

PLANNING BOARD MEETING

June 3, 2020

Attending remotely via teleconferencing: Chair Samuel Kramer, Vice-Chair Kathleen Cunningham, Members Ian Calder-Piedmonte, Louis Cortese, Ed Krug, 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. 90/92 CROSS HIGHWAY LOT LINE MODIFICATION SCTM #300-170-3-31.1/170-3-31.2

Planner Mubassirah gives an overview and presents plans. The applicant should provide a letter from Scott Wilson, Director of Land Acquisition and Management, indicating the town's interest in and funding of acquisition. The layout should be redesigned to provide more regular shaped lots. The applicant should submit a revised map that provides a flag strip along the existing driveway on Lot 31.2. The revised map should also indicate the sanitary waste disposal system, flood insurance zone and/or base elevations and existing sanitary system.

2. EMERGENCY SERVICES COMMUNICATION FACILITY AT SPTINGS FIRE DISTRICT SITE PLAN/SPECIAL PERMIT SCTM #300-62-2-18.2

Director Pahwul gives an overview and presents plans for Planner Schantz. The board did not agree to a negative declaration pursuant to SEQRA due to the proposed height of the tower, health and safety issues and aesthetic impacts to the community.

COHEN/TEPPER LOT LINE MODIFICATION TABLED

PUBLIC HEARING:

NEW CINGULAR WIRELESS AT ST. PETER'S CHAPEL SITE PLAN/SPECIAL PERMIT/PWSF

Member Parsons reads public hearing notice. Counsel states affidavit of posting and service is in order. Director Pahwul gives an overview for Planner Schantz. Matthew Fitzgerald, attorney for the applicant, gives an overview and history of the application. He states variances were received by the Zoning Board of Appeals. Valerie Coster, neighbor, is opposed to the project. She has concerns with the proposed height of the tower, the fall zone, safety concerns and the architectural integrity of the proposal. She further states the renderings are deceptive as they are not to scale and are inaccurate. Karen Simon, neighbor, states that the renderings are disproportionate and is opposed to the project. Matthew Sargenti, neighbor, states that the renderings are not to scale. He has concerns with safety, aesthetics, impact zone and that the project is not in the spirit of the law. David Buda, Springs resident, has comments about the procedure process. He has suggestions regarding appropriate cell tower locations. Rameshwar Das, Springs resident, submitted written comments to the file. He also has concerns with flooding and sea level rise. He further states the project will visually impact the historic nature of the community and has safety concerns. Simon states the applicant entered property without permission, was not noticed properly and has concerns with fall zone and environmental issues. Will Bratton, Springs resident, is opposed to the project. He has questions regarding tax exempt status. Christopher Katsaros,

neighbor, states applicant marked driveway with orange paint. He would like to see plans that demonstrate the applicant will not trespass on private property. He would like to see an accurate rendering submitted. He states he was not noticed properly. Laurie Anderson, neighbor, states that the project is aggressively out of character and has height safety issues. Sharyn Felder, Springs resident, has environmental concerns. Jim Cass, neighbor, reads a letter from Herb Fiero, Barnes Landing Association President, opposing the project suggesting alternative locations. Coster states a more traditional is preferable during the pandemic. Fitzgerald states Zoning Board of Appeals variances have been issued, NYS DEC approval has been obtained and apologizes for spray painting what was thought to be a county road. A motion is made to hold record open until July 6, 2020 for written comments, or within one (1) week of posting of the transcript on the Town's website, whichever is later, seconded and approved.

REGULAR MEETING:

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

**EEB FARM LLC FINAL SUBDIVISION
SCTM #300-166-4-3.2**

TABLED

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

In the Matter of the Application

of

**BELOW THE BRIDGE
LOT LINE MODIFICATION
SCTM# 300-145-3-9.4, 11.1, 12.2, 21.2, 22.1/145-5-4.1 & 14.1**

**RESOLUTION
AMENDING
APPROVAL**

ADOPTED: 6 / 3 / 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: Below the Bridge Lot Line Modification approved by resolution dated October 28, 2015

PROPERTY LOCATION: Springs Fireplace Road and Sherill Foster's Path, East Hampton

PROPOSED AMENDMENT: To change the approved map to include a 30' wide access and utility easement as opposed to the 20' wide easement included in the originally approved map.

MODIFICATION AS APPROVED: To change the approved map to be the lot line modification map prepared by Saskas Surveying Company, P.C. dated last revised July 17, 2018

REASONS SUPPORTING MODIFICATION: In the process of obtaining approval of the Suffolk County Department of Health Services (SCDHS), as is required by Resolution dated October 28, 2015, the applicants were required to widen the proposed common driveway and utility easement from 20' to 30' to accommodate the location of water service, keeping it within the easement. The Planning Board has no objections as this is required merely to meet the requirements of another involved agency and does not substantively change the proposed new lot configuration.

APPROVED PLAN AS MODIFIED: Lot line modification map prepared by Saskas

Surveying Company, P.C. dated last revised July 17, 2018

CONDITIONS TO MODIFICATION: N/A

DATED: June 3, 2020

cc: Madeline VenJohn,
Tarbet & Lester
132 North Main Street
East Hampton, NY

Planning Department
Building Inspector

Result: Adopted
Mover: Kathleen Cunningham
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

**SCHEDULE
PUBLIC HEARING**

**HELLMAN HANGAR
SITE PLAN**

SCTM # 300-181-2-6

ADOPTED: 6 / 3 / 2020

1. Matthew J. Brennan, Assignor, Maynard Hellman, Assignee, in conjunction with the Town of East Hampton, have made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, 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. The leased area is part of the Town of East Hampton Airport. The leased area contains 10,553 square feet (0.242 acre) and is located on the westerly side of Daniel Holes Road, Wainscott and is situated in a Commercial Industrial (CI) zoning district as shown on the official Zoning Map of the Town of East Hampton. Premises are identified on the Suffolk County Tax Map as parcel SCTM #300-181-2-6.

2. Subject application is classified as an Unlisted 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.

3. A survey prepared by L.K. McLean Associates, P.C., dated revised February 12, 2020; Floor Plan and Elevations prepared by the Kent Architectural Collaborative, PLLC dated revised February 14, 2020; and a landscape plan (not labeled) prepared by L.K. McLean Associates, P.C., dated January 3, 2020 are available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

4. A public hearing is hereby scheduled Wednesday, June 24, 2020 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application. 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 (LTVEH.org). The public shall not be permitted to appear in person but may comment by telephone by

calling (351) 888-6331. A transcript of the hearing will also be posted to the Town's website after the hearing and the hearing shall remain open until July 24, 2020 for the purpose of receiving written comments. Written comments may be submitted by e-mail directed to PlanningBoard@ehamptonny.gov and by mail to 300 Pantigo Place, Suite 103, East Hampton, NY 11937 and received on or before close of business July 24, 2020, or within one (1) week of posting of the transcript on the Town's website, whichever is later.

5. The applicant is hereby notified of the requirement that adjacent property owners as listed on the local assessment rolls, including those immediately across any public or private streets, be notified and that the subject property be posted, as required by § 255-9-23 of the Town Code.

DATED: June 3, 2020

cc: Joel Halsey
P.O. Box 5030
Montauk, NY 11954

Planning Department
Building Department
Architectural Review Board

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

FOR TRANSCRIPTION:

https://zoom.us/rec/share/7sgrJar_z3hJetac8EqcarYhPd3vX6a8hCVK_aPn00HSPfBgdOXd85vhzp7hWFD

Public hearing begins at 01:01:30.

Upon motion duly made and seconded the meeting was adjourned at 10:00 PM.