

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

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**In the Matter of the Application**

**of**

**SITE PLAN  
APPROVAL**

**WAINSCOTT SEWING SOCIETY, INC.  
SITE PLAN  
SCTM #300-200-1-12**

**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.

**2. USE REQUIRING SITE PLAN:** Community center

**3. DESCRIPTION OF PROPOSED WORK:** To abandon the existing sanitary system, and install a low-nitrogen, I/A septic system, add a bathroom, provide handicap access pursuant to the ADA and provide two parking spaces onsite at the Wainscott Chapel

**4. SIZE OF PROPERTY:** 14,985 sq. ft

**5. OWNER OF PROPERTY:** Wainscott Sewing Society, Inc.

**6. APPLICANT:** Wainscott Sewing Society, Inc. by Hilary Osborn Malecki Pres.

**7. PROPOSED SITE PLAN:** Site plan prepared by F. Michael Hemmer, LS, P.C., dated last revised August 27, 2021

**8. DATE OF PUBLIC HEARING ON APPLICATION:** January 12, 2022

**B. PROPERTY LOCATION AND DESCRIPTION**

**1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-200-1-12

**2. STREET LOCATION:** 65 Main Street

**3. CONTIGUOUS WATER BODIES:** N/A

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

**5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** (1) two story frame building community center, (1) existing outhouse in back of building, (1) brick walk porch & back deck entrance

**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:** A2: Residence
2. **ZONING OVERLAY DISTRICT:** N/A

**D. SEQRA REVIEW**

1. **SEQRA CLASSIFICATION:** Type II
2. **LEAD AGENCY:** N/A
3. **DETERMINATION OF SIGNIFICANCE:** N/A
4. **DATE OF DETERMINATION:** N/A

**E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT**

1. Pursuant to the inter-municipal agreement between the Town of East Hampton and the County of Suffolk, the subject application does not require referral to the Suffolk County Planning Commission (SCPC).

**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:** Community center (no change in use)

**3. DESCRIPTION OF APPROVED WORK:** To abandon the existing sanitary system, and install a low-nitrogen, I/A septic system, add a bathroom, provide handicap access pursuant to the ADA and provide two parking spaces onsite at the Wainscott Chapel

## **H. CONDITIONS OF APPROVAL**

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

**1. APPROVED SITE PLAN:** Site plan prepared by F. Michael Hemmer, LS, P.C., dated last revised August 27, 2021

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

2.1 No building permits may issue, nor may clearing, grading, or construction activities be commenced, until and unless the conditions enumerated in sub¶ 2.2 and 2.3 below have been met, as evidenced by the report of the Planning Board Chair.

2.2 The applicant shall obtain final approval of the Architectural Review Board

2.3 The applicant shall obtain final approval of the Suffolk County Department of Health Services (SCDHS).

2.4 The applicant shall obtain the approval of the Suffolk County Department of Health Services. A copy of the approved plan containing an original stamp of approval from that agency, not a photocopy, shall be submitted.

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

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

## **I. VALIDITY OF APPROVAL**

If any condition of this resolution is not met, or is not met within the prescribed time period, all approvals, permits, or authorizations granted hereby shall be deemed void and of no effect.

DATED: February 16, 2022

cc: Thomas J. Osborne, Esq.  
P.O. Box 5011  
East Hampton, NY 11937

Planning Department  
Building Inspector  
Architectural Review Board