

PLANNING BOARD MEETING

March 3, 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. 8 FIVE ROD HIGHWAY AGRUCULTURAL BARN SITE PLAN SCTM #300-200-2-48.4

Planner Wu gives an overview and presents plans. The revised site plan should contain the following:

- Agricultural Area renamed to Agricultural Easement
- Depth to groundwater
- Floor plans modified to state East Hampton Town rather than East Hampton Village
- Proposed sewage disposal system (an IA low-nitrogen system is required)
- Lot area and floor area for each floor of all proposed building, structures and uses; and
- Existing chicken coop and fencing added.

The applicant should provide additional lighting information. The applicant should also consider runoff mitigation measures. The board will request comments from the Town's Agricultural Committee.

REGULAR MEETING:

PUBLIC HEARING:

DANIEL GASBY SITE PLAN SCTM #300-156-5-13.3

Member Calder-Piedmonte reads public hearing notice. Counsel states affidavit of posting and service is in order. Planner Schantz gives an overview. Richard Whalen, attorney for the applicant, states that he submitted a draft Covenants and Restrictions document for review. A motion is made to hold record open until April 2, 2021 for written comments, or within one (1) week of posting of the transcript on the Town's website, whichever is later, seconded and approved.

WORK SESSION:

2. TWINKEL FARM, LLC SITE PLAN/SPECIAL PERMIT SCTM #300-193-2-9.7

Planner Wu gives an overview and presents plans. A revised site plan should be submitted showing exiting conditions. The applicant should provide details regarding a septic system for the proposed bathroom. Additional details to the floor plans including lot area should be provided. The proposed structures should be relocated to best preserve the prime agricultural soils. The site plan should be revised to depict the correct setback requirements. The applicant should consider runoff mitigation measures. The application will be referred to the Town's Agricultural Committee for comments.

3. PHARAO BEACH, INC. SITE PLAN

SCTM #300-132-3-14

Planner Schantz gives an overview and presents plans. The applicant will look for documentation to indicate that the cottages are pre-existing, non-conforming use; in the absence of the documentation, a determination request will be made of the Principal Building Inspector. Floor plans that indicate the square footage, number of bedrooms, and the presence of kitchen facilities for each of the units should be submitted. The applicant stated they would consider redesigning the parking layout and adding revegetation to the proposed project. The parking surface material should meet Harbor Protection Overlay District requirements. Coverage calculations should be depicted on the revised site plan. The applicant stated that they would provide information regarding on-site fuel storage.

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

ADOPTED BY PLANNING BOARD: MARCH 3, 2021

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **TOUSSIE** for a Building Permit on premises located in **33 DELAVAN ST. SPRINGS MAP 16, BLOCK: 36, LOTS: 59-68 URP #123 in SP-4-2, S.C.T.M. 300-95-2-9 & 10.1**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 **\$13,500**. These requirements shall be subject to review one (1) year from the date of this Resolution or **MARCH 3, 2022**.

ADOPTED BY PLANNING BOARD: MARCH 3, 2021

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **GREENSTAR ENTERPRISES, INC.** for a Building Permit on premises located in **59 GARDINERS LANE, SPRINGS MAP: 16, BLOCK: 47, LOTS: 11-18 URP #27 in SP-4-2, S.C.T.M. #300-95-3-20** 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 **\$13,500**. These requirements shall be subject to review one (1) year from the date of this Resolution or **MARCH 3, 2022**.

ADOPTED BY PLANNING BOARD: MARCH 3, 2021

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **CHANDLER PROPERTY, INC.**, for a Building Permit on premises located in **42 LINCOLN STREET; SPRINGS MAP: 16; BLOCK: 34; LOTS: 27-34; URP #183 in SP-4-2; S.C.T.M. #300-95-4-21.1** 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 **\$13,500**. These requirements shall be subject to review one (1) year from the date of this Resolution or **MARCH 3, 2022**.

ADOPTED BY PLANNING BOARD: MARCH 3, 2021

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **CHANDLER PROPERTY, INC.** for a Building Permit on premises located in **40 LINCOLN AVE.; SPRINGS MAP: 455; BLOCK: 43; LOTS: 5-14; URP #156 in SP1-2; S.C.T.M. #300-58-9-15** 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 **\$12,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or **MARCH 3, 2022**.

Upon motion duly made and seconded the meeting was adjourned at 8:55 PM.