

PLANNING BOARD MEETING

August 19, 2020

Attending remotely via teleconferencing: Chair Samuel Kramer, Vice-Chair Kathleen Cunningham, Members Ian Calder-Piedmonte, Louis Cortese, Sharon McCobb, and Randall T. Parsons, Counsel Thomas Crouch, Director JoAnne Pahwul, Planners Eric Schantz, Fabiha Mubassirah, and Marco Wu, and Secretary Jodi Walker and several other interested persons.

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

Please note, this meeting was broadcast to the public over LTV and a call-in number was provided.

WORK SESSION:

1. WAINSCOTT COMMERCIAL CENTER PRELIMINARY SUBDIVISION SCTM #300-192-2-6.2, 6.3, 6.4, 6.5, 6.6, 6.7

Planner Schantz gives an overview and presents plans. The board formed a consensus to hire consultants for assistance in review of the Draft Environmental Impact Statement (DEIS).

2. T-MOBILE NORTHEAST, LLC HOME SWEET HOME WAINSCOTT SITE PLAN/SPECIAL PERMIT/PWSF SCTM #300-192-2-3.2

Planner Wu gives an overview and presents plans. The application is ready for approval.

3. 51 SOUTH EDGEMERE, LLC SITE PLAN SCTM #300-52-1-1.2

Planner Schantz gives an overview and presents plans. The application is ready for approval. As a condition of approval, a revised site plan clarifying the area labeled lounge to be changed to upper dining area will be required. The revised site plan should contain a key outlining the number of bar seating at 14, outside dining at 48 and inside dining at 138. The revised plan should also identify the area for each interior space of the restaurant in square feet.

4. ARF PHASE II SITE PLAN SCTM #300-192-3-4

Planner Mubassirah gives an overview and presents plans. The board agrees to assume lead agency status. The board agrees to relax the setback requirements as outlined in the planning department memo. The board finds the proposed parking to be adequate. The lighting plan should be revised to include photometric plot, manufacturer's specification sheet and lumen levels. The landscape plan is acceptable with the exception of the misspelling. The site plan should be revised to correct the allowable total coverage from 45,000 square feet to 80,000 square feet. All plans must be labeled with the proper title of the project Animal Rescue Fund (ARF) of the Hamptons, Inc. Phase II Site Plan.

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

approved by the Board:

ADOPTED BY PLANNING BOARD: AUGUST 19, 2020

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **JUAN C. TRELLES ALARCON** for a Building Permit on premises located at **6 EAU CLAIRE STREET, SPRINGS, MAP 455, BLOCK: 29, LOTS 16-22, P 15, p/t Rd; URP 93B in SP 1-2 , SCTM #300-60-2-5.5** and

WHEREAS, report has been made on UR Form No. 2-1976 dated **AUGUST 6, 2020** 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 **AUGUST 6, 2020**, 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 **\$12,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or **AUGUST 19, 2021**.

ADOPTED BY PLANNING BOARD: AUGUST 19, 2020

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **CHRISTINE RYDER** for a Building Permit on premises located at **11 STEVENS ROAD, MONTAUK, MAP 1318, SECTION 280-A, LOTS 2030 - 2034, SCTM #300-68-7-4** and

WHEREAS, report has been made on UR Form No. 2-1976 dated **AUGUST 10, 2020** 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 **AUGUST 10, 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 **\$5,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or **AUGUST 19, 2020**.

ADOPTED BY PLANNING BOARD: AUGUST 19, 2020

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **JOSE LEON** for a Building Permit on premises located at **12 GARBIS LANE, EAST HAMPTON, SECTION 280-A; MAP 395, LOT 13, SCTM #300-194-2-20.2** and

WHEREAS, report has been made on UR Form No. 2-1976 dated **AUGUST 10, 2020** 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 **AUGUST 10, 2020**, 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 **\$5,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or **AUGUST 19, 2021**.

ADOPTED BY PLANNING BOARD: AUGUST 19, 2020

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **RICHARD J. RADE JR. & TANYA J. MILLER** for a Building Permit on premises located at the **INTERSECTION OF FAIRFAX ROAD AND N. GRAVESEND AVENUE, MAP 1018, BLOCK 190, LOTS 4 & p/o ROAD URP 24 in MN-5 , SCTM #300-12-5-21.1** and

WHEREAS, report has been made on UR Form No. 2-1976 dated **AUGUST 7, 2020** 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

AUGUST 7, 2020, 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 **\$13,200**. These requirements shall be subject to review one (1) year from the date of this Resolution or **AUGUST 19, 2021**.

By motions made, seconded, the following resolutions were approved by the Board:

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

In the Matter of the Application

**SITE PLAN/
SPECIAL PERMIT
APPROVAL**

of

**HELLMAN HANGAR
SITE PLAN**

SCTM # 300-181-2-6

ADOPTED: 8 / 19 / 2020

FINDINGS AND DETERMINATION OF THE BOARD

The findings of fact, conclusions, and determination set forth herein are made after consideration of the application, any presentations, memoranda or correspondence made or submitted to the Board by staff or interested parties, comments taken at any public hearing on the application, and inspection of the subject property.

A. PROJECT DESCRIPTION

1. TYPE OF APPROVAL SOUGHT:

(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: Air Terminal

3. DESCRIPTION OF PROPOSED WORK: To construct a 50' x 50', or 2,500 square foot hangar with a 30' x 30' asphalt parking area and a 30' wide taxiway.

4. SIZE OF PROPERTY: 10,553 square feet (0.242 acre)

5. OWNER OF PROPERTY: Town of East Hampton

6. APPLICANT: Maynard J. Hellman

7. PROPOSED SITE PLAN: Hellman Hangar Site Plan Floor Plans and Elevations dated 02/14/2020 prepared by Richard S. Kent of The Kent Architectural Collaborate, PLLC, received 03/09/2020

8. DATE OF PUBLIC HEARING ON APPLICATION: June 24, 2020

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-181-2-6

2. STREET LOCATION: 179 Daniels Hole Road, Wainscott

3. CONTIGUOUS WATER BODIES: N/a

4. **HAMLET OR GEOGRAPHIC AREA:** N/a
5. **SITE DESCRIPTION & EXISTING IMPROVEMENTS:** Vacant (paved asphalt)
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:** Commercial Industrial
2. **ZONING OVERLAY DISTRICT:** Suffolk County Pine Barrens, South Fork Special Groundwater Protection Area, Town Water Recharge Overlay District

D. SEQRA REVIEW

1. **SEQRA CLASSIFICATION:** Unlisted
2. **LEAD AGENCY:** Town of East Hampton Planning Board
3. **DETERMINATION OF SIGNIFICANCE:** Negative Declaration
4. **DATE OF DETERMINATION:** May 8, 2020

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 April 23, 2020, the Fire Department has informed the Board that no additional fire protection devices are needed for this project.

F. COMPLIANCE WITH TOWN CODE OR OTHER REQUIREMENTS OF LAW

Based upon the foregoing, the Planning Board finds that the application as approved, subject to any conditions or modifications specified in § H below, meets the following requirements:

1. The application contains all necessary elements of a site plan as enumerated in § 255-6-50 of the Town Code.

2. The application meets the standards enumerated for review of site plans in § 255-6-60 of the Town Code.

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 an Air Terminal 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 "Air Terminal," as that definition is used in § 255-1-20 of the Town Code.

(G) Circulation. No access points will be created that will generate traffic by the proposed use on public streets and sidewalks.

(H) Parking. The 30' x 30' asphalt parking area designated for off-street parking 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: Air Terminal

3. DESCRIPTION OF APPROVED WORK: Airport Hangar for the housing of aircraft

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 Richard S. Kent of The Kent Architectural Collaborate, PLLC and dated 2/14/2020

2. APPROVED BUILDING OR CONSTRUCTION PLANS:

- Hellman Hangar Site Plan Floor Plans and Elevations dated 2/14/2020 prepared by Richard S. Kent of The Kent Architectural Collaborate, PLLC, received 3/09/2020
- Hellman Hangar Site Plan Landscaping Plan dated 4/14/2020 prepared by Lighthouse Land Planning, received 4/14/2020
- Hellman Hangar Site Plan Land Survey dated 2/12/2020 prepared by Tamara L. Stillman of L.K. McLean Associates, P.C., received 2/25/2020

3. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:

3.1 No building permits may issue, nor may clearing, grading, or construction activities be commenced, until and unless the conditions enumerated in sub § 3.2, 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 the approval from the United States Federal Aviation Administration.

3.4 The applicant shall perform the parking, access, drainage, and landscaping improvements shown on the approved site plan and approved building or construction plans described above.

3.5 Prior to the issuance of a Certificate of Occupancy, the applicant shall submit proof from a licensed engineer that demonstrates compliance with the Planning Board's Groundwater Protection Policy. This shall include the omission of floor drainage and will use an epoxy sealant or of similar materials to contain liquids in the event of a spill within the Hangar building.

3.6 All landscaping shall be maintained by the applicant in accordance with the approved site planting plan for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall replace and replant the landscaping on the site as may be necessary to satisfy this condition.

3.7 The parking, access, and drainage improvements required by this site plan approval (including any devices for delineating parking spaces or directing traffic flow) shall be maintained by the applicant for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall repair, replace, and maintain these improvements as may be necessary to satisfy this condition.

3.8 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.

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

4.0 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: August 19, 2020

cc: Maynard J. Hellman
30 Pelican Isle

Fort Lauderdale, FL 33301

Planning Department
Building Inspector
Architectural Review Board

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

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

In the Matter of the Application

of

**SITE PLAN
APPROVAL**

**224 and 228 SPRINGS FIREPLACE LLC SITE PLAN
SCTM #300-145-3-8.1 & 10.1**

ADOPTED: 8 / 19 / 2020

FINDINGS AND DETERMINATION OF THE BOARD

The findings of fact, conclusions, and determination set forth herein are made after consideration of the application, any presentations, memoranda or correspondence made or submitted to the Board by staff or interested parties, comments taken at any public hearing on the application, and inspection of the subject property.

A. PROJECT DESCRIPTION

1. TYPE OF APPROVAL SOUGHT:

(a) 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: A storage yard for vehicles and equipment over two single and separate lots as well as the establishment of an access easement, parking and on-site drainage infrastructure and landscaping

4. SIZE OF PROPERTY: 25,085 sq. ft.

5. OWNER OF PROPERTY: 224 Springs Fireplace LLC, 228 Springs Fireplace LLC

6. APPLICANT: Trevor Darrell, Fleming & Darrell PLLC

7. PROPOSED SITE PLAN: Site Plan by George Walbridge Surveyors, P.C. revised dated August 10, 2020.

8. DATE OF PUBLIC HEARING ON APPLICATION: June 10, 2020

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-145-3-8.1 & 10.1

2. STREET LOCATION: 224 & 228 Springs Fireplace Road, East Hampton

3. CONTIGUOUS WATER BODIES: N/A

4. HAMLET OR GEOGRAPHIC AREA: East Hampton

5. SITE DESCRIPTION & EXISTING IMPROVEMENTS: No structures approved by site

plan or building permit. Residence on Lot 8.1 demolished in 2014 and Lot 10.1 has never been developed.

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:** CI: Commercial Industrial
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 letter dated March 09, 2020, the Fire Department has informed the Board that no additional fire protection devices are needed for this project.

F. COMPLIANCE WITH TOWN CODE OR OTHER REQUIREMENTS OF LAW

Based upon the foregoing, the Planning Board finds that the application as approved, subject to any conditions or modifications specified in § H below, meets the following requirements:

1. The application contains all necessary elements of a site plan as enumerated in § 255-6-50 of the Town Code.
2. The application meets the standards enumerated for review of site plans in § 255-6-60 of the Town Code.

G. DISPOSITION OF APPLICATION

The application is approved as described herein, subject to any conditions or modifications specified in § H below.

1. TYPE OF APPROVAL GRANTED:

(a) Site plan approval pursuant to Article VI of Chapter 255 of the Town Code.

2. NATURE OF APPROVED USE: A storage yard for vehicles and equipment

3. DESCRIPTION OF APPROVED WORK: Site plan application has been made to create a storage yard for vehicles and equipment over two single and separate lots as well as the establishment of an access easement, parking and on-site drainage infrastructure and landscaping.

H. CONDITIONS OF APPROVAL

The approval hereby granted is contingent upon full compliance with the conditions set forth in this section. The property may not be used except in accordance with this conditional approval, and all improvements shall be made, built, or installed in accordance with the plans described below.

1. APPROVED SITE PLAN: Site Plan by George Walbridge Surveyors, P.C. revised dated August 10, 2020.

2. APPROVED BUILDING OR CONSTRUCTION PLANS:

i) Drainage Plan by Edward Armus Engineering, PLLC, dated June 2029 and revised November 21, 2020

ii) Parking Plan & Coverage Numbers dated January 29, 2020.

iii) Revegetation Plan by East End Land Planning dated January 28, 2020.

3. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:

3.1 No building permits may issue, nor may clearing, grading, or construction activities be commenced, until and unless the conditions enumerated in sub¶ 3.5 below have been met, as evidenced by the report of the Planning Board Chair.

3.2 All landscaping shall be maintained by the applicant in accordance with the approved site planting plan for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall replace and replant the landscaping on the site as may be necessary to satisfy this condition.

3.3 The parking, access, and drainage improvements required by this site plan approval (including any devices for delineating parking spaces, directing traffic flow and filtering stormwater runoff to remove potential groundwater contaminants) 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.

3.4 In addition to the drainage improvements illustrated on the approved plans and referenced in ¶ 3.3 above, all storm water collection structures such as dry well and leaching pools shall contain filters designed to collect potential groundwater contaminants from storm water run-off.

3.5 The applicant shall grant to and have accepted by the Town of East Hampton a drainage and access easement, in standard form acceptable to counsel to this Board, as shown on the approved site plan. The applicant shall record this easement with the Office of the Suffolk County Clerk.

3.6 No maintenance, repair or servicing of vehicles on either of the lots shall occur on-site.

3.7 There shall be no outdoor storage or release of hazardous materials on either of the lots. Potential hazardous materials shall include fuel, chlorine, fertilizer, and hazardous items associated with cesspool cleaning activities, as well as any other substance which poses a threat to human health and/or the environment.

3.8 The applicant shall prepare and submit a declaration of covenants and restrictions, incorporating the provisions of ¶ 3.6 and 3.7 above and in standard form acceptable to and approved by Counsel to this Board. The said declaration shall provide for its modification or termination only upon the approval of a majority plus one of the East Hampton Town Planning Board, after a public hearing held on ten (10) days' notice. Said declaration, after approval by counsel, shall be recorded at the Office of the Suffolk County Clerk prior to the issuance of a certificate of occupancy.

3.9 A declaration of covenants and restrictions incorporating the conditions of joint cross-access for vehicular and pedestrian traffic, joint cross-parking access and no interference with drainage or access, in standard form and approved by counsel to this Board, shall be recorded at

the Office of the Suffolk County Clerk.

3.10 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.

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

3.12 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: August 19, 2020

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

Planning Department
Building Inspector
Architectural Review Board

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

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

In the Matter of the Application

of

**SITE PLAN
APPROVAL**

**BROOKS-PARKS COTTAGE RELOCATION
SITE PLAN**

SCTM # 300-62-7-3, 5, 6.1 ADOPTED: 8 / 19 / 2020

FINDINGS AND DETERMINATION OF THE BOARD

The findings of fact, conclusions, and determination set forth herein are made after consideration of the application, any presentations, memoranda or correspondence made or submitted to the Board by staff or interested parties, comments taken at any public hearing on the application, and inspection of the subject property.

A. PROJECT DESCRIPTION

1. TYPE OF APPROVAL SOUGHT:

(a) Site plan approval pursuant to Article VI of Chapter 255 (Zoning) of the East Hampton Town Code.

2. **USE REQUIRING SPECIAL PERMIT:** Semi – Public Facility
3. **DESCRIPTION OF PROPOSED WORK:** Situate a 10’ x 12’ (120 square foot) cottage at the site of the Pollock-Krasner House and Study Center.
4. **SIZE OF PROPERTY:** 68,519 square feet (1.57 acres)
5. **OWNER OF PROPERTY:** Stony Brook Foundation, Inc
6. **APPLICANT:** Helen A. Harrison
7. **PROPOSED SITE PLAN:** Site plan prepared by August Henry Muff, Architect, dated revised February 3, 2020
8. **DATE OF PUBLIC HEARING ON APPLICATION:** June 17, 2020

B. PROPERTY LOCATION AND DESCRIPTION

1. **SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-62-7-3, 5 & 6.1
2. **STREET LOCATION:** 830 Springs – Fireplace Road, Springs
3. **CONTIGUOUS WATER BODIES:** N/a
4. **HAMLET OR GEOGRAPHIC AREA:** N/a
5. **SITE DESCRIPTION & EXISTING IMPROVEMENTS:** Partially cleared, Semi – Public facility Pollock – Krasner House and Study Center.
6. **FILED MAP NAME:** N/a
7. **FILED MAP NUMBER:** N/a
8. **DATE OF MAP FILING:** N/a
9. **BLOCK NUMBER IN FILED MAP:** N/a
10. **LOT NUMBER IN FILED MAP:** N/a

C. ZONING CLASSIFICATION

1. **ZONING DISTRICT:** A5 Residential
2. **ZONING OVERLAY DISTRICT:** Harbor Protection Overlay, Springs Historic District Zoning

D. SEQRA REVIEW

1. **SEQRA CLASSIFICATION:** Type I
2. **LEAD AGENCY:** Town of East Hampton Planning Board
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 letter dated February 10, 2020, the Fire Department has informed the Board that no additional fire protection devices are needed for this project.

F. COMPLIANCE WITH TOWN CODE OR OTHER REQUIREMENTS OF LAW

Based upon the foregoing, the Planning Board finds that the application as approved, subject to any conditions or modifications specified in § H below, meets the following requirements:

1. The application contains all necessary elements of a site plan as enumerated in § 255-6-50 of the Town Code.
2. The application meets the standards enumerated for review of site plans in § 255-6-60 of the Town Code.

G. DISPOSITION OF APPLICATION

The application is approved as described herein, subject to any conditions or modifications specified in § H below.

1. TYPE OF APPROVAL GRANTED:

(a) Site plan approval pursuant to Article VI of Chapter 255 of the Town Code.

2. NATURE OF APPROVED USE: Semi – Public Facility

3. DESCRIPTION OF APPROVED WORK: Relocation of a locally – designated Historical Landmark cottage building at the site of the Pollock – Krasner House and Study Center

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 August Henry Muff, Architect, dated revised February 3, 2020

2. APPROVED BUILDING OR CONSTRUCTION PLANS:

Floor Plans & Elevations - (Sheet 1 – Floor Plan, Foundation Plan, East Elevation, North Elevation, Haunch Detail, West Elevation and South Elevation) prepared by August Henry Muff, Architect, PLLC, dated August 31, 2019

3. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:

3.1 No building permits may issue, nor may clearing, grading, or construction activities be commenced, until and unless the conditions enumerated in sub § (3.2) below have been met, as evidenced by the report of the Planning Board Chair.

3.2 The applicant shall obtain the final written approval of the Architectural Review Board.

3.3 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: August 19, 2020

cc:

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

Planning Department
Building Inspector
Architectural Review Board

Result: Adopted

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

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

In the Matter of the Application

of

**RESOLUTION
AMENDING
APPROVAL**

**TWIN FORKS MINI-STORAGE
SITE PLAN
SCTM #300-192-3-43.1, 54**

ADOPTED: 8 / 19 / 2020

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: Site plan/special permit approval granted by resolution dated January 18, 2019 and subsequently modified by resolutions dated April 17, 2019, August 14, 2019 and July 8, 2020

PROPERTY LOCATION: 75 & 77 Industrial Road, Wainscott

PROPOSED AMENDMENT: To modify the approval by phasing the project into two phases. This will allow construction to begin on the mini-storage building as Phase I. Phase II would be completed after SCDHS approval is granted and will include the remainder of the site improvements.

MODIFICATION AS APPROVED: Phasing of site plan

REASONS SUPPORTING MODIFICATION:

This modification does not change any of the already approved aspects of the project and allows the applicants to expedite construction.

APPROVED PLAN AS MODIFIED:

Site improvement plan (Sheet C-1) prepared by TF Engineering, PLLC dated last revised July 22, 2020

CONDITIONS TO MODIFICATION: No certificate of occupancy may be granted until both Phase I and Phase II have been completed.

DATED: August 19, 2020

cc: Land Planning Services, Ltd
P.O. Box 1313
East Hampton, NY 11937

Planning Department
Building Inspector

Result: Adopted
Mover: Kathleen Cunningham
Seconded: Randall T. Parsons

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

**KINSELLA MINOR SUBDIVISION – UR MODIFICATION
SCTM #300-167-4-1.2-1.5**

The board agreed that Edwards Avenue is the most appropriate assess point for Lot #16A and Lot #16C as recommended in the Planning Department memo dated August 11, 2020.

Upon motion duly made and seconded the meeting was adjourned at 9:25 PM.