

PLANNING BOARD MEETING

July 8, 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, Marco Wu, and Brian Frank 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. MONTAUK SUNSET COTTAGES SITE PLAN SCTM #300-20-2-13.1, 13.2

Planner Frank gives an overview and presents plans. The board agrees to assume lead agency status. The applicant should consider relocating the cottages located along the northern property boundary. The applicant should submit a revised site plan that depicts the driveway location away from the northern property line, any additional parking spaces and an emergency vehicle turnaround. A revised landscape plan that more clearly labels the location of any new clearing and the location and square footages to be revegetated should be submitted. The applicant should submit a lighting plan that complies with the board's lighting guidelines. The board will review the narrative previously supplied by the applicant and will advise whether it has any further questions or comments.

PUBLIC HEARING:

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

Member Parsons reads public hearing notice. Counsel states affidavit of posting and service is in order. Planner Schantz gives an overview. Michael Sheridan, agent for the applicant, gives an overview. A motion is made to hold record open until August 7, 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.

2. NEW CINGULAR WIRELESS AT ST. PETER'S CHAPEL SITE PLAN/SPECIAL PERMIT/PWSF SCTM #300-103-6-23

Chair Kramer gives an overview. The board determined that it would deny the proposed application for site plan and special permit approval by resolution at its next meeting.

3. 180 SP, LLC SITE PLAN SCTM #300-74-5-30.5

Planner Mubassirah gives an overview and presents plans. The State I Archeological report findings are sufficient. The board would like the applicant to consider installing a permeable reactive barrier. The applicant will submit copies of the revegetation plan approved by the Natural Resources Department that reduces clearing to what has been determined to be pre-existing. The applicant stated that additional revegetation along the bluff will be offered at the time a Natural Resources Special Permit is submitted to the zoning Board of Appeals for additional work on the parcel. The title of the map should be revised to reflect the title of the application.

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

of

**EXTENSION
OF TIME**

**MOSSWOOD
PRELIMINARY SUBDIVISION
SCTM #300-157-2-15.3, 16**

ADOPTED: 7 / 8 / 2020

1. By resolution adopted October 3, 2007, and subsequently extended May 12, 2010, October 20, 2010, April 13, 2011, November 16, 2011, April 18, 2012, June 5, 2013, May 7, 2014, April 22, 2016, April 6, 2016, April 26, 2017, April 11, 2018, and March 27, 2019; (the "Resolution"), the Planning Board granted preliminary subdivision approval to the above-mentioned application, subject to various conditions.

2. By letter dated April 24, 2020, Kenneth Schwenk, applicant, has informed the Planning Board that additional time is needed in order meet the conditions of the Planning Board Resolution, and has requested an extension of time.

3. Based upon the foregoing, the Planning Board hereby extends the time within which the applicant must comply with the conditions of the Board's resolution for a period of one year, or until April 3, 2021.

4. In all other respects, the original Resolution of approval as extended is hereby reaffirmed.

DATED: July 8, 2020

cc: Kenneth Schwenk
P.O. Box 402
Bridgehampton, NY 11932

Planning Department
Building Department

Result: Adopted
Mover: Ian Calder-Piedmonte
Seconder: Kathleen Cunningham
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: 07 / 08 / 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 and August 14, 2019

PROPERTY LOCATION: 75 & 77 Industrial Road, Wainscott

PROPOSED AMENDMENT: To change the approved plans to those which contain sanitary calculations which reflect the requirements of the Suffolk County Department of Health Services (SCDHS)

MODIFICATION AS APPROVED: Change the approved site plan (Sheet C-1) to be dated last revised March 2, 2020

REASONS SUPPORTING MODIFICATION:

This modification corrects the sanitary calculations so that they match those on the plans approved by the Suffolk County Department of Health Services (SCDHS)

APPROVED PLAN AS MODIFIED:

Site Plan (Sheet C-1) prepared by TF Engineering, PLLC dated last revised March 2, 2020

CONDITIONS TO MODIFICATION: N/A

DATED: July 8, 2020

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

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

**FISCHER ADDITIONS, PORCH AND PATIO SITE PLAN
SCTM #300-17-1-10**

TABLED

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

In the Matter of the Application

of

**EXTENSION
OF TIME**

**MONTAUK MANOR
ON-SITE RESTAURANT
SITE PLAN
SCTM #300-27.2-1-1, 2**

ADOPTED: 7 / 8 / 2020

1. By resolution adopted June 14, 2017, (the "Resolution"), the Planning Board granted site plan approval to the above-mentioned application, subject to various conditions.

2. By letter dated June 10, 2020, Ashley Lherisson, agent for the applicant, has informed the Planning Board that additional time is needed within which to obtain a building permit and has requested an extension of time.

3. Based upon the foregoing, the Planning Board hereby extends the time within which the applicant must comply with the conditions of the Board's resolution for a period of one year within which to obtain a building permit, or until June 14, 2021.

4. In all other respects, the original Resolution of approval as extended is hereby reaffirmed.

DATED: July 8, 2020

cc: Marc H. Schneider, Esq.
Schneider Buchel, LLC
666 Old Country Road, Suite 412
Garden City, NY 11530

Planning Department
Building Department

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

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

In the Matter of the Application

of

**EXTENSION
OF TIME**

**FENCHEL/MENZER
SITE PLAN/SPECIAL PERMIT
SCTM #300-147-4-35**

ADOPTED: 7 / 8 / 2020

1. By resolution adopted January 13, 2010, and subsequently extended July 28, 2010, January 19, 2011, July 27, 2011, February 1, 2012, August 8, 2012, July 24, 2013, August 6, 2014, August 19, 2015, September 28, 2016, October 4, 2017, June 27, 2018 and September 18, 2019; (the "Resolution"), the Planning Board granted site plan/special permit approval to the above-mentioned application, subject to various conditions.

2. By letter dated June 24, 2020, Jeanne Galante, agent for the applicant, has informed the Planning Board that additional time is needed within which to obtain a building permit and has requested an extension of time.

3. Based upon the foregoing, the Planning Board hereby extends the time within which the applicant must comply with the conditions of the Board's resolution for a period of one (1) year within which to obtain a building permit, or until July 13, 2021.

4. In all other respects, the original Resolution of approval as extended is hereby reaffirmed.

DATED: July 8, 2020

cc: Jeanne Galante
LPS
P.O. Box 1313
East Hampton, NY 11937

Planning Department
Building Department

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

Upon motion duly made and seconded the meeting was adjourned at 9:45 PM.