

PLANNING BOARD MEETING

February 24, 2021

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, Planning Director JoAnne Pahwul, Planners Eric Schantz, and Marco Wu, 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. THREE MILE HARBOR AFFORDABLE HOUSING COMPLEX SITE PLAN PRELIMINARY SCTM #300-122-7-19, 20

Planner Schantz gives an overview and presents plans. The board finds the general layout to be acceptable. The applicant should add screening to the northern boundary and consider a wall on the sand pit side to help diminish noise and dust. The applicant should research the possibility of adding a bus stop and bicycle racks within the interior of the project. The applicant stated no storage units are proposed.

2. HOME SWEET HOME SITE PLAN SCTM #300-197-2-16/192-2-3.2

Planner Wu gives an overview and presents plans. The board would like the applicant to prepare a traffic study. The board will ask the Principal Building Inspector for clarification regarding if the proposed mezzanine is classified as a mezzanine as it relates to this project. The revised plans should depict existing and proposed sanitary systems and drainage plan; revised external unenclosed staircase and listed total number of spaces are adequate after receiving the Principal Building Inspector's response. The applicant should consider reducing the size and scale of the proposed project.

3. EXTENET SYSTEMS MODIFICATION NODE 10

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

4. EXTENET SYSTEMS MODIFICATION NODE 11

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

5. EXTENET SYSTEMS MODIFICATION NODE 13

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

URBAN RENEWAL:

UR Modification – Map of Montauk Shores, Map #156, Sheet 14 – Montauk Shores Boulevard

Director Pahwul gives an overview and presents plans.

The Planning Board discussed the proposal to modify UR Map EH 10 to require that Montauk Shores Boulevard be opened, as opposed to abandoned as is now required, at its February 24th work session. The Board found that placing the Town's major transmission line in private lots as

is allowed in the current map is not in the interest of good planning and supports the proposed modification. The Board would also support a revision to the map that would require that Second Avenue and the southerly portion of Green Hollow Road be opened if the Town Board considers this.

The following Board of Review by counsel, and upon motions duly made and seconded, were approved by the Board:

ADOPTED BY PLANNING BOARD: FEBRUARY 24, 2021

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **AMANDA POND** for a Building Permit on premises located in **33 LINCOLN AVE. SPRINGS, MAP 455, BLOCK: 38, LOTS: 31-35, 36 & 37 URP #207 in SP 1-2, S.C.T. M. 300-60-1-8** and;

WHEREAS, report has been made on UR Form No. 2-1976 dated **FEBRUARY 17, 2021** which is attached to and made a part of this Resolution;

Now, therefore, be it

RESOLVED, that upon completion of the work shown on UR Form No. 2-1976 dated **FEBRUARY 17, 2021**, the Building Inspector may issue a Building Permit on said premises, or, in the alternative, he may issue a Building Permit upon Town Board's approval of an Undertaking secured by a Certified Check or other Surety acceptable to the Town Board, to secure road improvement units required. Said Undertaking to be in the amount of **\$12,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or **FEBRUARY 24, 2022**.

ADOPTED BY PLANNING BOARD: FEBRUARY 24, 2021

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **BRENDAN MOFFITT & GIANCARLO BRUNO** for a Building Permit on premises located in **174 QUEENS LANE, EAST HAMPTON MAP 11, BLOCK: 20, LOTS: 1-7 URP #38 in EH-12, S.C.T. M. 300-147-4-3.1** and;

WHEREAS, Report has been made on UR Form No. 2-1976 dated **FEBRUARY 17, 2021** which is attached to and made a part of this Resolution;

Now, therefore, be it

RESOLVED, that upon completion of the work shown on UR Form No. 2-1976 dated **FEBRUARY 17, 2021**, the Building Inspector may issue a Building Permit on said premises, or, in the alternative, he may issue a Building Permit upon Town Board's approval of an Undertaking secured by a Certified Check or other Surety acceptable to the Town Board, to secure road improvement units required. Said Undertaking to be in the amount of **\$12,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or **FEBRUARY 24, 2022**.

ADOPTED BY PLANNING BOARD: FEBRUARY 24, 2021

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **OSCAR F. BUITRAGO** for a Building Permit on premises located in **#2 14TH STREET, EAST HAMPTON MAP 365, BLOCK: 17, LOTS: 21-31 URP #107 in SP-2-2, S.C.T.M. 300-76-4-29.1** and;

WHEREAS, Report has been made on UR Form No. 2-1976 dated **FEBRUARY 18, 2021** which is attached to and made a part of this Resolution;

Now, therefore, be it

RESOLVED, that upon completion of the work shown on UR Form No. 2-1976 dated **FEBRUARY 18, 2021**, the Building Inspector may issue a Building Permit on said premises, or, in the alternative, he may issue a Building Permit upon Town Board's approval of an Undertaking secured by a Certified Check or other Surety acceptable to the Town Board, to secure road improvement units required. Said Undertaking to be in the amount of **\$14,400**. These requirements shall be subject to review one (1) year from the date of this Resolution or **FEBRUARY 24, 2022**.

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

**EXTENSION
OF TIME**

**COHEN-TEPPER
LOT LINE MODIFICATION
SCTM #300-167-3-3, 14, 15, 16, 17**

ADOPTED: 2 / 24 / 2021

1. By resolution adopted June 108, 2020, (the "Resolution"), the Planning Board granted lot line modification approval to the above-mentioned application, subject to various conditions.

2. By letter dated February 16, 2021, Susan Brierly, agent for the applicant, has informed the Planning Board that additional time is needed to meet the conditions of the Planning Board Resolution in order that the map may be signed, 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, or until December 10, 2021.

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

DATED: February 24, 2021

cc: Susan Brierly
Due East Planning, Inc.
P.O. Box 4144
East Hampton, NY 11937

Planning Department
Building Department

Result: Adopted
Mover: Sharon McCobb
Seconded: 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

**RESOLUTION
AMENDING
APPROVAL**

**T-MOBILE AT 258 SPRINGS FIREPLACE ROAD SITE PLAN/SPECIAL
PERMIT/PERSONAL WIRELESS SERVICE FACILITY
MODIFICATION II
SCTM #300-145-3-16.1**

ADOPTED: 2 / 24 / 2021

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: Resolution adopted May 16, 2012 granting site plan/special permit/PWSF approval for a Personal Wireless Service Facility (PWSF).

PROPERTY LOCATION: 258 Springs Fireplace Road, East Hampton

PROPOSED AMENDMENT: The current request is to modify an existing Personal Wireless Service Facility (PWSF) by removing three (3) existing antennas and three (3) existing remote radio heads and replacing them with three (3) new antennas and three (3) new remote radio heads at the existing position on an existing 150' tall monopole.

MODIFICATION AS APPROVED: To change the approved site plan and building plans to those listed in the "APPROVED PLANS AS MODIFIED" below.

REASONS SUPPORTING MODIFICATION: Based upon the submitted photographs/visual analysis as well as the submitted building elevations, the in-place change of wireless communication antennas will not substantially increase the visibility of these utilities as there are already multiple antennas within view of public and private properties and have been for many years. The proposed additional equipment will not substantially affect visibility due to the amount of equipment already in-place.

The applicants have submitted an RF Engineer's report (prepared by Waterford Consultants dated August 12, 2020) which verifies that the proposed changes to the facility will be in compliance with Federal Communications Commission standards.

The applicants have submitted a structural analysis (prepared by James Westbrook P.E. dated August 6, 2020) which verifies that the existing tower can accommodate the proposed new antennas.

Tier II modifications qualify as minor site plans pursuant to section 255-6-45 of the Town Code, making them eligible to have the public hearing waived. The Board has previously approved this facility and a public hearing was held at that time (April 2012). No members of the public spoke at this hearing and no written comments were submitted. Accordingly, the Planning Board elected to waive the public hearing requirement for this modification.

Pursuant to an inter-municipal agreement, the proposed project does not require referral to the Suffolk County Planning Commission.

APPROVED PLAN AS MODIFIED:

Set of plans prepared by Neil Alexander Macdonald dated January 4, 2021 (T-1 Title sheet); (A-1 Partial Site Plan and General Notes); (A-2 Enlarged Equipment Plan Antenna Plan and West Elevation); (A-3 Typical Details & Antenna Mounting Details); (A-4 Typical Antenna Schedule and Routing Schematic)

CONDITIONS TO MODIFICATION:

1. Prior to the issuance of a certificate of occupancy, the applicants shall submit a certified report from a licensed professional demonstrating that the work has been performed in accordance with the approved plans and appropriate building codes.
2. The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.
3. The applicant shall apply for and obtain a Certificate of Occupancy no later than four (4) years from the date of this resolution.

DATED: February 24, 2021

cc: Ryan Bourke
 c/o Complete Development Services
 898 N. Broadway, Suite 8
 Massapequa NY 11758

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**

**JOHN SABASTEANSKI
 ARTIST STUDIO**

SCTM # 300-155-1-8.5

ADOPTED: 2 / 24 / 2021

1. John Sabasteanski, owner, has made application for artist studio approval pursuant to Article XI of Chapter 255 of the East Hampton Town Code, to construct a 20' x 30' (600 square foot) artist studio on an existing residential parcel. The artist studio is proposed to include a lower level with 600 square feet of work space and an estimated 240 square feet for a storage loft. The property contains 200,001 square feet (4.5914 acres) and is located at 140 Merchants Path, Wainscott and is situated in an A5-Residence 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 #300-155-1-8.5.

2. The John Sabasteanski Artist Studio file is available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

3. A public hearing is hereby scheduled Wednesday, March 24, 2021 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 April 23, 2021 or within one (1) week of posting of the transcript on the Town's website, whichever is later, 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 April 23, 2021.

4. 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: February 24, 2021

cc: John Sabasteanski
140 Merchants Path
Sag Harbor, NY 11963

Planning Department
Building Department
Architectural Review Board

Result: Adopted
Mover: Louis Cortese
Seconder: Kathleen Cunningham
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.