

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

In the Matter of the Application

of

**SITE PLAN
APPROVAL**

**TWINKEL FARM, LLC
SITE PLAN
SCTM #300-193-2-9.7**

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 create a 68' X 24' (1,632 sq. ft.) storage/equipment barn, a 16' X 26' 8" (428 sq. ft.) greenhouse, 71,503 sq. ft. of cultivated space, an accessory driveway, and walkway

4. SIZE OF PROPERTY: 90,386 sq. ft

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

6. APPLICANT: David E. Eagan & Associates PLLC

7. PROPOSED SITE PLAN: Site plan prepared by Richard Searles Architect, P.C., dated last revised September 29, 2021

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

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-193-2-9.7

2. STREET LOCATION: 5 Green Hollow Road

3. CONTIGUOUS WATER BODIES: N/A

4. HAMLET OR GEOGRAPHIC AREA: East Hampton

5. SITE DESCRIPTION & EXISTING IMPROVEMENTS: 12' x 8' Greenhouse and fencing

6. FILED MAP NAME: N/A

7. FILED MAP NUMBER: N/A

8. **DATE OF MAP FILING:** N/A
9. **BLOCK NUMBER IN FILED MAP:** N/A
10. **LOT NUMBER IN FILED MAP:** N/A

C. ZONING CLASSIFICATION

1. **ZONING DISTRICT:** A3: Residence
2. **ZONING OVERLAY DISTRICT:** South Fork Special Groundwater Protection Area (SGPA)

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 create a 68' X 24' (1,632 sq. ft.) storage/equipment barn, a 16' X 26' 8" (428 sq. ft.) greenhouse, 71,503 sq. ft. of cultivated space, an accessory driveway, and walkway

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 Richard Searles Architect, P.C., dated last revised September 29, 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¶ 3.2 & 3.3 below have been met, as evidenced by the report of the Planning Board Chair.

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

2.3 The applicant shall obtain the approval of the Suffolk County Department of Health Services.

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 perform the parking, access, drainage, and landscaping improvements shown on the approved site plan and approved building or construction plans described above prior to the issuance of a certificate of occupancy.

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

2.7 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: David Eagan
David Eagan & Associates, PLLC
P.O. Box 249
Wainscott, NY 11975

Planning Department
Building Inspector
Architectural Review Board