

PLANNING BOARD MEETING

January 11, 2022

Present at the meeting: Chairman Samuel Kramer, Vice Chair Ian Calder-Piedmonte, Members Louis Cortese, Michael Hansen, Ed Krug, and Sharon McCobb, and Counsel Nancy Marshall, and Assistant Director Eric Schantz, Planners Will Hyland and Tina Vavilis LaGarenne, Secretary Jodi Walker and several other interested persons.

Present via zoom: Member Randall T. Parsons

The meeting was called to order at 6:30 PM.

WORK SESSION:

1. GLEN VALLEY ASSOCIATES, LTS. PRELIMINARY SUBDIVISION SCTM #300-136-1-17-30

Planner Hyland gives an overview and presents plans. The application is ready for preliminary subdivision approval. The Board determined that as a condition of approval in the resolution for the preliminary subdivision, the notion of creating a separate "Reserve Area" lot containing a minimum of the 25% gross lot area in place of the currently proposed 25% scenic easement should be addressed once this application reaches the Final Subdivision stage.

2. MAP OF KATHLEEN DODGE MINOR SUBDIVISION SCTM #300-144.1-1-84

Planner Hyland gives an overview and presents plans. The board agrees to a negative declaration pursuant to SEQRA. The application is ready to be schedule for public hearing.

3. PETE'S GARDEN CENTER AND SERVICE COMMERCIAL SITE PLAN SCTM #300-49-1-13.3

Planner Vavilis LaGarenne gives an overview and presents plans. The application is ready for approval.

4. GSL SHOP ADDITION SITE PLAN SCTM #300-147-7-26.1, 27.1

Planner Vavilis LaGarenne gives an overview and presents plans. The board finds the layout to be acceptable, including waiving the parking setback requirements. The board requests the applicant clarify truck navigation on-site and provide a truck parking space compliant with Town Code requirements. The applicant should submit the information requested at the January 27, 2022 Planning Board meeting. The applicant should submit a narrative regarding the operation of the auto repair garage, parking configurations, parking layout and identifying what potentially hazardous liquids will be used and how they will be contained and/or removed from the site. The applicant should demonstrate compliance with the Planning Board's Groundwater Protection Policy. The applicant should confirm that they will meet the Town's nitrogen removal requirements. The applicant stated that they will submit a landscape plan. The board expressed the importance of screening views from Springs Fireplace Road. The board agrees to send a letter to the Town Highway Superintendent to seek comments regarding the condition of Washington Avenue.

PUBLIC HEARING:

**60 SKIMHAMPTON ROAD ARTIST STUDIO
SCTM #300-189-3-19.1**

Member Cortese reads public hearing notice. Counsel states affidavit of posting and service is in order. Planner Hyland gives an overview and presents plans. No public comments were heard. A motion is made to close, seconded and approved.

**5. MONTAUK BEACH HOUSE III SITE PLAN
SCTM #300-49-4-52.7**

Assistant Director Schantz gives an overview and presents plans. The board agrees to waive the public hearing requirement. The submitted site plan is acceptable. The application is ready for approval.

REGULAR MEETING:

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

**SCHEDULE
PUBLIC HEARING**

**WAINSCOTT COMMERCIAL CENTER
PRELIMINARY SUBDIVISION**

SCTM # 300-192-2-6.2 TO 6.7 _____ **ADOPTED: 1 / 11 / 2023**

1. Wainscott Commercial Center, LLC, owner, has made application for preliminary subdivision approval pursuant to Chapter 220 (Subdivision of Land) and Chapter 193 (Open Space) of the East Hampton Town Code, to divide a 3,071,497 square foot parcel (~70-acres) into 50 lots with most lots ~1 acre in size and the southernmost lots (#21 and #22) to be ~4.5 acres in size and contain an existing ready-mix concrete plant and to be ~6.5 acres in size and contain an existing masonry and tile supply yard, respectively. The parcel is located on the north side of Montauk Highway, 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 #300-192-2-6.2, 6.3, 6.4, 6.5, 6.6, 6.7.

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 Draft Environmental Impact Statement (DEIS) Volume 1 and 2, and Appendix A-7- Preliminary Subdivision Plans prepared by Nelson, Pope and Voorhis dated revised November 29, 2022 are available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York and available on the Town's website (<https://www.ehamptonny.gov>).

4. A joint public hearing on the Preliminary Subdivision Plat and accepted DEIS is hereby scheduled to be held at Local TV (LTV) Studios, 75 Industrial Road, Wainscott, on Wednesday, February 8, 2023 at 3:00 PM–5:30 PM and will resume at 6:30 PM or as soon thereafter as this matter may be heard, to consider the said application.

5. The joint public hearing will be held live and in-person by the Planning Board and will be available electronically by video and teleconferencing, and will be televised on Local TV

(LTV) Channel 22, and available for livestream on the LTV website (<<https://www.ltveh.org>>). The public shall be permitted to appear in person but may also provide comments on the matter being heard by calling 351-888-6331.

6. Any person or party wishing to be heard with respect to the foregoing may do so, in person or by agent, or by attorney, or by call-in to the live stream, or by written comment addressed to the Planning Board, 300 Pantigo Place, Suite 103, East Hampton, New York 11937. Written public comments may also be submitted to the Planning Board by email to PlanningBoard@eamptonny.gov. All comments must be received by the Planning Board on or before 4:00 PM on February 28, 2023.

7. 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: January 11, 2023

cc: David Eagan
SVP Development
P.O. Box 1259
Wainscott, NY 11975

Charles J. Voorhis
Nelson, Pope and Voorhis, LLC
70 Maxess Road
Melville, NY 11747

Planning Department
Building Department

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

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

In the Matter of the Application

of

**REFERRAL TO
ZONING BOARD OF APPEALS**

**WAINSCOTT COMMERCIAL CENTER
PRELIMINARY SUBDIVISION**

SCTM # 300-192-2-6.2 TO 6.7 ADOPTED: 1 / 11 / 2023

WHEREAS, Wainscott Commercial Center, LLC, owner, has made application for preliminary subdivision approval pursuant to Chapter 220 (Subdivision of Land) and Chapter 193 (Open Space) of the East Hampton Town Code, to divide a 3,071,497 square foot parcel (~70-acres) into 50 lots with most lots ~1 acre in size and the southernmost lots (#21 and #22) to be ~4.5 acres in size and contain an existing ready-mix concrete plant and to be ~6.5 acres in size and contain an existing masonry and tile supply yard, respectively. The parcel is located on the north side of Montauk Highway, 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 #300-192-2-6.2, 6.3, 6.4, 6.5, 6.6,

6.7; and

WHEREAS, over the course of the application process an issue has arisen as to whether a Special Permit is required for the proposed Planned Industrial Park and the Planning Board requests an interpretation from the Zoning Board of Appeals on that matter;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Town Code §255-8-30 A (3) the Planning Board seeks an interpretation as to whether a Special Permit is required from the Zoning Board of Appeals.

DATED: January 11, 2023

cc: David Eagan
SVP Development
P.O. Box 1259
Wainscott, NY 11975

Charles J. Voorhis
Nelson, Pope and Voorhis, LLC
70 Maxess Road
Melville, NY 11747

Planning Department
Building Department

Result: Adopted
Mover: Sharon McCobb
Secunder: Ed Krug
Ayes: Samuel Kramer, Ian Calder-Piedmonte, Sharon McCobb, Randall T. Parsons,
Michael Hansen, Louis Cortese, Ed Krug

Upon motion duly made and seconded the meeting was adjourned at 8:15 PM.