared by Stealth Go Unnoticed dated November 7, 2019 including: Title Sheet (T1), Notes and Specifications (N1), Notes and Specifications (N2), Assembly – Elevations (S1), Assembly – Elevations (S2), Assembly – Elevations (S3), and Steel Details (S4); a set of plans prepared by Structural Consulting Services, P.C., dated revised December 6, 2017 including: 1000’ Radius Map (RM-1), and Adjoiners List (RM-2); and Visual Assessment and Photo-Simulations prepared by APT Engineering dated December 2018

**2. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:**

2.1 Prior to the issuance of a certificate of occupancy, the applicants shall submit a certified report from a licensed professional demonstrating that the work has been performed in accordance with the approved plans and appropriate building codes.

2.2 Prior to the issuance of a building permit, the applicants shall obtain approval of the Architectural Review Board.

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

2.4 The applicant shall apply for and obtain a Certificate of Occupancy no later than one (1) year from the issuance of the building permit.

**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: April 13, 2020

cc: Simone M. Freeman, Esq.  
Amato Law Group, PLLC  
666 Old Country Road, Suite 901  
Garden City, NY 11530

Planning Department  
Building Inspector

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

---

**In the Matter of the Application**

**of**

**RESOLUTION  
AMENDING  
APPROVAL**

**SPRINT SPECTRUM AT SCWA SITE PLAN/SPECIAL PERMIT  
PERSONAL WIRELESS SERVICE FACILITY MODIFICATION II  
SCTM #300-16-2-13**

**ADOPTED:** \_\_\_\_/\_\_\_\_/\_\_\_\_

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:** Personal Wireless Service Facility originally approved by resolution dated April 30, 1998 as “Sprint Spectrum L.P. PCS Site #07-763” and modified by resolution dated April 9, 2014

**PROPERTY LOCATION:** Flamingo Road & Fairmont Avenue, Montauk

**PROPOSED AMENDMENT:** This is a request to modify an existing Personal Wireless Service Facility (PWSF) by removing three (3) existing panel antennas and replacing them with three (3) new antennas, adding three (3) new remote radio heads, and modifying arm mounts and installing other associated equipment at roughly 70’ AGL on a 100’ tall water tower.

**MODIFICATION AS APPROVED:** To change the approved site plan and building plans to those listed in the “APPROVED PLANS AS MODIFIED” below.

**REASONS SUPPORTING MODIFICATION:** Based upon the submitted building elevations and photographs, the proposed change of wireless communication antennas will not substantially increase the visibility of these utilities as there are already multiple antennas within view of public and private properties and have been for many years.

The applicants have submitted a structural analysis prepared by James P. Westbrook dated December 10, 2019 which verifies that the water tower and arm mounts can accommodate the proposed equipment.

The applicants have submitted an RF Engineer’s report prepared by Pinnacle Telecom Group dated August 8, 2019 which verifies that the proposed changes to the facility will be in compliance with Federal Communications Commission standards.

Pursuant to an inter-municipal agreement, the proposed project does not require referral to the Suffolk County Planning Commission.

Pursuant to section 255-6-45 of the Town Code the Planning Board voted to waive the public hearing requirement.

**APPROVED PLAN AS MODIFIED:** Set of plans prepared by Westchester Services LLC, dated November 20, 2019 (Rev.4)

**CONDITIONS TO MODIFICATION:**

1. Prior to the issuance of a certificate of occupancy, the applicants shall submit a certified report from a licensed engineer stating that the work has been performed in accordance with the approved plans.

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

3. The applicant shall apply for and obtain a Certificate of Occupancy no later than four (4) years from the date of this resolution.

DATED: April 13, 2020

cc: Janine Brino  
Re, Nielsen & Coughlin, PLLC  
775 Park Avenue, Suite 260  
Huntington, NY 11743

Planning Department  
Building Inspector

001.00 Cover Sheet), (A-002.00 Landscape Plan), (A-004.00 Seating Chart), (A-100.00 Construction Plan-Cellar), (A-101.00 Construction Plan- 1<sup>st</sup> Floor), (A-102.00 Construction Plan - 1<sup>st</sup> Floor), (A-103.00 Construction Plan - 1<sup>st</sup> Floor), (A-104.00 Construction - 2<sup>nd</sup> Floor), (A-105.00 Construction Plan - 2<sup>nd</sup> Floor), (A-106.00 Construction Plan 2<sup>nd</sup> Floor), (A201.00 Existing Exterior Elevations), (A202.00 Exterior Elevations), (A203.00 Proposed Exterior Renderings) and ten (10) copies of a legal memorandum.

11/15/19 Applicant submission; cover letter with one (1) copy of NYS DEC Freshwater Wetlands Permit

12/10/19 Fire Marshal Comments

02/10/20 Planning Board Memo; Planning Board calendar for discussion 02/12/20

02/12/20 Applicant submission; cover letter; ten (10) original landscape plan that details the mixture of native species that are proposed to be planted in the area of re-vegetation.

02/14/20 Planning Board meeting decision

02/27/20 Planning Board Resolution - Schedule Public Hearing

02/27/20 Public Hearing Notice

03/09/20 Fire Marshal Comments

03/11/20 East Hampton Star Affidavit

03/19/20 E-mail from applicant, re: request for information

03/27/20 Applicant submission; letter, re: request for application to be handled administratively

03/30/20 Applicant submission; cover letter; Affidavit of Service and Posting for Hearing with certified mail receipts

51 SOUTH EDGEEMERE, LLC SITE PLAN  
SCTM#: 300-52-1-1.2

OWNER:

51 SOUTH EDGEEMERE, LLC  
51 SOUTH EDGEEMERE STREET  
MONTAUK, NY 11954

ATTORNEY:

MATTEWS, KIRST & COOLEY, PLLC  
C/O DEBORAH CHORON  
241 PANTIGO RD  
EAST HAMPTON, NY 11937  
(631) 324-5909 EXT: 4

COMMITTEE:

R. PARSONS

LOCATION: 51 South Edgemere Street, Montauk NY

05/22/19 Applicant submission, cover letter; one (1) original and nine (9) copies of the joint Site Plan/ ARB application; ten (10) original surveys/site plans prepared by James P. Walsh Land Surveyors, P.C., dated revised, May 16, 2019. Ten (10) original sets of plans; one (1) check# 1039 in the amount of \$200.00 for the Architectural Review Board and one (1) check# 1040 for fees to be determine by the Planner.

07/09/19 Fire Marshal Comments

07/18/19 Applicant submission; cover letter, re: Narrative

10/10/19 Applicant submission; Cover letter; re: Ten (10) original copies of the survey prepared by James P. Walsh Land Surveyors, P.C. dated revised September 10, 2019.

10/10/19 Planning Dept. fee check list.

10/15/19 Planning Dept. Initial Evaluation; Planning Board calendar for discussion 10/16/19.

10/15/19 Town Engineer Comments dated October 10, 2019.

10/16/19 Applicant submission; cover letter, re: submitted new check 2644 in the amount of \$1,140.00. Returned check# 1040.

10/17/19 Planning Board meeting decision

10/29/19 Memo to A. Glennon, FBI, re: determination request

11/08/19 Applicant submission; cover letter, re: ten (10) original surveys/site plan by James P. Walsh Land Surveyor P.C. dated revised, November 5, 2019, ten (10) original sets of building plans prepared by Marta Sanders dated September 30, 2019 (A-

MATTHEWS, KIRST & COOLEY, PLLC

MAR 30 2020

ATTORNEYS AT LAW

PLANNING BOARD

241 PANTIGO ROAD  
EAST HAMPTON, NEW YORK 11937  
www.mklawfirm.com

BRIAN E. MATTHEWS  
DAVID M. KIRST  
ALICE COOLEY

TELEPHONE  
FAX

(631)324-5909  
(631)324-5981

DEBORAH CHORON

March 27, 2020

Via Hand-Delivery  
Samuel Kramer, Chairperson  
Planning Board  
Town of East Hampton  
300 Pantigo Place, Suite 103  
East Hampton, New York 11937

**Re:** 51 South Edgemere, LLC Site Plan/ARB Application  
**SCTM#:** 300-52-1-1.2  
**Premises:** 51 South Edgemere Street, Montauk (the "Subject Property")

Dear Chairperson Kramer and Members of the Board:

For your file, enclosed please find the original affidavits of mailing and posting for the above-referenced application as well as the original certified mailing receipts.

We thank you for your time and consideration. Please do not hesitate to contact me should you have any questions or comments or require any additional information.

Very truly yours,

/s/

DEBORAH CHORON

PLANNING BOARD  
TOWN OF EAST HAMPTON

APPLICATION OF:

51 South Edgemore WC

AFFIDAVIT OF SERVICE  
AND POSTING  
FOR HEARING

FOR A:

Site Plan Application

STATE OF NEW YORK)

SS:

COUNTY OF SUFFOLK)

Devin Matthews

, being duly sworn, deposes and says that:

(S)He is over the age of 18 years and resided at 273 Flamingo Ave  
Montauk, NY 11954

On the 13 day of March, 2020, (s)he served a copy of the attached Notice of Public Hearing, by certified mail, returned receipt requested, and posted at least ten (10) days prior to the date of said hearing, upon the owners of record of every property which abuts including those immediately across and public or private streets, from the property which is the subject of the above application in accordance with the provisions of Section 131-2.08(H)(3) or Sections 255-9-23 of the Town Code. Copies of the postmarked return receipts are attached hereto.

On the 13 day of March, 2020, (s)he caused to be posted on the property which is the subject of the above captioned hearing, at least ten (10) days in advance thereof; a sign giving official notice of the type and pendency of the application and of the time, place, and date of the public hearing to be held before the Planning, all in accordance with Section 131-2.08(H)(3) or Section 255-9-23 of the Town Code.

Sworn to be for me this 27<sup>th</sup> day  
of March, 2020.

  
NOTARY PUBLIC

  
Signature of Affiant

DEBORAH ANNE CHORON  
Notary Public, State of New York  
No. 02CH6309121  
Qualified in Suffolk County 2022  
Commission Expires 08/04/2022

IMPORTANT NOTE: PLEASE RETURN THIS AFFIDAVIT WITH CERTIFIED MAIL RECEIPTS AND RETURN RECEIPTS BEFORE YOUR HEARING, OR YOU MAY BRING THEM WITH YOU TO THE HEARING.

PLANNING BOARD  
TOWN OF EAST HAMPTON

APPLICATION OF:

51 South Edgemere LLC

AFFIDAVIT OF SERVICE  
AND POSTING  
FOR HEARING

FOR A:

Site Plan Application

STATE OF NEW YORK)

SS:

COUNTY OF SUFFOLK)

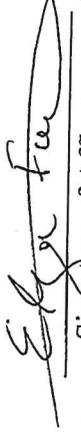
Eliza Fiore

, being duly sworn, deposes and says that:

(S)He is over the age of 18 years and resided at 16 Laurel Court  
Sag Harbor NY 11963

On the 12<sup>th</sup> day of March, 2020, (s)he served a copy of the attached Notice of Public Hearing, by certified mail, returned receipt requested, and posted at least ten (10) days prior to the date of said hearing, upon the owners of record of every property which abuts including those immediately across and public or private streets, from the property which is the subject of the above application in accordance with the provisions of Section 131-2.08(H)(3) or Sections 255-9-23 of the Town Code. Copies of the postmarked return receipts are attached hereto.

On the \_\_\_ day of \_\_\_, 20\_\_\_, (s)he caused to be posted on the property which is the subject of the above captioned hearing, at least ten (10) days in advance thereof; a sign-giving official notice of the type and pendency of the application and of the time, place, and date of the public hearing to be held before the Planning, all in accordance with Section 131-2.08(H)(3) or Section 255-9-23 of the Town Code.

  
Signature of Affiant

Sworn to be for me this 27<sup>th</sup> day  
of March, 2020.

DEBORAH ANNE CHORON  
Notary Public, State of New York  
No. 02CH6309121  
Qualified in Suffolk County  
Commission Expires 08/04/2022

  
NOTARY PUBLIC

IMPORTANT NOTE: PLEASE RETURN THIS AFFIDAVIT WITH CERTIFIED MAIL RECEIPTS AND RETURN RECEIPTS BEFORE YOUR HEARING, OR YOU MAY BRING THEM WITH YOU TO THE HEARING.

PUBLIC HEARING NOTICE

TAKE NOTICE, that a public hearing will be held before the East Hampton Town Planning Board 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 application of 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. 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 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.

DATED: February 26, 2020

Samuel Kramer, Chairman

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**MONTAUK, NY 11954**

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee \$ per applicable rate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To **Karl J. Stork**

Street and Apt. No., or PO Box No.  
**56 Edgemere St.**

City, State, Zip+4®  
**Montauk, NY 11954**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**NEW YORK, NY 10014**

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee \$ per applicable rate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To **John W. Templeman**

Street and Apt. No., or PO Box No.  
**237 W 11th St, Apt 6-A**

City, State, Zip+4®  
**New York, NY 10014-221**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**MONTAUK, NY 11954**

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee \$ per applicable rate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To **Anne Brenni**

Street and Apt. No., or PO Box No.  
**PO Box 656**

City, State, Zip+4®  
**Montauk, NY 11954**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**MONTAUK, NY 11954**

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee \$ per applicable rate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To **Robert J. Lucas**

Street and Apt. No., or PO Box No.  
**PO Box 2615**

City, State, Zip+4®  
**Montauk, NY 11954**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**SANTA ANA, CA 92705**

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee \$ per applicable rate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To **Ronald Burkard Foxys LLC**

Street and Apt. No., or PO Box No.  
**224 E Santa Clara Ave. 716**

City, State, Zip+4®  
**Santa Ana, CA 92705**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**WOODHAVEN, NY 11421**

Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee \$ per applicable rate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To **Harlan Valentine**

Street and Apt. No., or PO Box No.  
**91-32 91st St**

City, State, Zip+4®  
**Woodhaven, NY 11421**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



# TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105  
East Hampton, New York 11937-2684

Planning Department  
JoAnne Pahwul, AICP  
Director

Telephone (631) 324-2178  
Fax (631) 324-1476

February 5, 2020

**TO:** Planning Board

**FROM:** Eric Schantz *E.S.*  
Senior Planner *[Signature]*

**RE:** 51 South Edgemere, LLC – Site Plan  
SCTM# 300-52-1-1.2  
51 South Edgemere Street, Montauk

---

**Last Review Date:** October 17, 2019

**Items and Date Received:** Applicant submission; cover letter, re: ten (10) original surveys/site plan by James P. Walsh Land Surveyor P.C. dated revised, November 5, 2019, ten (10) original sets of building plans prepared by Marta Sanders dated September 30, 2019 (A-001.00 Cover Sheet), (A-002.00 Landscape Plan), (A-004.00 Seating Chart), (A-100.00 Construction Plan-Cellar), (A-101.00 Construction Plan- 1st Floor), (A-102.00 Construction Plan – 1st Floor), (A-103.00 Construction Plan – 1st Floor), (A-104.00 Construction – 2nd Floor), (A-105.00 Construction Plan – 2nd Floor), (A-106.00 Construction Plan 2nd Floor), (A201.00 Existing Exterior Elevations), (A202.00 Exterior Elevations), (A203.00 Proposed Exterior Renderings) and ten (10) copies of a legal memorandum.

**Background Information:** Site plan application has been made to make interior renovations to a motel and restaurant, changes to the roof and facade (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. It is zoned B: Residence and is within the Harbor Protection Overlay District (HPOD). Both uses are prohibited in this zoning district but both are legally pre-existing, non-conforming. The parcel is nearly 100% cleared of naturally-occurring vegetation and is situated on Fort Pond just north of downtown Montauk.

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is a Type II action.

**Issues for Discussion:**

**Site Plan Elements**

At the time of the last review, the applicants were directed to submit a site plan with all the required elements. This item has been submitted.

**Landscaping/Re-Vegetation**

The applicants have submitted a landscaping plan which mostly details the existing plantings on the site. This plan does not outline the details of the proposed re-vegetation adjacent to Fort Pond. The plan should be amended to provide this information. The Planning Department recommends a mixture of switch grass (*Panicum virgatum*), bayberry (*Myrica pensylvanica*) and inkberry (*Ilex glabra*). All of these species are already planted on the site in various locations.

**Natural Resources Special Permit (NRSP)**

The Zoning Board of Appeals (ZBA) has elected to allow the NRSP application to be handled administratively. This application is currently being processed. A condition of this permit (among others) will be the placement of straw bales along Fort Pond to prevent run-off during the time of the demolition and construction of the rear entryway.

**Conclusion**

In conclusion, it appears that the application will be complete and ready to be scheduled for a public hearing once the details of the re-vegetation plan have been provided.

ES

**Planning Board Consensus**

*Should detailed information about the proposed re-vegetation be submitted?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

**Additional Board Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**MAP OF PROPERTY  
SITUATE**

**MONTAUK, TOWN OF EAST HAMPTON  
UFFOLK COUNTY, N.Y.**

SCALE: 1" = 30'  
AX MAP REF: 0300-52-01-1.2  
OT AREA: 54,291 SQ FT

OR 1.2463 ACRES  
ARBOR PROTECTION OVERLAY DISTRICT  
ERTICAL DATUM: NAVD 88

AREA W/O WETLANDS & R.O.W.  
ASEMENT  
49,722.9 SQ FT

OT COVERAGE ERMITTED: 9,944 SQ FT 20%
XISTING: 8,693 SQ FT
ROPOSED: N/A
TOTAL LOT COVERAGE ERMITTED: 24,861 SQ FT 50%
XISTING: 33,169 SQ FT
ROPOSED: 32,950 SQ FT
LEARING ERMITTED: 16,215 SQ FT OR N.R.S.P.
XISTING: 44,887 SQ FT
ROPOSED: 43,797 SQ FT

CERTIFIED TO:

51 SOUTH EDGEEMERE, LLC

VACANT

UNDERGROUND  
UTILITIES AS PER  
PRECISION MARKOUT,  
EAST HAMPTON, NY

LAND N/F OF  
TRICIA HIOTAKIS  
DWELLING- P. WATER

DWELLINGS- P. WATER

**SOUTH EDGEEMERE STREET**  
S11°59'25"E 362.00'

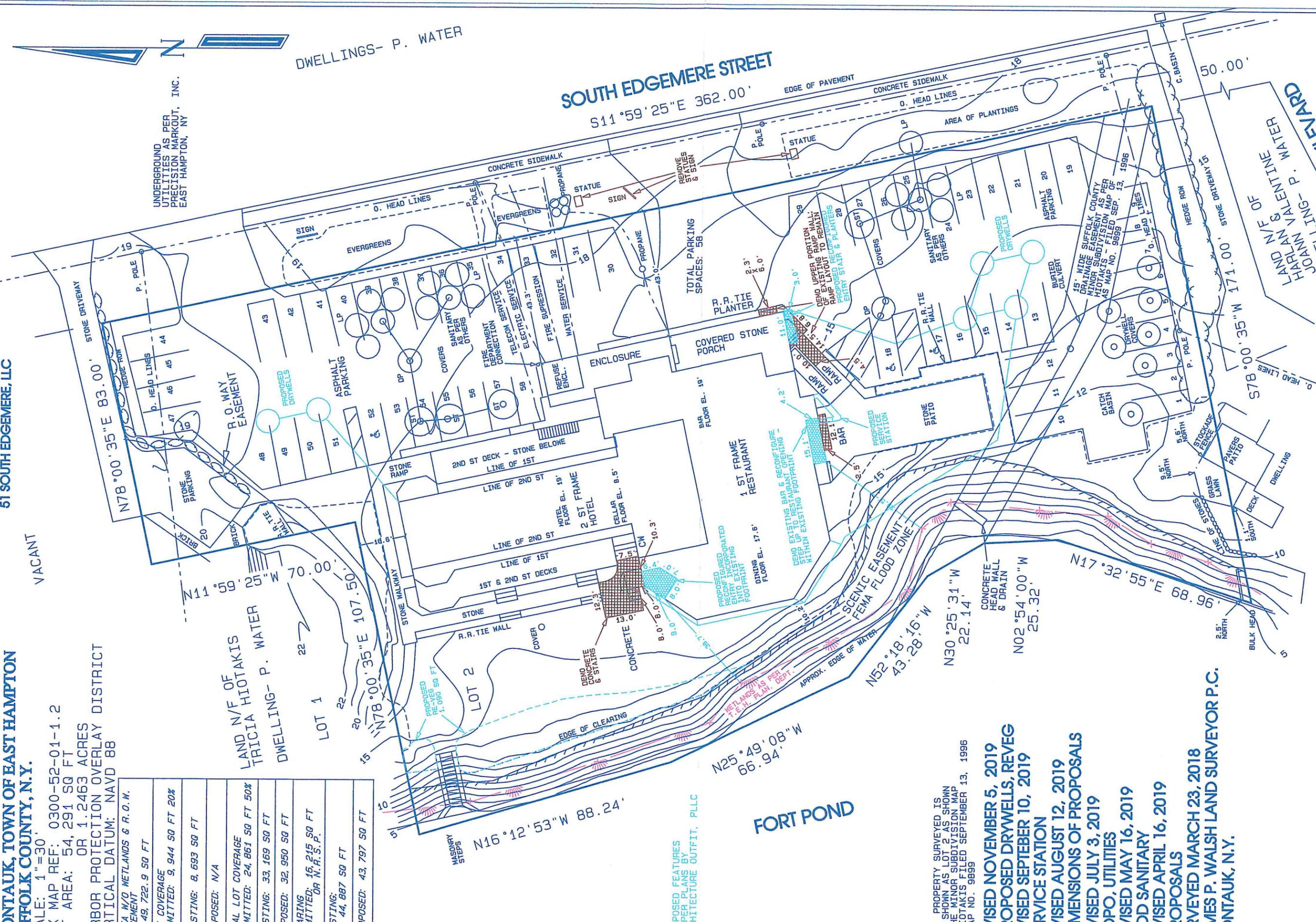
**MONTAUK POINT STATE BOULEVARD**  
UNOPENED  
DWELLING- P. WATER  
JOHANN VALENTINE  
LAND N/E OF

Unauthorized alteration or addition to this survey is a violation of section 1209 of the New York State Education Law. Copies of this survey map not bearing the land surveyor's inked seal or embossed seal shall not be considered to be a valid copy. Easements or certifications indicated herein shall run only to the person for whom the survey is prepared and on his behalf to the title company. Government agencies and institutions. Easements or certifications are not transferrable to additional institutions or subsequent owners.

RECEIVED  
JUL 10 2019

PLANNING BOARD

EASEMENTS, RIGHT OF WAYS, UNDERGROUND UTILITIES, WETLANDS, AND/OR SANITARY FACILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN, LOCATED AND/OR GUARANTEED



TE: PROPERTY SURVEYED IS  
SHOWN AS LOT 2 AS SHOWN  
THE MINOR SUBDIVISION MAP  
HIOTAKIS FILED SEPTEMBER 13, 1996  
MAP NO. 9899

**REVISED NOVEMBER 5, 2019**  
**PROPOSED DRYWELLS, REVEG**  
**REVISED SEPTEMBER 10, 2019**  
**SERVICE STATION**

**REVISED AUGUST 12, 2019**  
**DIMENSIONS OF PROPOSALS**

**REVISED JULY 3, 2019**  
**TOPO, UTILITIES**

**REVISED MAY 16, 2019**  
**ADD SANITARY**

**REVISED APRIL 16, 2019**  
**PROPOSALS**

**REVISED MARCH 23, 2018**  
**AMES P. WALSH LAND SURVEYOR P.C.**  
**MONTAUK, N.Y.**

*Ames P. Walsh*

PROPOSED FEATURES  
AS PER PLANS BY  
ARCHITECTURE OUTFIT, PLLC

**FORT POND**

N25°49'08"W  
66.94'

N52°18'16"W  
43.28'

N30°25'31"W  
22.14'

N02°54'00"W  
25.32'

N17°32'55"E 68.96'

N11°50'25"W 70.00'

N78°00'35"E 107.50'

N78°00'35"E 83.00'

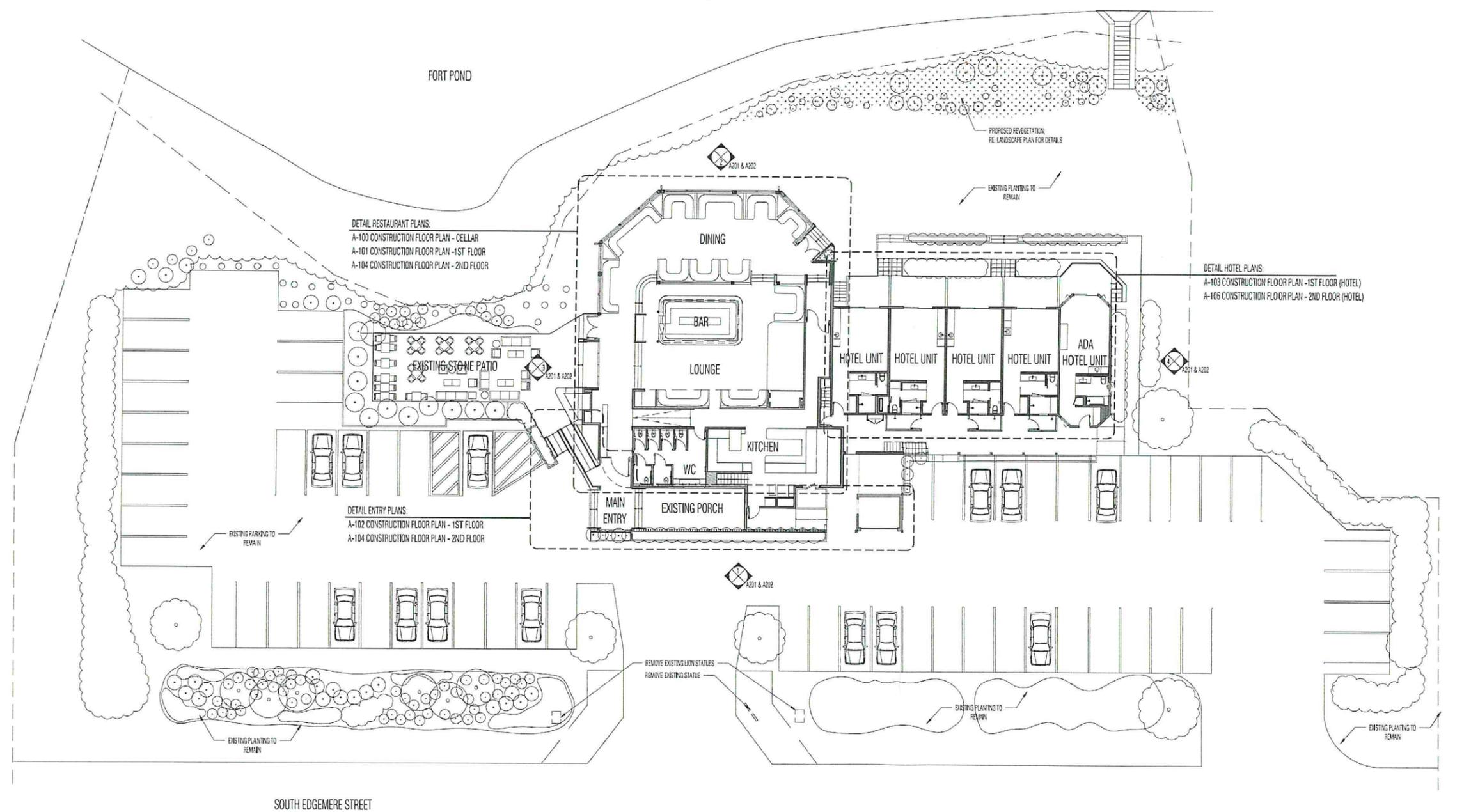
S78°00'35"W 171.00'

S11°59'25"E 362.00'

TOTAL PARKING  
SPACES: 58

RECEIVED  
JUL 10 2019

T. 917.513.0793  
 OWNER: S, S, M  
 MEP ENGINEER: JA, JC, ST, NE, T  
 CODE & ZONING CONSULTANT: DEI, MA, 241, EAS, 651  
 BIP, LAN, PD, AM, 651



1 SITE PLAN  
 SCALE: 1/32" = 1'-0"

SHEET INDEX

A-001.00	COVER SHEET	
A-002.00	LANDSCAPE PLAN	
A-003.00	LIGHTING PLAN	- NO CHANGES; SHEET NOT INCLUDED IN THIS SUBMISSION
A-004.00	SEATING CHART	
A-100.00	CONSTRUCTION PLAN - CELLAR	
A-101.00	CONSTRUCTION PLAN - 1ST FLOOR (RESTAURANT)	
A-102.00	CONSTRUCTION PLAN - 1ST FLOOR (RESTAURANT ENTRY)	
A-103.00	CONSTRUCTION PLAN - 1ST FLOOR (HOTEL)	
A-104.00	CONSTRUCTION PLAN - 2ND FLOOR (STAFF HOUSING)	
A-105.00	CONSTRUCTION PLAN - 2ND FLOOR (STAFF HOUSING)	
A-106.00	CONSTRUCTION PLAN - 2ND FLOOR (HOTEL)	
A-200.00	EXISTING CONDITIONS - EXTERIOR	- NO CHANGES; SHEET NOT INCLUDED IN THIS SUBMISSION
A-201.00	EXISTING EXTERIOR ELEVATIONS	
A-202.00	EXTERIOR ELEVATIONS	
A-203.00	PROPOSED EXTERIOR RENDERINGS	
A-601.00	WINDOW TYPES AND DETAILS	- NO CHANGES; SHEET NOT INCLUDED IN THIS SUBMISSION

RECEIVED  
 11/08/2019  
 PLANNING BOARD



DATE	NO.	DES.
05.02.2019		51 EC
11.08.2019		APPL
		51 EC
		APPL

PROJECT:  
 51 SOUTH EDGEVERE  
 MONTAUK, NY 11954  
 DRAWING TITLE:  
 SEAL & SIGNATURE:

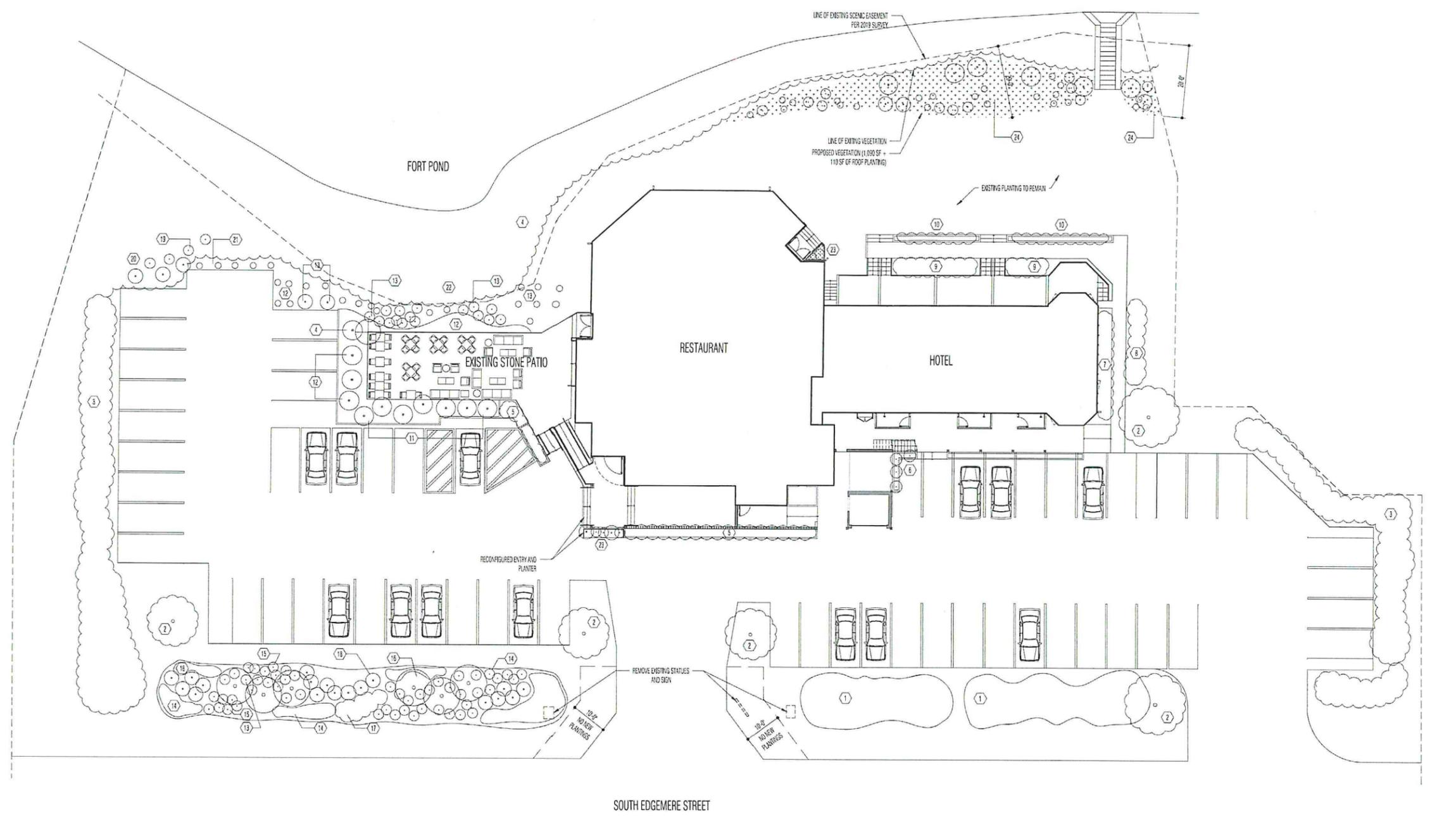
T: 917.513.0793

OWNER: S1  
S1  
MC

MEP ENGINEER: JIM  
JOS  
DPA  
NEY  
P. 2

CODE & ZONING CONSULTANT: CEB  
MAN  
201  
EAST  
651-

SPRT  
LANC  
FO B  
AMM  
651-



1 LANDSCAPE PLAN  
SCALE: 1/32" = 1'-0"

TAG NO.	LOCATION	BOTANICAL NAME	COMMON NAME	USE	NOTES
1	HOTEL FRONT YARD	JUNIPERUS CHINENSIS PRITZERIANA	PFIZER JUNIPER	HEDGES	EXISTING TO REMAIN
2	PARKING ENTRIES	ACER RUBRUM	RED OR SWAMP MAPLE	HEDGES	EXISTING TO REMAIN
3	NORTH AND SOUTH PARKING	LIGUSTRUM	PRINET	HEDGES	EXISTING TO REMAIN
4	RESTAURANT PATIO SW CORNER	ILEX OPACA	AMERICAN HOLLY	SCREEN	EXISTING TO REMAIN
5	PLANTERS	NEPETA CATARIA SALVIA OFFICINALIS CALYBRACHA KHYRIDA MISCANTHUS	CATMIP SAGE PETUNIA PERENNIAL GRASS	PLANTER	EXISTING TO REMAIN
6	HOTEL AT STAIR	THUNIA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	PLANTER	EXISTING TO REMAIN
7	HOTEL NORTH END	VACCINIUM ANGUSTIFOLIUM ASTILBE ROSA RUGOSA	LOW BUSH BLUEBERRY MEADOWSWIFT RAMAHAS ROSE	PLANTER BED	EXISTING TO REMAIN
8	HOTEL NORTH END	PHALAFIS APRUNIVACEA ANDROMEDA FESTUCA ELAUICA	REGGON GRASS ROSE ROSEMARY BLUE FESCUE	PLANTER BED	EXISTING TO REMAIN
9	HOTEL WEST PLANTERS	PRUNUS MARITIMA VACCINIUM ANGUSTIFOLIUM	BEACH PLUMS LOW BUSH BLUEBERRY	PLANTER	EXISTING TO REMAIN

TAG NO.	LOCATION	BOTANICAL NAME	COMMON NAME	USE	NOTES
10	HOTEL WEST PLANTERS	NEPETA CATARIA FESTUCA ELAUICA	CATMIP ELLAH BLUE FESCUE	PLANTER	EXISTING TO REMAIN
11	RESTAURANT PATIO EAST/SOUTH	JUNIPERUS SP.	EASTERN RED CEDAR	SCREEN PARKING	EXISTING TO REMAIN
12	RESTAURANT PATIO WEST	PANDIUM VIRGATUM	SWITCHGRASS	PLANTING BED	EXISTING TO REMAIN
13	RESTAURANT PATIO WEST	ILEX GLABRA	INKBERRY	PLANTING BED	EXISTING TO REMAIN
14	RESTAURANT EAST FRONT	BRIGANJUM	PANICUM	SCREEN PARKING	EXISTING TO REMAIN
15	RESTAURANT EAST FRONT	SPIRSEA BETULIFOLIA	SPIRSEA	SCREEN PARKING	EXISTING TO REMAIN
16	RESTAURANT EAST FRONT	CRUPE MYRTLE	LAGERSTROEMIA	SCREEN PARKING	EXISTING TO REMAIN
17	RESTAURANT EAST FRONT	HYDRANGEA	MADROTHYLLA	PLANTING BED	EXISTING TO REMAIN
18	RESTAURANT EAST FRONT	MYRTICA PENNSYLVANICA	BAZGERRY	PLANTING BED	EXISTING TO REMAIN
19	RESTAURANT PARKING WEST	EUPATORIUM PURPURELUM	JOE PYE WEED	PLANTING BED	EXISTING TO REMAIN
20	RESTAURANT PARKING WEST	ILEX VERTICILLATA	WINTERBERRY	PLANTING BED	EXISTING TO REMAIN
21	RESTAURANT PARKING WEST	HEIKOSUS MOSCHELUTUS	MARSH MALLOW	PLANTING BED	EXISTING TO REMAIN
22	RESTAURANT PATIO/BANK WEST	NYSSA SYLVANICA	TUPELO	PLANTING BED	EXISTING TO REMAIN

TAG NO.	LOCATION	BOTANICAL NAME	COMMON NAME	USE	NOTES
23	RESTAURANT ENTRY PLANTERS	NEPETA CATARIA SALVIA OFFICINALIS CALYBRACHA KHYRIDA MISCANTHUS	CATMIP SAGE PETUNIA PERENNIAL GRASS	PLANTER	PROPOSED

TAG NO.	LOCATION	BOTANICAL NAME	COMMON NAME	USE	NOTES
24	WEST OF HOTEL LAWN			PLANTING STRIP FOR SLOWING DOWN DRAINAGE TO FORT POND	PROPOSED REVEGETATION

RECEIVED  
PLANNING BOARD



DATE	NO.	DESC.
05.02.2019	51	EDI
11.08.2019	51	APPL
	51	EDI
	51	APPL

PROJECT:  
51 SOUTH EDMERE  
MORTAUX, NY 11554

DRAWING TITLE:

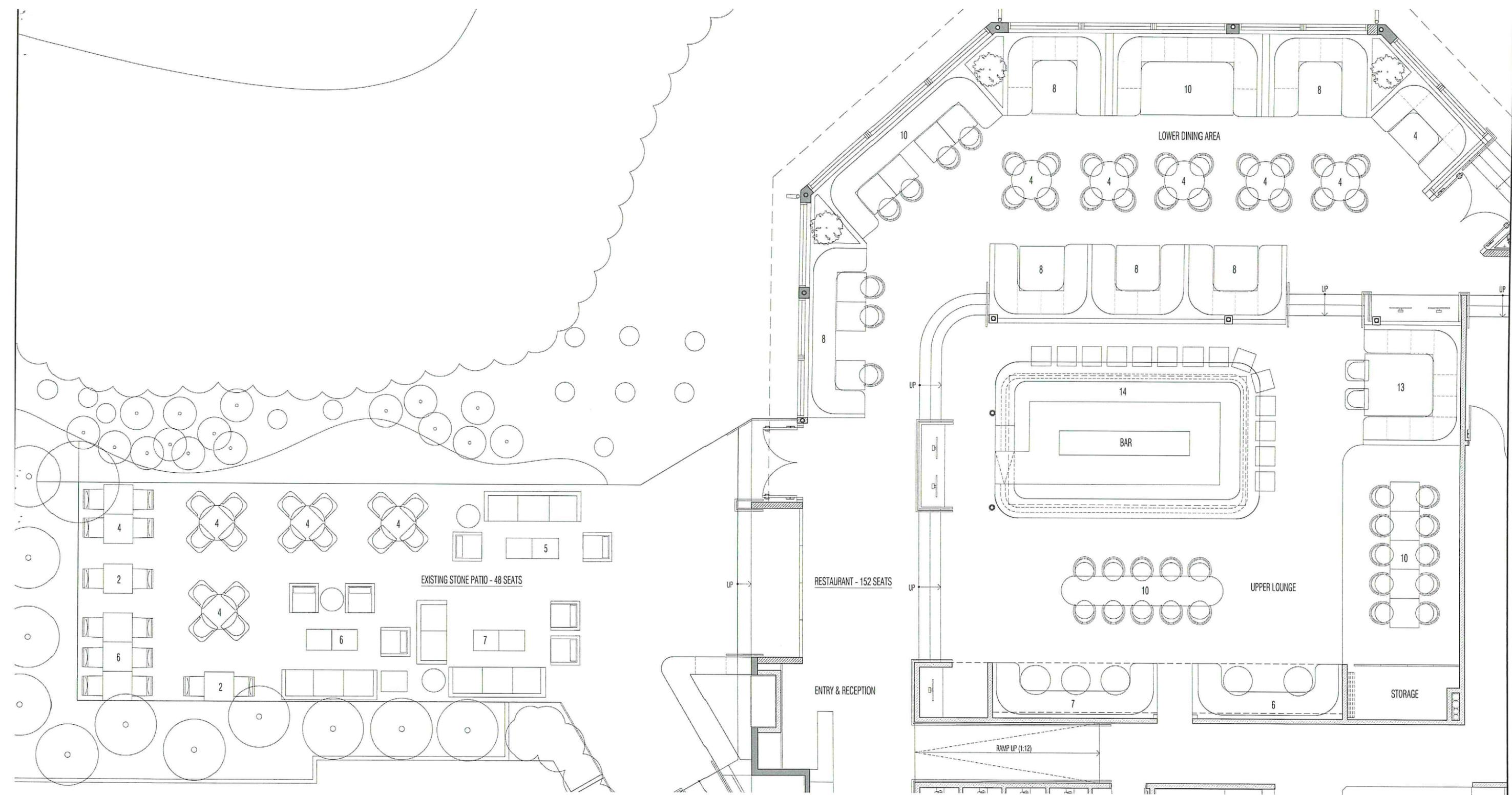
SCALE & SIGNATURE:

T: 917.513.0793

OWNER: 51  
51  
M

MEP ENGINEER: JM  
JG  
SP  
NE  
T: 2

CODE & ZONING CONSULTANT: LES  
MAY  
211  
EAS  
651-  
SPR  
LAN  
PO B  
AMA  
651-



1 SEATING CHART  
SCALE: 1/8" = 1'-0"

NOTE:  
RESTAURANT HAS A TOTAL OF 200 INDOOR / OUTDOOR APPROVED DINING SEATS PER CERTIFICATE OF OCCUPANCY - 152 INTERIOR DINING SEATS AND ADDITIONAL 48 EXTERIOR DINING SEATS ON EXISTING STONE PATIO, REFER TO A-002.00 FOR EXTERIOR SEATING LAYOUT.

RECEIVED  
11/20/19  
PLANNING BOARD



DATE	NO.	DESC.
03.02.2019	51	ED
		APPLI
11.08.2019	51	ED
		APPLI

PROJECT:  
51 SOUTH EDGEWEGE  
MELVILLE, NY 11754

DRAWING TITLE:

SCALE & SIGNATURE:

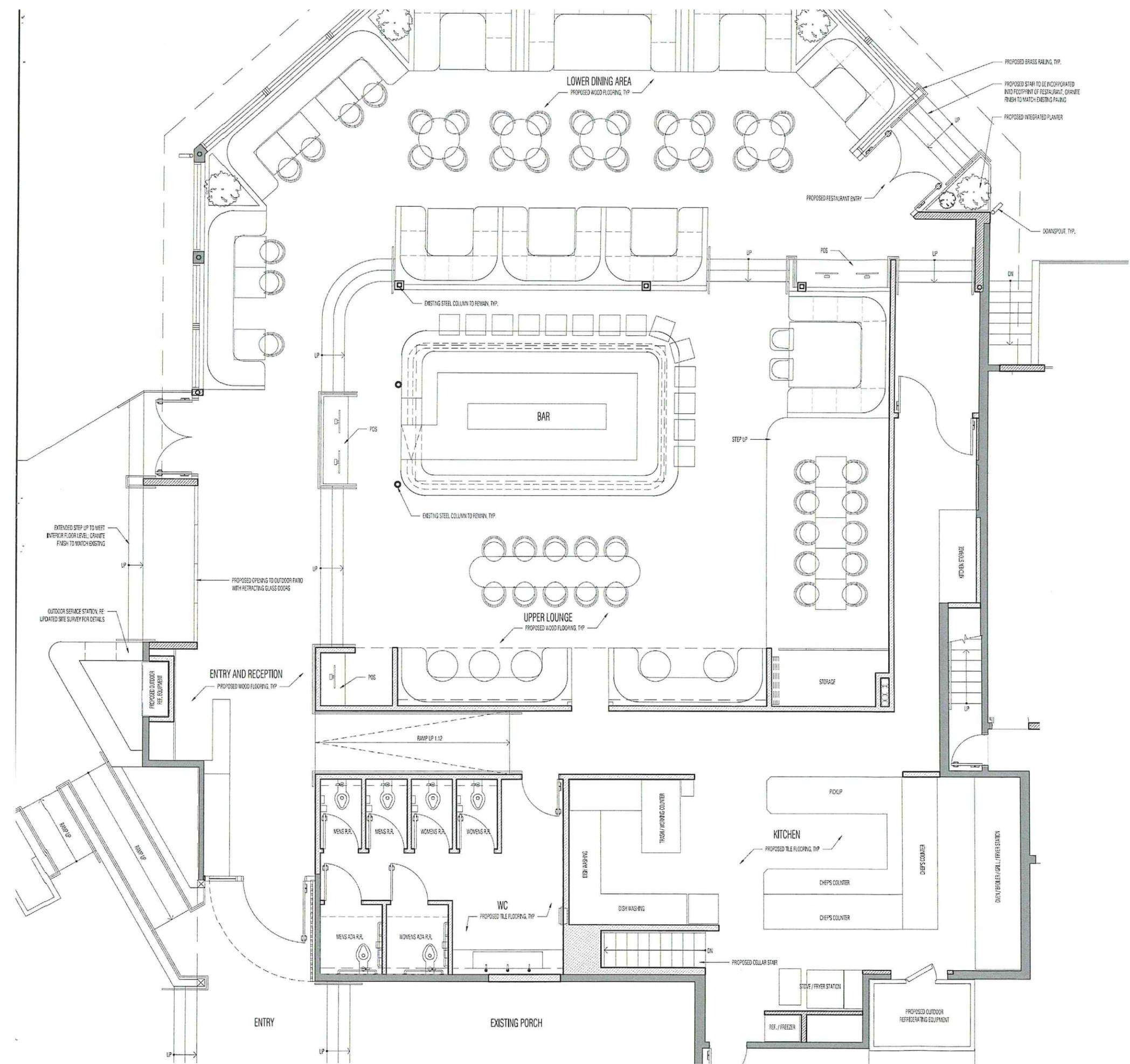


T: 917.513.0793  
 OWNER: SJ  
 MEP ENGINEER: JAV  
 CODE & ZONING CONSULTANT: EES  
 BPT  
 LAV  
 POE  
 AMP  
 EST

NOT IN SCOPE  
 EXISTING CONSTRUCTION TO REMAIN  
 PROPOSED CONSTRUCTION

GENERAL CONSTRUCTION NOTES:

AREA	EXISTING	PROPOSED ALTERATION
RESTAURANT	4,995 SF	4,995 SF



RECEIVED  
 PLANNING BOARD



DATE	NO.	DES.
05.02.2019		ST. E.
11.08.2019		APPL.
		ST. E.
		APPL.

PROJECT:  
 51 SOUTH EDGEWATER  
 WESTVALE, NY 11554  
 DRAWING TITLE:  
 SEAL & SIGNATURE

 NOT IN SCOPE  
 EXISTING CONSTRUCTION TO REMAIN  
 PROPOSED CONSTRUCTION

T: 917.513.0793

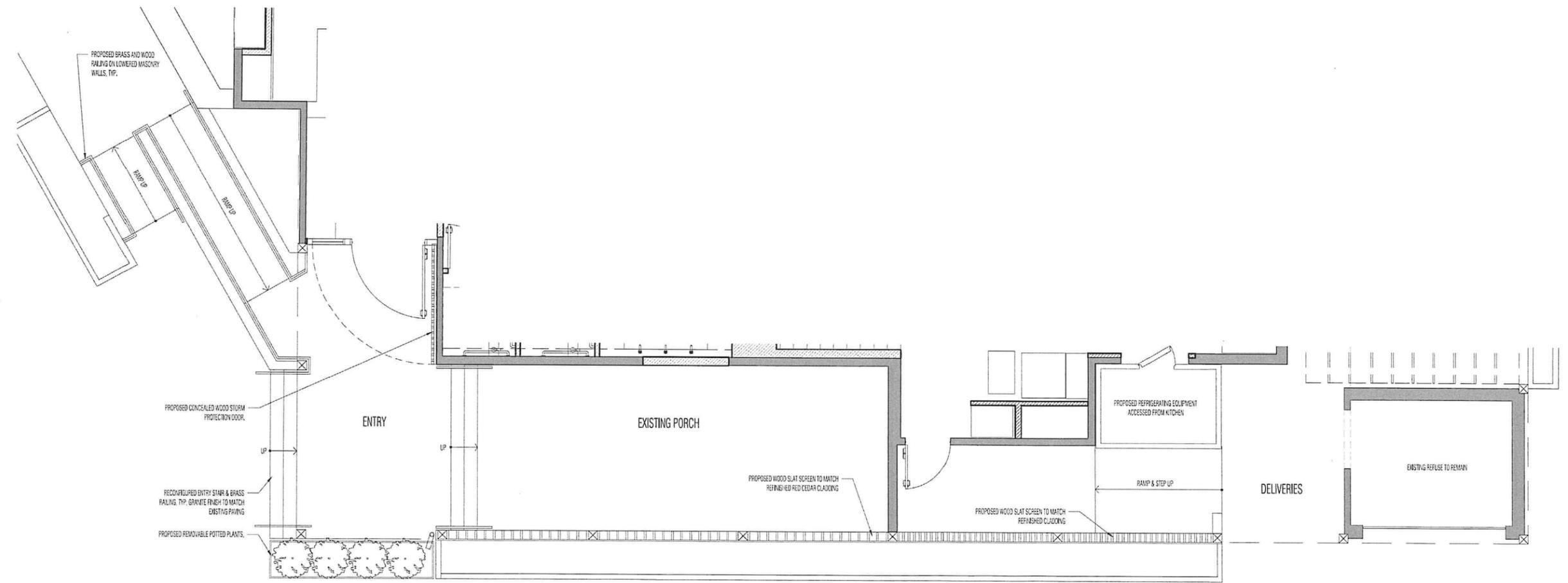
OWNER: 51  
51  
MC

MEP ENGINEER: JAF  
JOC  
371  
NEV  
T. 2

CODE & ZONING CONSULTANT: EEB  
MAT  
241  
EAST  
631-

SPR  
LAW  
PO/B  
AMA  
631-

GENERAL CONSTRUCTION NOTES:



2 CONSTRUCTION FLOOR PLAN - 1ST FLOOR (RESTAURANT ENTRY)  
SCALE 1/8" = 1'-0"

RECEIVED

PLANNING BOARD



DATE	NO	DESC
05.02.2019	51 ED	APPLI
11.08.2019	51 ED	APPLI

PROJECT:  
51 SOUTH EDGEMERE  
MONTAUK, NY 11954

DRAWING TITLE:  
CONSTR

SEAL & SIGNATURE

NOT IN SCOPE  
 EXISTING CONSTRUCTION TO REMAIN  
 PROPOSED CONSTRUCTION

T: 917.513.0793

OWNER: S, S, M

M/E/P ENGINEER: J, J, D, S, F, M, E, T, I.

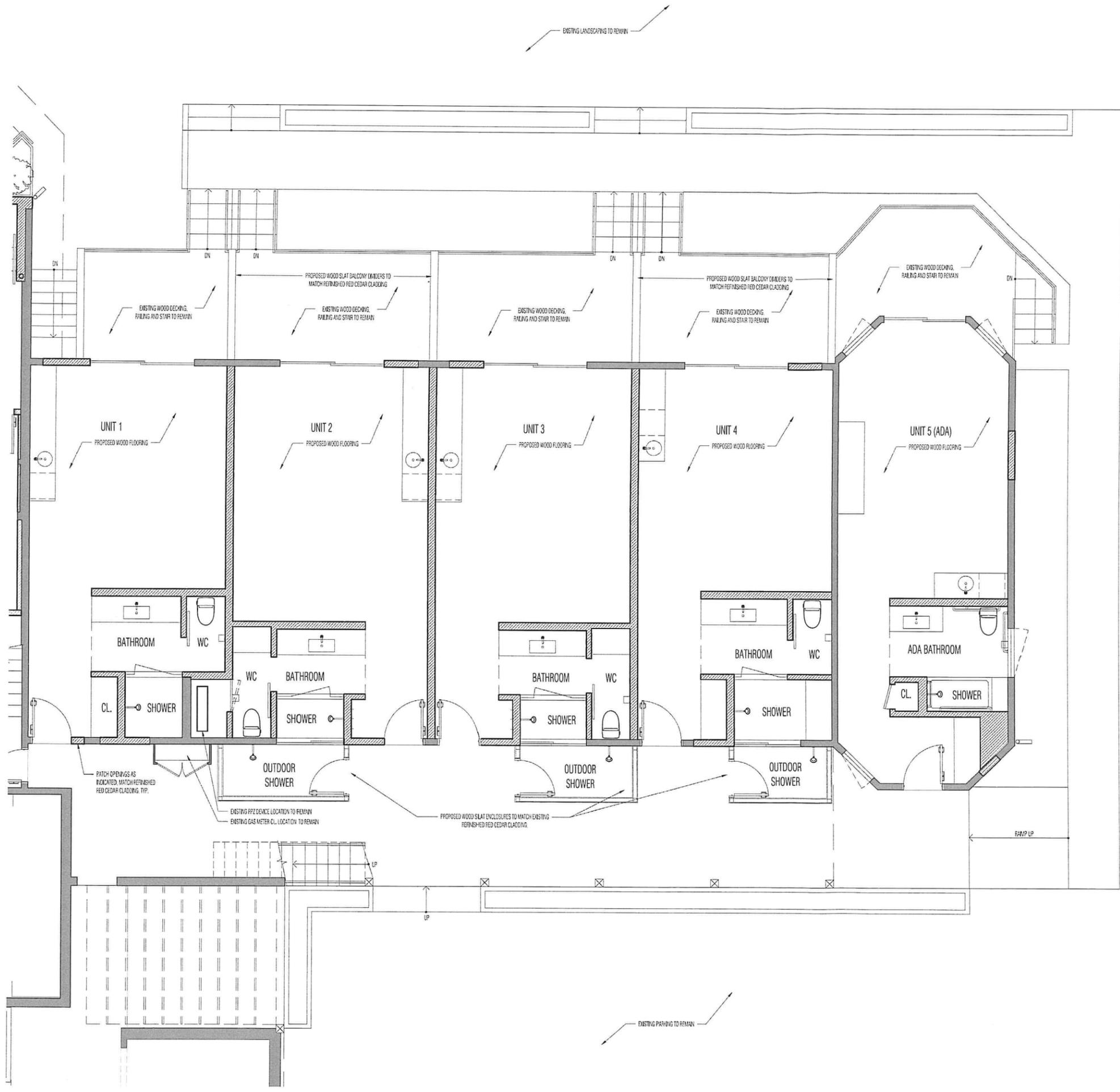
CODE & ZONING CONSULTANT: D, E, E, M, A, 2, 4, 1, E, A, S, E, S, T.

5, 9, 1, L, A, Y, P, O, S, E, A, M, E, S, T.

GENERAL CONSTRUCTION NOTES:

AREA	EXISTING	PROPOSED ALTERATION
HOTEL	2,241 SF	2,241 SF
OUTDOOR SHOWERS	-	122 SF

NOTE:  
ALL OUTDOOR SHOWERS TO BE TIED INTO CODE COMPLIANT PLUMBING SYSTEM, TYP.



RECEIVED  
PLANNING BOARD



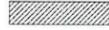
DATE	NO.	DES.
05.02.2019		51 ED
		APPLI
11.08.2019		51 ED
		APPLI

PROJECT:  
51 SOUTH EDGEWERE  
MONTAUK, NY 11954

DRAWING TITLE:  
CONST

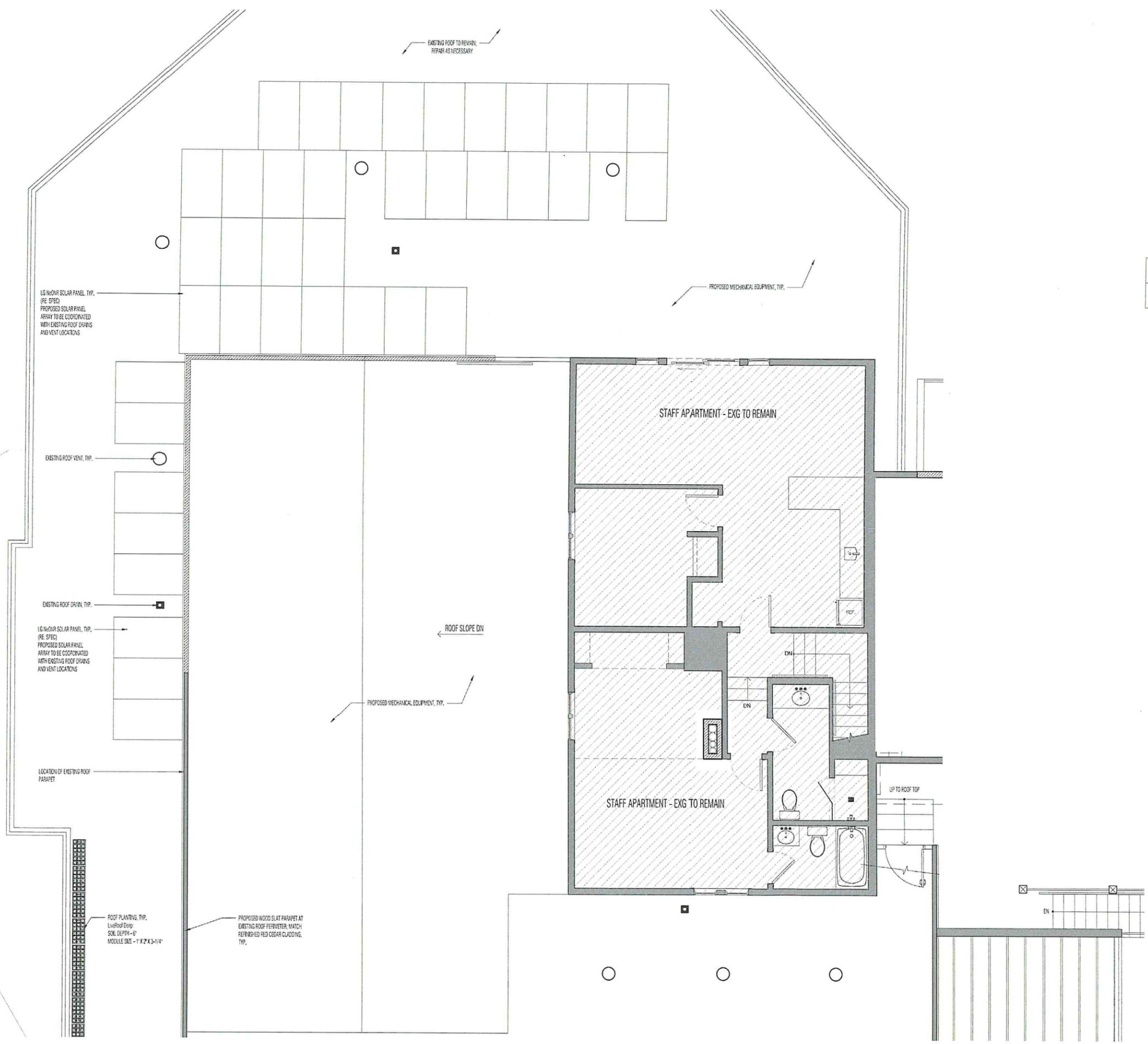
SEAL & SIGNATURE

T: 917.513.0793  
 OWNER: S  
 A  
 MEP ENGINEER: J  
 J.  
 31  
 NE  
 T:  
 CODE & ZONING CONSULTANT: DE  
 M  
 24  
 EA  
 63  
 BR  
 LA  
 PD  
 AM  
 631

 NOT IN SCOPE  
 EXISTING CONSTRUCTION TO REMAIN  
 PROPOSED CONSTRUCTION

GENERAL CONSTRUCTION NOTES:

AREA	EXISTING	PROPOSED ALTERATION
STAFF APARTMENT	972 SF	NO ALTERATION



RECEIVED  
 11/20/2019  
 PLANNING BOARD



DATE	NO.	DES.
05.02.2019	51	ET
11.08.2019	51	APPL
	51	ET
	51	APPL

PROJECT:  
 51 SOUTH EDGEWATER  
 MONTAUK, NY 11954  
 DRAWING TITLE:  
 CONST

SEAL & SIGNATURE

T: 917.513.0793

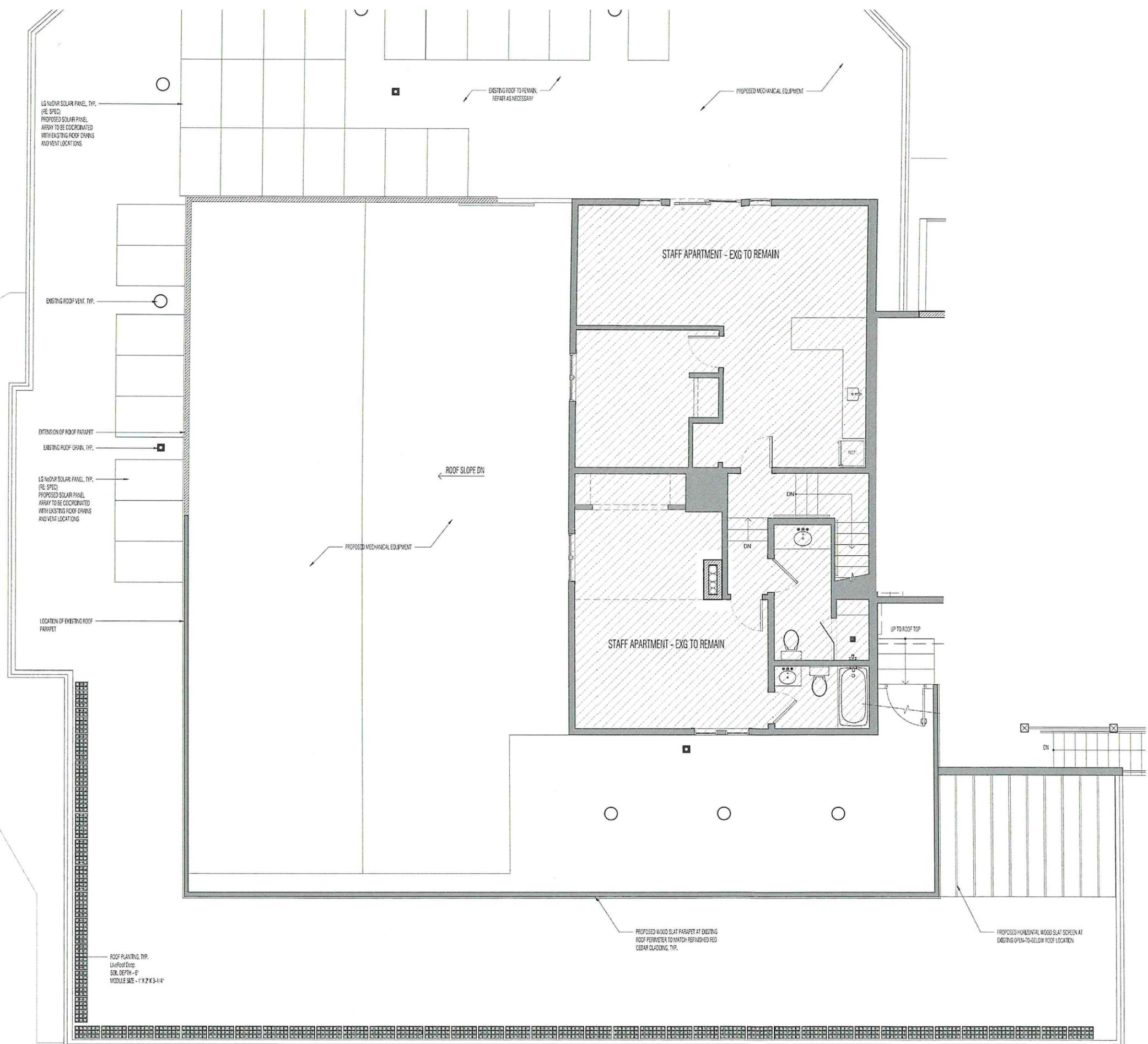
OWNER: S1  
S1  
M

MFP ENGINEER: JM  
JOC  
3/17  
MS  
T-2

CODE & ZONING CONSULTANT: DEB  
MM  
Z11  
EAS  
651-

 NOT IN SCOPE  
 EXISTING CONSTRUCTION TO REMAIN  
 PROPOSED CONSTRUCTION

GENERAL CONSTRUCTION NOTES:



DATE	NO.	DES.
05.02.2019	51	ET APPL
11.08.2019	51	ET APPL

PROJECT: S1 SOUTH EDGEVERE  
ASTAUK, NY 11954

DRAWING TITLE: CONST

SCALE & SIGNATURE

RECEIVED  
PLANNING BOARD



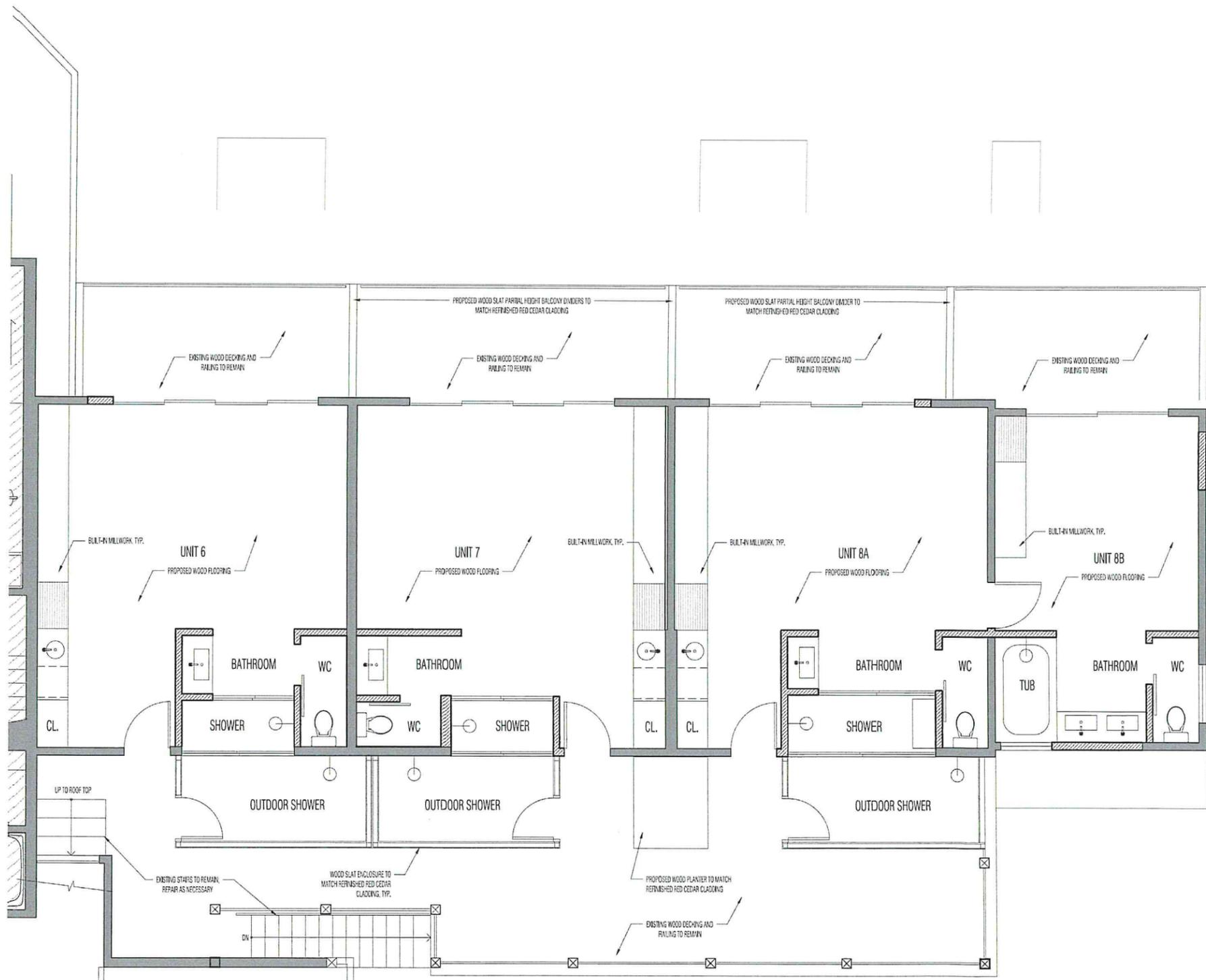
T: 917.513.0793  
 OWNER: S1  
 S1  
 MC  
 MEP ENGINEER: JMF  
 JOC  
 JTF  
 NEV  
 T: 2  
 CODE & ZONING CONSULTANT: EEB  
 MAT  
 241  
 EAST  
 631-  
 6817  
 LANC  
 PO B  
 AWA  
 631-

-  NOT IN SCOPE
-  EXISTING CONSTRUCTION TO REMAIN
-  PROPOSED CONSTRUCTION

GENERAL CONSTRUCTION NOTES:

AREA	EXISTING	PROPOSED ALTERATION
HOTEL	1,662 SF	1,662 SF
OUTDOOR SHOWERS	-	227 SF

NOTE:  
 ALL OUTDOOR SHOWERS TO BE TIED INTO CODE COMPLIANT PLUMBING SYSTEM, TYP.

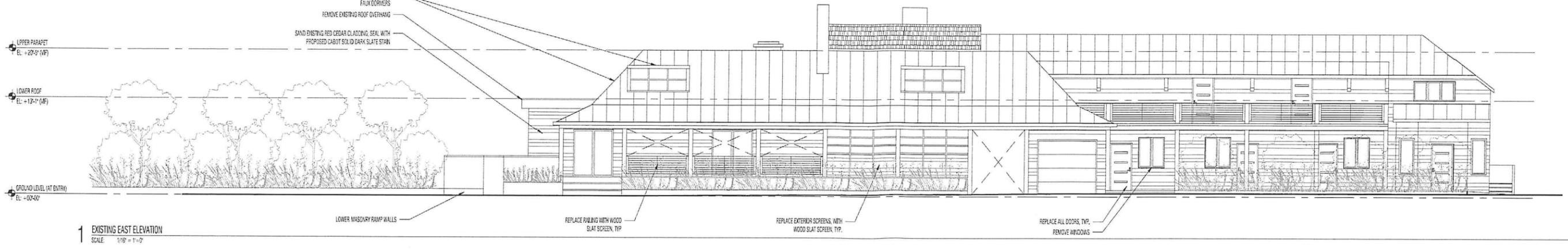


RECEIVED  
 11/15/19  
 PLANNING BOARD

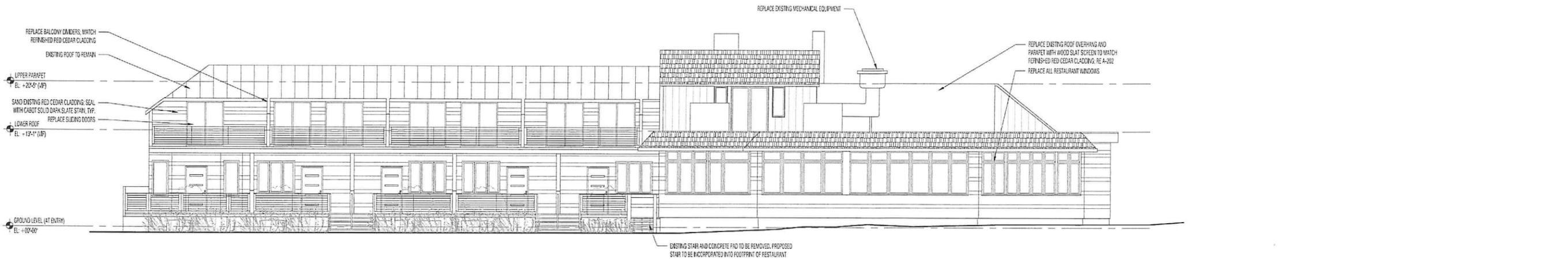


DATE	NO.	DESCRIPTION
05.02.2019	51	ED
		APPLI
11.08.2019	51	ED
		APPLI

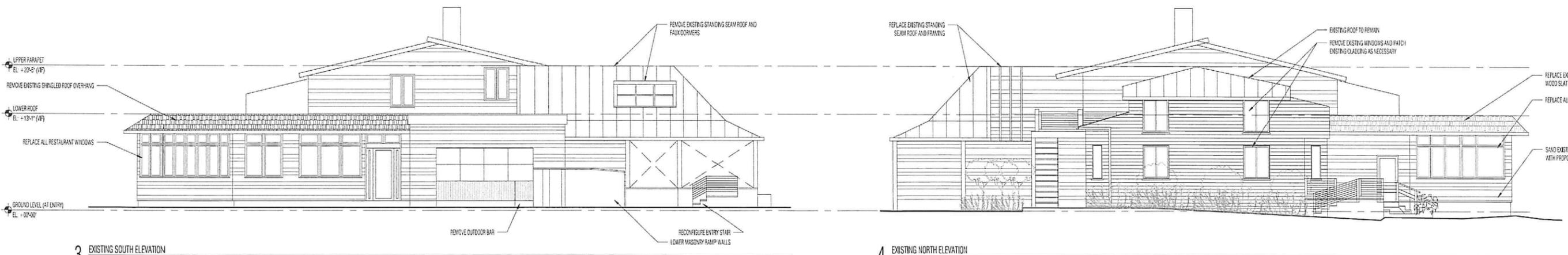
PROJECT:  
 54 SOUTH EDGEWATER  
 MONTAUK, NY 11954  
 DRAWING TITLE:  
 CONST  
 SEAL & SIGNATURE:



1 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

4 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

RECEIVED  
PLANNING BOARD

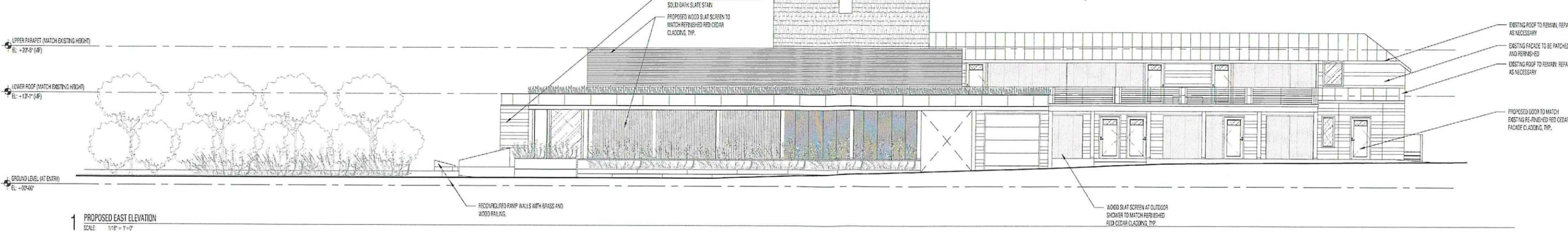


DATE	NO.	DESCRIPTION
05.02.2019	ST 1	APP
11.08.2019	ST 1	APP

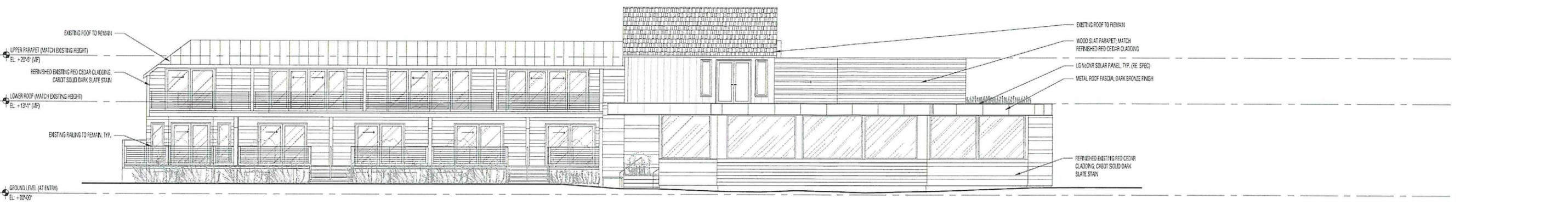
PROJECT:  
51 SOUTH EDGEWATER  
MONTAUK, NY 11954

DRAWING TITLE:  
SEAL & SIGNATURE

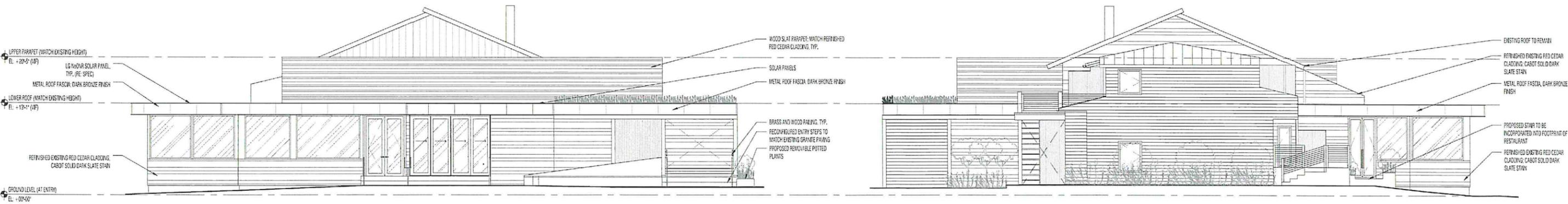
T: 917.513.0793  
 OWNER: S1 S1 M  
 MEP ENGINEER: JAF JCE SP1 MEV T-2  
 CODE & ZONING CONSULTANT: CEB MAT 241 EAST 631-3917 JAN PO B AKA 631-391-



1 PROPOSED EAST ELEVATION  
 SCALE: 1/16" = 1'-0"



2 PROPOSED WEST ELEVATION  
 SCALE: 1/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION  
 SCALE: 1/16" = 1'-0"



4 PROPOSED NORTH ELEVATION  
 SCALE: 1/16" = 1'-0"

RECEIVED  
 PLANNING BOARD



DATE	NO.	DES.
05.02.2019	51	EE
		APPL
11.08.2019	51	EE
		APPL

PROJECT: S1 SOUTH EDEMEERE WOODBURY, NY 11954  
 DRAWING TITLE:  
 SEAL & SIGNATURE:



1 SOUTHEAST CORNER - VIEW FRONT ENTRY  
SCALE: NTS



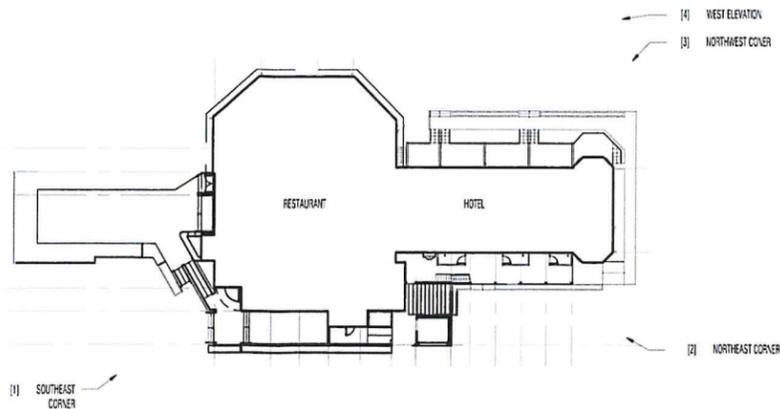
2 NORTHEAST CORNER - VIEW OF HOTEL  
SCALE: NTS



3 NORTHWEST CORNER - VIEW OF HOTEL  
SCALE: NTS



4 WEST ELEVATION - VIEW OF HOTEL AND RESTAURANT  
SCALE: NTS



RECEIVED  
PLANNING BOARD



T: 917.513.0793  
OWNER: 51 SOUTH EDGEMERE  
ARCHITECT  
MEP ENGINEER: JAV CON  
JOSEPH A.  
37 WEST  
NEW YORK  
NY 10014  
T: 212-271-  
CODE & ZONING CONSULTANT: DEBORAH  
MATTHEW  
241 PAINT  
EAST HAM  
631-324-5  
BRITTON P.  
LAND USE  
PO BOX 27  
AMAGANSI  
631-921-2

DATE	NO.	DESCRIPTION
05.02.2019		51 EDGEMERE APPLICATIO
11.08.2019		51 EDGEMERE APPLICATIO

PROJECT: 51 SOUTH EDGEMERE  
ARCHITECT, NY 11954  
DRAWING TITLE: PROPOSED E  
REAL & SIGNATURE: DATE: PROJ: DRAW: CHECK: DRAW:

## 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 - 1<sup>st</sup> Floor (Restaurant) (A-101.00), Construction Plan - 1<sup>st</sup> Floor (Restaurant Entry)(A-102.00), Construction Plan - 1<sup>st</sup> Floor (Hotel) (A-103.00), Construction Plan - 2<sup>nd</sup> Floor (Staff Housing) (A-104.00), Construction Plan - 2<sup>nd</sup> Floor (A-105.00), Construction Plan - 2<sup>nd</sup> 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](mailto: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