

SUFFOLK COUNTY TAX MAP

DISTRICT	0690
SECTION	069.00
BLOCK	01.00
PARCEL	001.000

OWNERS
12 FOSTER, LLC
P.O. BOX 770
BRIDGEHAMPTON, NEW YORK 11932

SITE DATA
AREA OF SITE = 43,315 S.F. (0.9943 ACRE)
ZONING DISTRICT: LI-40
CURRENT USE: GENERAL & SPECIAL TRADE CONTRACTORS
FIRE DISTRICT: BRIDGEHAMPTON
POSTAL DISTRICT: BRIDGEHAMPTON
SCHOOL DISTRICT: BRIDGEHAMPTON

LANDSCAPE AND LIGHTING
SEE SEPARATE PLANS PREPARED BY OTHERS.

DEPT. OF FIRE PREVENTION
FIRE ZONES, FIRE LANES, APPROPRIATE SIGNAGE AND PAVEMENT MARKINGS INSTALLED, SHALL BE APPROVED BY THE FIRE MARSHAL.

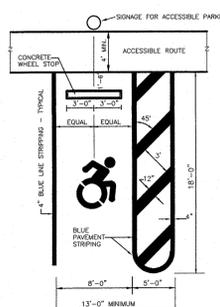
FIRE SUPPRESSION SYSTEMS
SEE SEPARATE PLANS PREPARED BY OTHERS.

PARKING REQUIREMENTS

REQUIRED PARKING STALLS:
TRADE CONTRACTORS: 1 SPACE PER 500 S.F. PLUS 1 PER EMPLOYEE
BUILDING SIZE: 12,491 S.F. / 500 = 25 STALLS
6 EMPLOYEES = 6 STALLS
TOTAL STALLS REQUIRED: 31 STALLS

HANDICAP ACCESSIBLE STALLS:
NOTE: OF THE 31 STALLS REQUIRED, MIN. 5% OF THESE AS HANDICAP STALLS = 2 STALLS

TOTAL PARKING SPACES PROVIDED:
HANDICAP ACCESSIBLE: 2 STALLS
STANDARD STALLS: 31 STALLS
TOTAL PROVIDED: 33 STALLS
1 TRUCK STALL PROVIDED



TYPICAL ACCESSIBLE PARKING SPACE NOT TO SCALE AS PER TOWN OF SOUTHAMPTON STANDARD DETAILS



RESERVED PARKING SIGNAGE FOR ACCESSIBLE PARKING NOT TO SCALE AS PER TOWN OF SOUTHAMPTON STANDARD DETAILS

REVISED: FEBRUARY 10, 2020 (PROPOSED PARKING AREA & GRADING)
REVISED: JANUARY 8, 2020 (REV. PROPOSED CURBS, DETAILS, NOTES & LABELS)
REVISED: OCTOBER 10, 2019 (SITE PLAN, ADJ. STRUCTURES, NOTES, DETAILS, CALCULATIONS)
REVISED: AUGUST 28, 2019 (PARKING)
REVISED: AUGUST 14, 2019 (PROPOSED EASEMENT)
MAP PREPARED: JULY 17, 2019

ROBERT A. SMITH, L.S. 49239
S. H. W. and S., LAND SURVEYORS, P.C.
SQUIRES, HOLDEN, WEISENBACHER & SMITH
LAND SURVEYING ~ LAND PLANNING ~ ENGINEERING
SOUTHAMPTON ~ NEW YORK

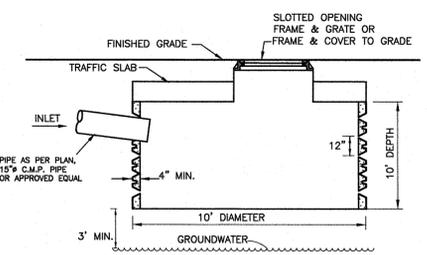
STORM DRAINAGE DESIGN FROM PREVIOUSLY APPROVED SITE PLAN

	NORTH-EAST DRAINAGE AREA I	SOUTH-EAST DRAINAGE AREA II	SOUTH-EAST DRAINAGE AREA III
STONE AREA	3,267 X .9 X .17 = 500 C.F.	2,579 X .9 X .17 = 395 C.F.	6,250 X .9 X .17 = 956 C.F.
ROOF AREA	3,125 X .9 X .17 = 478 C.F.	3,125 X .9 X .17 = 478 C.F.	6,250 X .9 X .17 = 956 C.F.
STONE AREA		3,922 X .7 X .17 = 467 C.F.	6,730 X .7 X .17 = 801 C.F.
LAWN AREA	2,598 X .2 X .17 = 88 C.F.	104 X .2 X .17 = 4 C.F.	6,406 X .2 X .17 = 218 C.F.
REQUIRED DRAINAGE	1066 C.F.	1,344 C.F.	1,975 C.F.
EXISTING DRAINAGE CAPACITY	685 C.F.	685 C.F.	890 C.F.
ADDED DRAINAGE	(1)10'DIAX10'DP BASIN=685 C.F.	(1)10'DIAX10'DP BASIN=685 C.F.	(2)10'DIAX10'DP BASIN=1370 C.F.
TOTAL DRAINAGE PROVIDED	1,370 C.F.	1,370 C.F.	2,260 C.F.

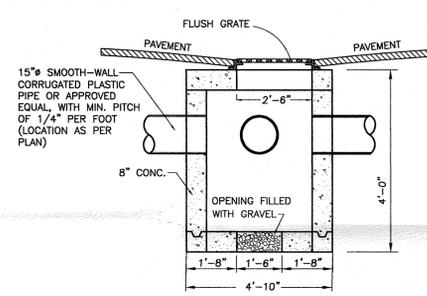
STORM DRAINAGE REQUIRED FOR PROPOSED SITE PLAN

	NORTH-EAST DRAINAGE AREA I	SOUTH-EAST DRAINAGE AREA II	SOUTH-EAST DRAINAGE AREA III
PREVIOUSLY REQUIRED	1066 C.F.	1,344 C.F.	1,975 C.F.
PREVIOUSLY PROVIDED	1,370 C.F.	1,370 C.F.	2,260 C.F.
NEW STONE AREA	625 X .9 X .17 = 93.75 C.F.	650 X .9 X .17 = 97.5 C.F.	NO CHANGE
LESS LAWN AREA	625 X .2 X .17 = 20.83 C.F.	650 X .2 X .17 = 21.67 C.F.	NO CHANGE
TOTAL REQUIRED DRAINAGE	1,184 C.F.	1,420 C.F.	NO CHANGE
ADDITIONAL DRAINAGE	NO CHANGE	NO CHANGE	NO CHANGE

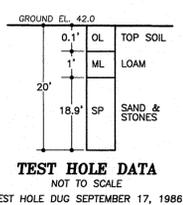
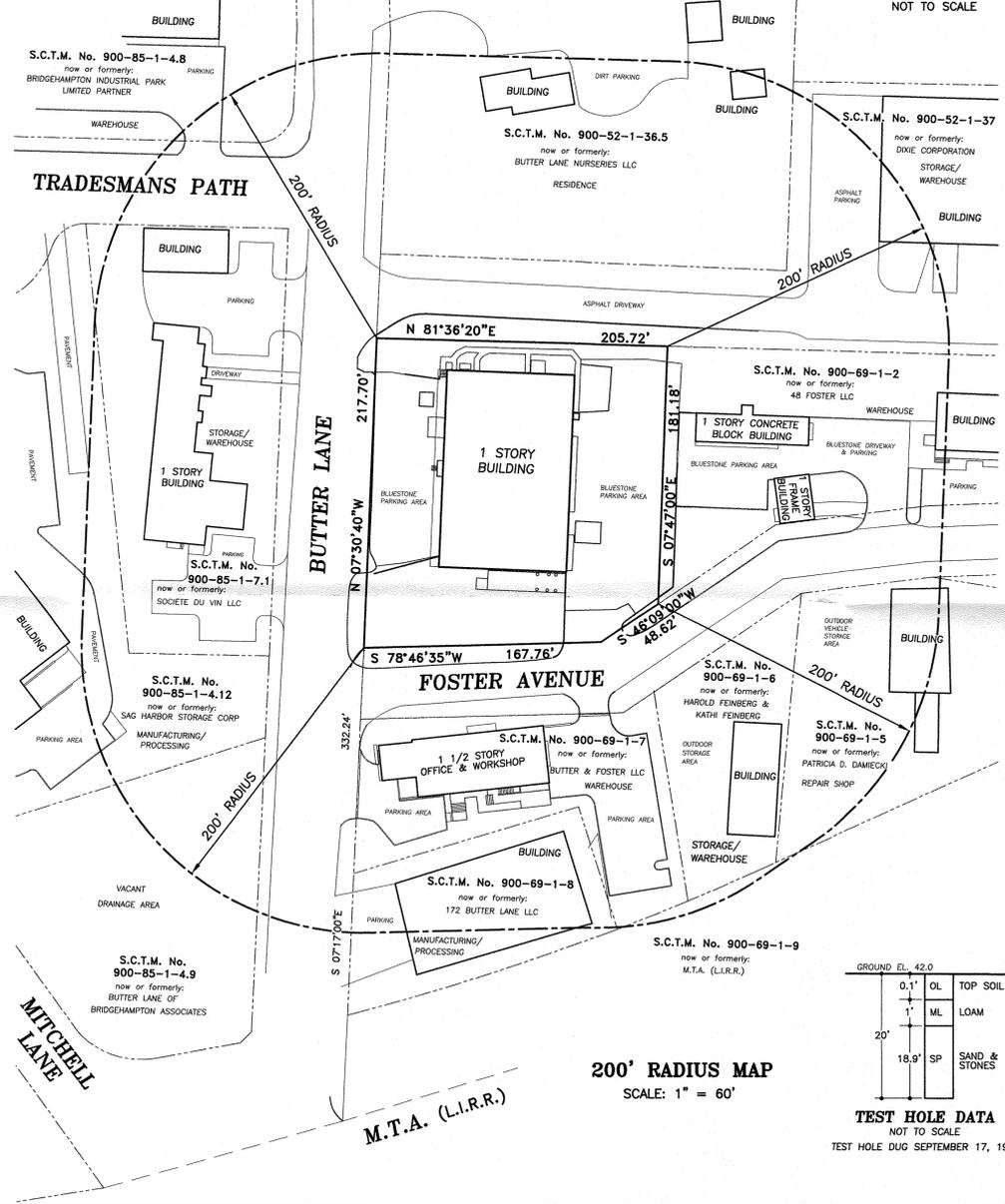
ALL EXISTING LEACHING BASINS SHALL BE LOCATED AND FITTED WITH CAST IRON GRATES AND SET TO FINISHED GRADE.
ALL EXISTING LEACHING BASINS AND CATCH BASIN SHALL BE MECHANICALLY CLEANED OF ALL DEBRIS TO IT'S EFFECTIVE DEPTH.



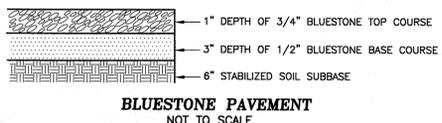
DETAIL OF DRAINAGE BASIN NOT TO SCALE



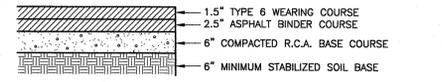
TYPICAL CATCH BASIN NOT TO SCALE



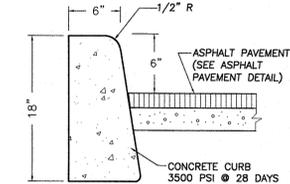
TEST HOLE DATA NOT TO SCALE TEST HOLE DUG SEPTEMBER 17, 1986



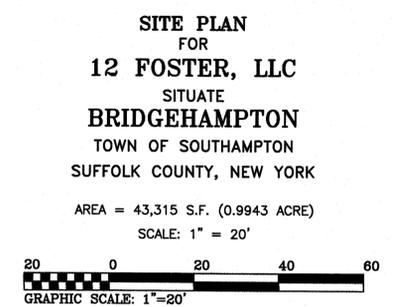
BLUESTONE PAVEMENT NOT TO SCALE



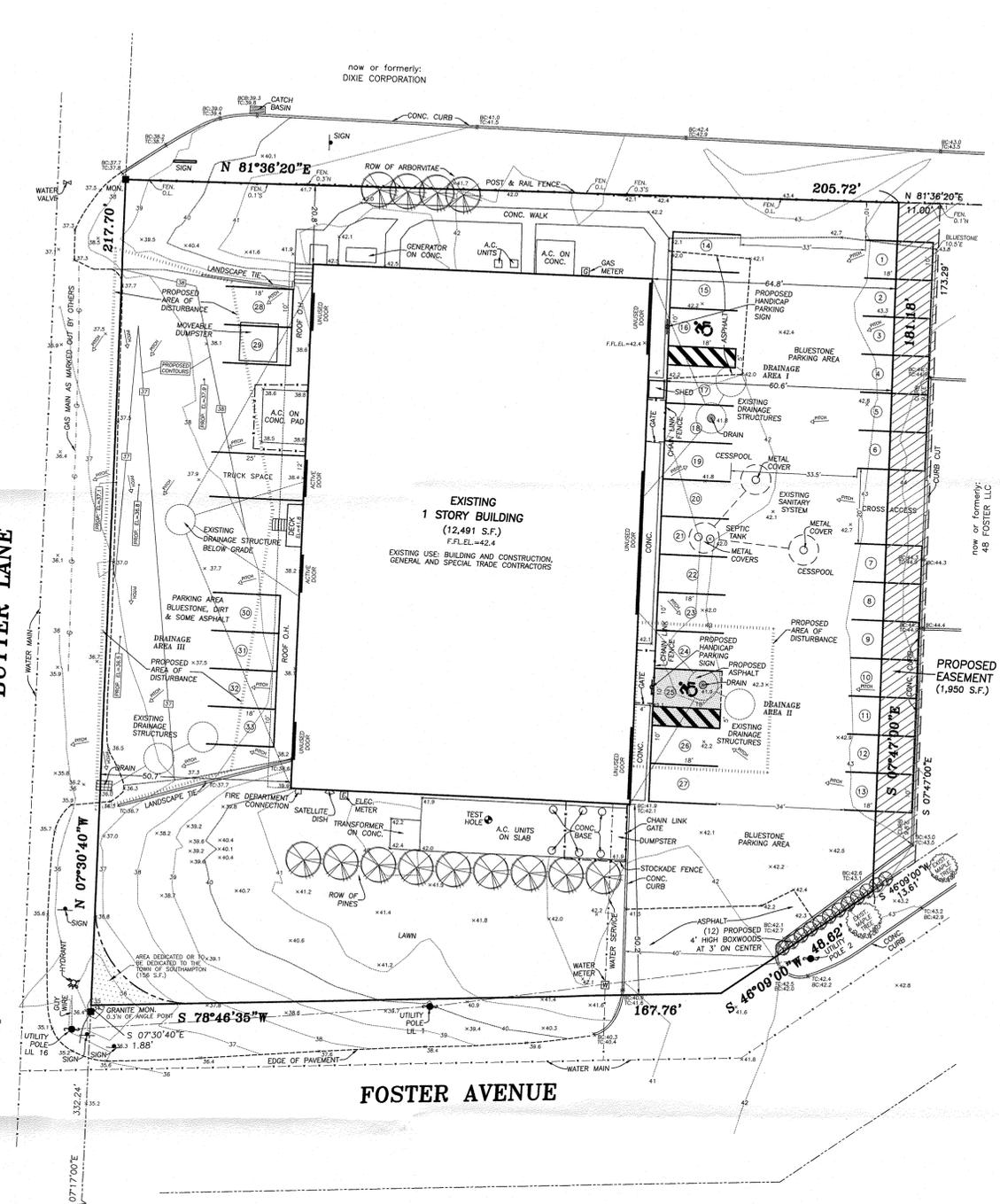
DETAIL OF ASPHALT PAVEMENT NOT TO SCALE



TYPE "A" CONCRETE CURB NOT TO SCALE AS PER TOWN OF SOUTHAMPTON STANDARD DETAILS



NOTE:
1. DATUM IS N.G.V.D. OF 1929. CONTOURS AND SPOT ELEVATIONS ARE BASED ON AN ACTUAL FIELD SURVEY.
2. SUBJECT PARCELS FALL WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT BOUNDARIES.
3. PROPOSED AREA OF DISTURBANCE MEASURES APPROXIMATELY 7,000 S.F.



now or formerly: 48 FOSTER LLC

PROPOSED EASEMENT (1,950 S.F.)

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
116 Hampton Road
Southampton, NY 11968

Phone: (631) 287-5735
Fax: (631) 287-5706
www.southamptontownny.gov

TOWN OF SOUTHAMPTON



JAY SCHNEIDERMAN
TOWN SUPERVISOR

CHAIR
JACQUI LOFARO

VICE CHAIRPERSON
DENNIS FINNERTY

SECRETARY
PHILIP A. KEITH

BOARD MEMBERS
JOHN J. BLANEY
GLORIAN BERK
ROBIN LONG
JOHN D. ZUCCARELLI

SITE PLAN/SPECIAL EXCEPTION APPLICATION FORM

This application form is required as part of any request to process the action listed below. In addition, Chapter §330 of the Town of Southampton Code requires specific material to be submitted in conjunction with this form. Other required items are indicated on the attached application checklist. It is the applicant's responsibility to insure that application package is complete and accurate. Incomplete applications will not be processed.

1. All applications must be completed in full and comply with §330 of the Town Code. Incomplete application packages will not be accepted.
2. These instructions and the application form shall be read carefully and understood before completing. Any questions should be referred to the Planning Division, Ph: 631-287-5735.
3. As per §330-183 of the Zoning Law, a complete Site Plan application shall consist of the following: *(check those appropriate)*

Application form and copies in appropriate numbers
(a minimum of fifteen copies and additional copies if necessary)

Appropriate Site Plan review fee (See § 330-183B)

Area to be improved is less than 500 sq.ft. **\$1,100**

Area to be improved is greater than or equal to 500 sq.ft. and less than 10,000 sq.ft. **\$2,100**

Area to be improved is greater than or equal to 10,000 sq.ft.: **\$.25 per sq.ft. (not to exceed \$15,000)**

Site Plans, in appropriate quantity *(a minimum of fifteen copies and additional copies if necessary)* complying with minimum submission requirements listed in §330-183-C. The site plan may include landscape/grading plans, lighting plans, drainage plans, architectural building elevations and floor plans

Appropriate Environmental Assessment Form (EAF, if necessary. Check Town Code §157 and with the Planning Department). **N/A TYPE II**

4. A complete Special Exception application shall consist of the four items (a-d) mentioned in number 3 above, plus the following (check those appropriate, write NA where not applicable).

Legal petition, signed and notarized, explaining in detail how the proposed project will comply with Special Exception Standards.

Fee of **\$1,100** (plus **\$325** for special conditions and safeguards) (separate from review fee)



5. A minimum of fifteen sets of applications and plans are required. Additional copies of the application (SP and/or SE) and site plan may be necessary, if the following conditions are met:

- 2- Wetlands Permit required (See Chapter §325 of Southampton Town Code)
- 1- Project fronts a County Road
- 3 - Project fronts a State Road
- 1 - Special Exception Permit
- 1 - Project located in Pine Barrens compatible growth area or core area

15 Total Copies

6. Application is hereby made to the Southampton Town Board for a Construction Permit for buildings and other structures customarily accessory and incidental to agricultural production as defined by Section 301 of the New York State Agricultural and Markets Law and In accordance with the provisions of the Zoning Law of the Town of Southampton Article X Agricultural Overlay District, Section § 330-50

Farmlands Preservation Program. Further, nine (9) copies of the following are submitted herewith (check those appropriate, write NA where not applicable).

N/A

- A copy of the approved subdivision map defining the grant easement (agricultural reserve) and the location of the proposed construction, if applicable.
- A copy of the recorded grant easement (agricultural reserve) or development rights indenture
- A copy of the Planning Board resolution approving the subdivision plan and other covenants, if applicable.
- A site plan, at a scale of no less than one (1) inch equals forty (40) feet, prepared by an architect, civil engineer, or surveyor, and consisting of the following information unless waived by the Farmland Permit Administrator.
- Agricultural Construction Permit Application Fee **\$1,100.00**

7. A Fee Schedule is included in this package.

PLEASE NOTE: If the site was subject of a previous site plan approval then new site plans may be necessary for the Special Exception request, however, the required number of as built surveys and petitions are still required.

Application Name: 12 Foster LLC

SCTM No.: 0900-069-1-1

Property Address: 12 Foster Avenue Bridgehampton, NY

I. General Information

a) Applicant's Name: 12 Foster LLC
Address: PO Box 770 Bridgehampton, NY 11932
Phone No.: -

b) Name of Business (Existing or Proposed): Hampton Pool Company & Ripple Pools
Address: 12 Foster ave Bridgehampton, NY 11932

c) If the applicant is a corporation, give the name and title of the responsible Officer:
Name: 12 Foster Ave. Bridgehampton, NY 11932
Title: Raymond Wesnofske

d) Landowner's Name: 12 Foster LLC
Address: PO Box 770 Bridgehampton, NY 11932

e) Licensed Architect, Landscape Architect, Civil Engineer or Land Surveyor
Name: Robert Smith LS
License No: 49239
Address: Jagger Lane Southampton, NY 11968
Telephone: 631-203-0412

f) If the applicant does not own the property, prepare the Owner Endorsement Form at the end of this packet establishing authorization of the applicant's proposed subdivision of his land.

g) All communications with regard to this subdivision shall be addressed to the following person until further notice:
Name: Wayne Bruyn ESQ
Address: 250 North Sea Rd. Southampton, NY 11968
Phone No: 631-283-7007

II. Proposed Site

a) General location of Property north side
of, Foster ave., approx. 0
(street or road)

(feet) (north/east/south/west)
of, Butter Ln., m. Bridgehampton
(nearest interesting street)
(hamlet)

b) Total area under consideration: 43,315 sq. ft. or
0.9943 acres.

c) Zoning District(s): LI-40
Zoning Districts of adjoining Properties: LI-40

d) Zoning Overlay(s) (Please check all that apply)

- i. Agricultural*
- ii. Aquifer Protection
- iii. Tidal Flood Plain
- iv. Tidal Wetland & Ocean Beach
- v. Old Filed Map
- vi. Archaeological* (NYS Circles and Squares map)

*Include a survey showing the location of Class I and II prime agricultural soils

e) Latest Deed(s) describing this parcel(s) is/are recorded in the Suffolk County Clerk's Office as Follows:

DATE:	LIBER:	PAGE:
8/18/12	12704	65

f) Are there any encumbrances or liens against this land other than mortgages? Yes No

g) Description of Project:

In the space below, please provide a description of the project, the proposed use and operation thereof, including a detailed explanation of the design concept, the objective of the project sponsor and how the project is or is not in compliance with the Town Code.

Additional sheets may be added if necessary

Re- approval of site plan/SE for change of use from "wholesale distribution center for beer/wine and distilled alcoholic beverages" to two building and construction, special trade contractors (swimming pool contractors).

III. Characteristics of Site and Surrounding Lands

a. Current land use of site (agricultural, commercial, undeveloped)

Industrial

b. Current conditions of site (building, brush, etc.)

Improved with building

c. Character of surrounding lands (within 200 feet) (residential, commercial, agriculture, wetlands, etc)

industrial

IV. Nature of Use (i.e. retail, office, warehouse): Special Trade Contractor

IV. Nature of construction:

a. Anticipated construction time: existing

b. Will Development be staged? YES: NO:

V. Impact:

a. Anticipated increase in number of residents, shoppers, employees, etc.

existing

VI. Zoning:

a. Has an application been made to the Zoning Board of Appeals for this property? YES: NO:

If yes, please list the name of application and date of determination.

b. Is a Change of Zone requested at this time? YES: NO:

VII. Buildings:

a. Are all buildings and structures shown on the survey? YES: NO:

b. Existing Building Area Coverage: Square Feet: 12,491 Percent Lot: 28.84

c. Proposed Building Area Coverage: Square Feet: - Percent Lot: -

d. Height of Proposed Buildings: Feet: 35 Stories: 2

e. Residential Buildings: Number of Dwelling Units by Size

N/A

f. Non-Residential Buildings: Total Floor area and Total Sales area

12,491 sqft.

g. Is a cellar proposed? YES: NO:

h. Proposed siding material: existing

Roofing material: existing

Construction Type: existing

i. Are fire-walls proposed or necessary? YES: NO:

j. Standard Industrial Classification Code Number:

15-17

(as identified in the Table of Use Regulations listed in the Town Code)

VIII. Utilities

The site will be served by the following utilities:

Fire District: Bridgehampton

Water District or Company: SCWA

Electric and/or Gas Company: PSEG

Post Office: Bridgehampton

School District: Bridgehampton

IX. Signs

a. Are there any existing free-standing or attached signs? YES: NO:
(all signs must be indicated on site plan.)

b. Have sign permits been obtained for all existing signs? YES: NO: **N/A**

c. Are free-standing or attached signs proposed? YES: NO:

****Plans indicating location, size, colors and materials of all proposed signs must be submitted with the site plan application. A Sign Permit from the Building Department must be obtained for all signs.**

X. Parking

a. Number of off-street parking spaces required as calculated using the Schedule of Off-Street Parking Space Requirements for Non-Residential Uses, listed in Section 330-94 of the Town Code: 31

b. Number of existing parking spaces: 33

c. Number of handicap parking spaces provided (must be at least 5% of total parking spaces provided.): 2

d. Number of truck loading spaces: 1

e. Is a parking waiver requested? YES: NO: If yes, for how many spaces? _____

Note: a formal letter requested waiver must be submitted separately along with this application

XI. State Environmental Quality Review Act (SEQR)

(Pursuant to Part 617, NYCRR and Chapter 157 of Town Code)

a. Do any tidal or freshwater wetlands occur on the subject site? YES: NO:

b. Are the wetlands and/or the proposed activity regulated by the following agencies?

New York State Department of Environmental Conservation: YES: NO:

U.S. Army Corps of Engineers: YES: NO:

Southampton Town Conservation Board: YES: NO:

Southampton Town Trustees: YES: NO:

c. Has a permit been obtained from any of the above agencies? YES: NO:
If yes, which ones? _____

d. Is the site located in a designated critical environmental area? YES: NO:
If yes, which ones? _____

e. Is the proposed action a Type I, Type II, or unlisted action? Type II

Note: Part I of an Environmental Assessment Long Form must be submitted for all Type I and Unlisted Actions

***PLEASE SUBMIT 15 COPIES OF APPLICATION AND PLANS. ***

***Note:** A minimum of 15 copies is required. Additional copies may be necessary.

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto and true and correct.

Wayne Bruyn Esq.
Applicant's Name

Wayne Bruyn
Applicant's Signature

Sworn before me this 16th day of SEPTEMBER 2019

Robert E. Marcincuk

Notary Public

ROBERT E. MARCINCUK
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02MA5009965
QUALIFIED IN SUFFOLK COUNTY
COMMISSION EXPIRES MARCH 22, 2023

OWNER'S ENDORSEMENT

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

Ray Wesnoske, being duly sworn, deposes and says:

I am: _____ the sole owner in fee
_____ a part owner in fee
_____ an officer of the corporation which is the fee owner
_____ a designated party authorized to act pursuant to a trust or other legal document
___X___ member/owner(s) of a Limited Liability Company (LLC).

of the premises described in the foregoing application.

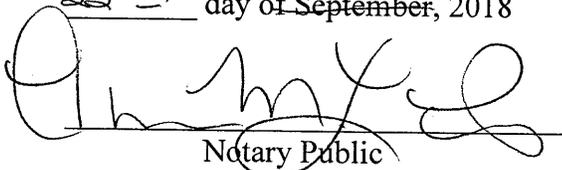
I reside at P.O. Box 700, Bridgehampton, NY 11932.

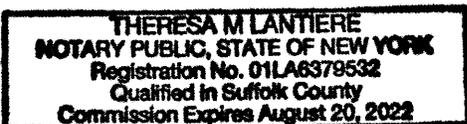
I have authorized O'Shea, Marcincuk & Bruyn, LLP to make the foregoing application to the Town of Southampton Planning Board for approval as described herein.

12 Foster, LLC

By: Raymond Wesnoske
Ray Wesnoske, Authorized Agent

Sworn to before me this
22nd day of ~~September~~^{October}, 2018


Notary Public



5. During the 24 months before the filing of this application, have any of the following individuals made campaign contributions exceeding \$500 in total, in cash or in kind, to the campaign for public office of any Town officer or employee, to any individual campaign committee, or to any political party committee designated to accept donations on such Town official's or employee's behalf as a candidate for public office?

	<u>Yes</u>	<u>No</u>
1. Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Agent for owner or applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to Question 5 is yes, Town Code Chapter 23 requires that the information be provided below:

<u>Name/Address</u>	<u>Amount/Date</u>	<u>Name of Campaign Committee</u>
See Addendum attached		

6. During the preceding 24 months before the filing of this application, have any of the following individuals employed any Town officer or employee or a relative thereof involving compensation in an amount of \$500 or more? Said compensation may be directly made, or indirectly made through a corporation or business interest held by any Town officer or employee or their relative.

	<u>Yes</u>	<u>No</u>
1. Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Agent for owner or applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to Question 6 is yes, Town Code Chapter 23 requires that the information be provided below:

<u>Name</u>	<u>Position</u> (Owner, Agent, Attorney, Other)	<u>Corporation</u>

READ AND CHECK BOX

False statements made herein are punishable as a class "A" Misdemeanor pursuant to Section 210.45 of the New York State Penal Law.

A. For the purposes of this disclosure, an official of the State of New York or an elected or appointed official or employee of the Town of Southampton shall be deemed to have an interest in the owner and/or applicant when that official or employee, their spouse, brothers, sisters, parents, children, grandchildren or the spouse of any of them is:

- a. the owner or applicant; or
- b. an officer, director, partner, or employee of the applicant or owner; or
- c. Legally or beneficially owns or controls stock of a corporate applicant or owner, or is a member of a partnership or association applicant or owner; or
- d. Is a party to an agreement with the applicant or owner, express or implied, whereby said official or employee may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York Stock or American Stock Exchange shall not constitute an interest for the purposes of this disclosure.

12 Foster, LLC

Submitted by (please print): By: RAY WESNOFSKE *Raymond Wesnofske*
Ray Wesnofske, Authorized Agent

Addendum
to
Town of Southampton Open Government Disclosure Form

5. O'Shea, Marcincuk & Bruyn, LLP campaign contributions during the preceding 24 months:

09/25/17	175.00	Southampton Town Republican Committee
10/05/17	100.00	Friends of Scott Horowitz
03/26/18	250.00	Friends of Christine Preston Scalera
06/23/18	200.00	Southampton Town Republican Committee
07/27/18	200.00	Friends of Theresa Kiernan
06/05/19	200.00	Friends of Theresa Kiernan

**SITE PLAN/SPECIAL EXCEPTION APPLICATION FORM CHECK LIST
THIS FORM TO BE COMPLETED BY APPLICANT**

Project Name: 12 Foster LLC

SCTM No.: 0900-069-1-1

**Property Address
or Location:** 12 Foster Ave. Bridgehampton, NY

Contact Person: Wayne Bruyn, ESQ

Application submitted by: Property Owner Owner's Agent

Date: September 17, 2019

**SUBMISSION REQUIREMENTS
IS ITEM INCLUDED?
PLEASE CHECK YES OR NO**

	YES	NO
Fees:		
Site Plan:		
1. The improved or altered area is 500 SF or less	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The improved area of the project is greater than 500 SF but does not exceeds 2 acres	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. The improved area of the project exceeds 2 acres	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Special Exception Fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fee Waiver Requested	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Special Exception Legal Petition	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site Plan: Legal Data

Site plan @ 1" = 40' or greater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Key Map @ 1" = 200' or greater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and Address of Owner of Record	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and Address of person/firm preparing map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signed/Stamped	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>
North Arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scale (Graphic or Written)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Description (error of closure not exceed 1 in 10,000)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location, Names, Ownership of adjacent streets and curblines	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Adjoining lands and owners	✓	—
Public easements, setbacks, or dedicated area on site or adjoining land	✓	—
Outline of existing easements, deed restrictions or covenants on site	✓	—
Existing Zoning	✓	—

Site Plan: Natural Features

Existing contours at max. 2' intervals, or spot elevations (Identify source of contour information)	✓	—
Approximate boundaries of areas subject to flooding	—	N/A
Identification of unique natural features (wetlands, steep slopes)	—	N/A
Identification of cultural features on site or adjacent	—	N/A
Archeological, historic buildings, agricultural fields on or adjacent	—	N/A

Site Plan: Existing Structures and Utilities

Building footprints and uses not requiring buildings	✓	—
All paved areas, parking areas, sidewalks, vehicular access to street	✓	—
Existing culverts (dimension and grades) flow direction and grades	✓	—
Underground/above ground utilities on site and adjacent	—	—
Electrical Service	✓	—
Water Mains	✓	—
Sewer Mains	—	—
All existing site structures (including fences)	✓	—
Location and use of all buildings and structures within 200'	✓	—
Nearest Fire Hydrant, cisterns, other fire protection	✓	—

Site Plan: Proposed Development

Location of building or structures <i>(Indicate all setbacks and horizontal distances from existing structure)</i>	✓	—
Location and design of non-structural elements (parking, loading areas)	✓	—
Parking calculations	—	—
Automobile	✓	—
Truck	✓	—
Outdoor lighting plan – location & lamp Design (Lightening power w/ foot-candles indicated on site plan, and time of use)	—	N/A
Grading and drainage plan	—	N/A
Drainage calculations	—	N/A
Proposed contours/spot elevations	—	N/A
Sewage disposal treatment	—	N/A

Storage areas for materials, vehicles, equipment, supplies, products	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Elevations including:	<input type="checkbox"/>	<input type="checkbox"/> N/A
Description of materials, colors	<input type="checkbox"/>	<input type="checkbox"/> N/A
Sign Plans	<input type="checkbox"/>	<input type="checkbox"/> N/A
Proposed location	<input type="checkbox"/>	<input type="checkbox"/> N/A
Design	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plant List	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Size and Quantity	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cablevision installations, location of water valves, water supply	<input type="checkbox"/>	<input type="checkbox"/> N/A
Outdoor storage areas (located in side or rear yard and screened or fenced)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phased development plans (when appropriate)	<input type="checkbox"/>	<input type="checkbox"/> N/A
Compliance with ZBA Variance (if applicable)	<input type="checkbox"/>	<input type="checkbox"/> N/A

Additional Materials:

Certificate of Appropriateness (Landmarks & Historic District)	<input type="checkbox"/>	<input type="checkbox"/> N/A
Wetland Permit Application (if applicable)	<input type="checkbox"/>	<input type="checkbox"/> N/A
Sign Permit Application (if applicable)	<input type="checkbox"/>	<input type="checkbox"/> N/A
Owners Endorsement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disclosure Affidavit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Agriculture Data Statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additional Comments:

For all information that is not provided state "No".
If the applicant believes these items are not applicable, indicate such and give reasoning.

Other comments about the submission may be provided here.

Re- approval of previous site plan (see resolution dated 10/23/14).

12 Foster LLC

 Applicant's Name

Wayne Berry

 Applicant's Signature

AGRICULTURAL DATA STATEMENT

Pursuant to §283-a of the New York State Town Law, any application for a special permit, site plan approval, use variance or subdivision approval requiring municipal review and approval by the Town Board, Planning Board or Zoning Board of Appeals that would occur on property within an agricultural district containing a farming operation or on properties within 500 feet of a farm operation located within an agricultural district, shall include an Agricultural Data Statement. The law also requires that the reviewing Board mail written notice of such an application to the owners of land within the agricultural district that contains a farm operation, which is located within 500 feet of the boundary of the project site. The cost of the mailing shall be borne by the applicant.

1. Project Name: 12 Foster LLC
2. Name of Applicant: 12 Foster LLC
3. Address of Applicant: PO Box 770 Bridgehampton, NY 11932
4. SCTM # of Project: 0900-069-1-1
5. Project Location: N/E corner of Butter Lane and Foster Ave Bridgehampton, NY
6. Description of Project: Re- approval of site plan/ SE for change of use from "wholesale distribution center for beer/wine and distilled alcoholic beverages" to two building and construction, special trade contractors (swimming pool contractors).
7. If the property that is the subject of the pending development application is located in an Agricultural District, you must compile and submit a list of tax parcels, with owners names and addresses, for all tax parcels containing a farm operation located within 500 feet of the property that is the subject of the pending development application.

If the property that is the subject of the pending development application is located outside of an Agricultural District, you must compile and submit a list of tax parcels, with owners names and addresses, for all tax parcels containing a farm operation located within an Agricultural District and within 500 feet of the property that is the subject of the pending development application.
8. Submit a survey map showing the site of the proposed project relative to the location of farm operation parcels identified in item 6, above.
9. Submit legal size envelopes, pre-addressed to each of the parcel landowners identified in item 6, above with pre-paid certified mail postage, together with pre-addressed, green, return receipt cards

for each mailing. The return address on the return receipt card must read "SOUTHAMPTON TOWN PLANNING BOARD, 116 HAMPTON ROAD, SOUTHAMPTON, NY 11968"

If you do not believe that you are subject to this requirement, please complete the following and sign below:

I have reviewed the requirements for the submission of an Agricultural Data Statement and find that said statement is not applicable to this application for the following reasons:

Property is not located in agricultural district or within 500' of a farm operation.

Wayne Brucey
Applicant's/ Applicant Agent's Signature

Planning Board of the Town of Southampton

In the Matter of the Application of

12 FOSTER LLC

for SPECIAL EXCEPTION PERMISSION for

two GENERAL & Special Trade Contractor Uses

on property situate at 12 Foster Avenue, Bridgehampton, N.Y.

SCTM# 0900-069.00-01.00-001.000

TO THE PLANNING BOARD OF THE TOWN OF SOUTHAMPTON:

12 Foster LLC hereby requests special exception permission pursuant to Sections 330-37D(5) and 330-122 of the Zoning Law of the Town of Southampton to permit the maintenance of two building construction general and special trade contractor uses, to wit: two swimming pool contractors on property located on the northeasterly corner of Foster Avenue and Lumber Lane, in the hamlet of Bridgehampton, Town of Southampton, Suffolk County, New York, and designated as Suffolk County Tax Map number 0900-069.00-01.00-001.000.

In accordance with the provisions of Section 330-122 of the Zoning Law, the proposed building construction, general and special trade contractor uses comply with the general standards as follows:

A. Such uses will be in harmony with and promote the general purposes and intent of this chapter as stated in §330-3. The use of the property for general and special trade contractor uses is consistent with the provisions of the Light Industrial (“LI-40”) zone and the Comprehensive Plan. The property has been zoned for business and industry since 1957 and is surrounded by established businesses and industrial uses. The site is within 350 feet of the LIRR and sidings. The site is fully improved and does not contain any significant natural resources. The existing conditions of the property are consistent with the Planning Board’s grant of special exception permission to permit a change of use from a “wholesale distribution center for beer/wine and alcoholic beverages” to a building and construction special trade contractor (swimming pool contractor), dated October 23, 2014 (see attached resolution).

B. The plot area is sufficient, appropriate and adequate for the use and the reasonably anticipated operation and expansion thereof. The subject lot contains 0.9943 acres (43,315 square feet) and exceeds the minimum lot area for the Light Industrial (LI-40) zone. The lot has sufficient area to accommodate the two general and special trade contractors uses at 1 use per 10,000 sq.ft. in accordance with §330-35A.

C. The proposed use will not prevent the orderly and reasonable use of adjacent properties, particularly where they are in a different district. The subject lot was improved in its entirety over 35 years ago. The surrounding properties are developed commercially or industrially.

D. The site is particularly suitable for the location of such use in the town. As noted above, the site is zoned LI-40 is surrounded by established commercial and industrial uses. The proposed change of use does not involve any physical changes to the site. The 1970 Master Plan, the 1980s Updates and the 1999 Comprehensive Plan update all recommend the site for light industrial uses. There are no better sites in the Town for such building and construction special trade contractor uses.

E. The characteristics of the proposed use are not such that its proposed location would be unsuitably near a church, school, theater, recreational area or other place of public assembly. There are no churches, schools, theaters, recreational areas, or other places of public assembly within close proximity of the site.

F. The proposed use, particularly in the case of a non-nuisance industry, conforms to this chapter definition of the special exception use where such definition exists or with the generally accepted definition of such use where it does not exist in this chapter. There is no definition of a building construction general and special trade contractor in the Zoning Law. The existing swimming pool contractor uses comply with the Table of Use Regulations and Major Groups 15-17 listed in the Standard Industrial Classification Manual, and otherwise meet the generally accepted definition of a building construction general and special trade contractor.

G. Access facilities are adequate for the estimated traffic from public streets and sidewalks, so as to assure the public safety and avoid traffic congestion; and further, that vehicular entrances and exits shall be clearly visible from the street and not be within seventy-five (75) feet of the intersection of street lines at a street intersection, except under unusual circumstances. The change of use to two building construction general and special trade contractor uses will generate relatively less traffic than other permitted and special exception uses allowed in the LI-40 zone. For example, according to studies prepared by Dunn Engineering for similar applications in the Town, a general and special trade contractor's use is estimated to generate 20-30 total trips (enter/exit) during a peak weekday hour. In comparison, other commercial uses could be expected to generate over 100 trips during a peak weekday hour. No new access points are proposed and the property currently share parking and access with the property to the east.

H. All proposed curb cuts have been approved by the street or highway agency which has jurisdiction. No new access points are proposed and the property currently share parking and access with the property to the east.

I. There are off-street parking and truck loading spaces at least in the number required by the provisions of §§330-92 through 330-101, but in any case an adequate number for the anticipated number of occupants, both employees and patrons or visitors; and, further, that the layout of the spaces and driveways is convenient and conducive to safe operation. The proposed site plan depicts 33 off-street parking spaces, which complies with the schedule of Off-Street Parking Space Requirements in §330-94.

J. Adequate buffer yards and screening are provided where necessary to protect adjacent properties and land uses. As noted above, the site is surrounded by existing commercial and industrial uses. Additional plantings along the southeasterly portion of the existing parking lot were requested by the Planning Board in 2014 and are shown on the proposed site plan.

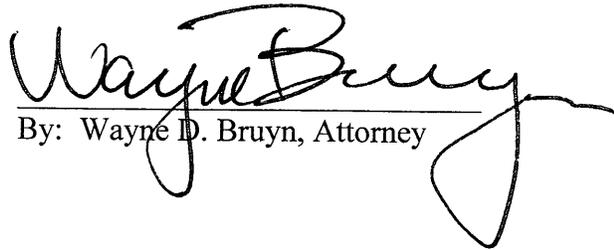
K. Adequate provisions will be made for the collection and disposal of stormwater runoff from the site and of sanitary sewage, refuse or other waste, whether liquid, solid, gaseous or of other character. The as-built site plan depicts existing catch basins and leaching pools to handle the stormwater generated from the site. There are no proposed changes to the sewage disposal facilities that served the prior railroad ties sales use. Public water mains and fire hydrants are nearby to provide adequate fire protection for the site.

L. No outdoor sales lot, rental equipment storage or display area will be permitted in the required front yard area of any business district, except in the HB District such uses may be permitted in the required front yard, provided they are set back fifty (50) feet front property lines. The proposed site plan and uses will not have any outdoor sales lot, rental equipment storage or display area in the required front yard.

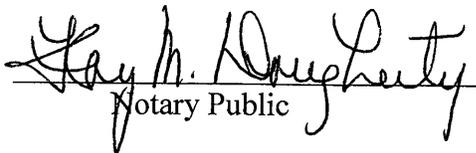
M. The proposed use recognizes and provides for the further specific conditions and safeguards required for the particular uses in this Article. There are no specific conditions and safeguards for building construction general and special trade contractor uses.

Respectfully submitted,

12 Foster LLC


By: Wayne D. Bruyn, Attorney

Sworn to this 17th day of september 2019


Notary Public

KAY M DOUGHERTY
Notary Public, State of New York
No. 01DO4901601
Qualified in Suffolk County
Commission Expires. 07/20/2021