

PLANNING BOARD MEETING

March 15, 2023

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

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

WORK SESSION:

1. **FRANZETTI MINOR SUBDIVISION SCTM #300-13-2-18.1**

Planner Vavilis LaGarenne gives an overview and presents plans. The applicant's archaeologist confirmed that all on-site excavations would be under the supervision of an appropriately qualified archaeologist.

2. **CUCCI SITE PLAN/SPECIAL PERMIT SCTM #300-145-5-22.1**

Planner Vavilis LaGarenne gives an overview and presents plans. The applicant should submit a revised site plan that illustrates the extent of 76 Queen's Lane access easement. A separate site plan should be submitted for 76 Queen's Lane. The board will contact the Principal Building Inspector as to whether or not a sanitary upgrade will be required for 74 Queen's Lane. The applicant should indicate on the site plan the areas of gravel and/or substrate proposed in each of the truck/trailer storage area and the sanitary unit storage area. The board will send comments to the Town Board regarding proposed commercial uses on parcels containing legally pre-existing, non-conforming residences.

3. **NEW CINGULAR WIRELESS AT ST. PETER'S CHAPEL SITE PLAN/SPECIAL PERMIT/PWSF SCTM #300-103-6-24.1**

Assistant Director Schantz gives an overview and presents plans. The board agreed to a negative declaration pursuant to SEQRA. The application is ready to be scheduled for public hearing. The applicant will consider preparing photosimulations which include a staggered row of eastern red cedars (*Juniperus virginiana*) rather than Arborvitae as screening along the access road. The applicants will consider adding a gate at the front of the access road to interrupt line of sight from Old Stone Highway to the proposed equipment area.

REGULAR MEETING:

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

ADOPTED BY PLANNING BOARD: MARCH 15, 2023

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **IRWIN ISSER**, for a Building Permit on premises located in **9 BLUE JAY WAY, EAST HAMPTON; LOTS 1, P/O 5 – P/O 19, 20-29 and 57-66; BLOCK 11; MAP 156;**
URP: 20A IN EH-10; and S.C.T.M. 300-183-2-3.2

WHEREAS, Report has been made on UR Form No. 2-1976 dated **FEBRUARY 28,**

2023, 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 28, 2023**, 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 **\$23,000.00**. These requirements shall be subject to review one (1) year from the date of this Resolution or **MARCH 15, 2024**.

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

**EXTENSION OF
PERIOD FOR
COMMENTS FROM
INTERESTED AND
INVOLVED
AGENCIES**

**WAINSCOTT COMMERCIAL
CENTER PRELIMINARY
SUBDIVISION
SCTM #300-192-2-6.2 TO 6.7**

ADOPTED: 3 / 15 / 2023

**RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EXTENDING THE COMMENT PERIOD FOR INTERESTED AND INVOLVED
AGENCIES FOR THE PRELIMINARY SUBDIVISION APPLICATION ENTITLED
“WAINSCOTT COMMERCIAL CENTER” AND DRAFT ENVIRONMENTAL
IMPACT STATEMENT.**

WHEREAS, the Planning Board of the Town of East Hampton (“Planning Board”) received an application to subdivide a roughly 70-acre parcel into 50 lots with most lots ~1 acre in size and the southernmost lots (#21 & #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; and

WHEREAS, pursuant to a Resolution adopted January 11, 2023, public hearings on the application were scheduled for February 8, 2023 and 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 was made 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>); and

WHEREAS, any person or party wishing to be heard with respect to the foregoing was

invited to 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; and

WHEREAS, written public comments were to be submitted to the Planning Board by email to PlanningBoard@ehamptonny.gov, with all comments received by the Planning Board on or before 4:00 PM on February 28, 2023; and

WHEREAS, it was discovered that certain components of the DEIS last revised November 29, 2022 were inadvertently not then included on the Town's website, and upon notification of that deficiency those missing components were added to the Town's website and by Resolution adopted February 1, 2023 the public comment period was extended to March 3, 2023; and

WHEREAS, subsequent to February 1, 2023, additional components of the DEIS were found to have been inadvertently not included on the Town's website, and upon notification of that deficiency those missing components were added to the Town's website so that a complete DEIS would be available for review; and the public comment period was extended until March 13, 2023; and

WHEREAS, despite repeated requests and communications, the Planning Board has not received comments from the majority of interested and involved agencies, with one agency requesting additional time to complete its DEIS review, and the Planning Board deems that such comments will be important and should be included in the record;

NOW, THEREFORE, BE IT RESOLVED, in the interests of developing a complete environmental record, for clarity and expediency the comment period for interested and involved agencies only will be extended to close on March 31, 2023, with all comments from such agencies received by the Planning Board on or before 4:00 p.m. on March 31, 2023.

DATED: March 15, 2023

cc: Wainscott Commercial Center LLC
David E. Eagan
David E. Eagan and Associates, PLLC
30 Montauk Highway
PO Box 249
Wainscott, NY 11975

Charles J. Voorhis, CEP, AICP
Nelson, Pope & Voorhis, LLC
70 Maxess Road
Melville, NY 11747

Suffolk County Planning Commission
H. Lee Dennison Building
100 Veterans Memorial Hwy
Hauppauge, NY 11788

NY State Department of Transportation
250 Veteran's Memorial Hwy.
Hauppauge, NY 11788

Suffolk County Water Authority
4060 Sunrise Hwy.
Oakdale, NY 11769

Suffolk County Department of Health Services
Division of Environmental Quality

Office of Ecology
360 Yaphank Avenue, Suite 2B
Yaphank, NY 11980

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

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

In the Matter of the Application

of

**SCHEDULE
PUBLIC HEARING**

**NEW CINGULAR WIRELESS
AT ST. PETER'S CHAPEL II
SITE PLAN/SPECIAL PERMIT/
PERSONAL WIRELESS SERVICE FACILITY**

SCTM # 300-103-6-24.1 **ADOPTED: 3 / 15 / 2023**

1. St. Luke's Episcopal Church, owner, in conjunction with New Cingular Wireless, PCS, LLC, has made application for site plan/special permit/personal wireless service facility approval pursuant to Articles V and VI of Chapter 255 of the East Hampton Town Code, to construct a new Personal Wireless Service Facility (PWSF) consisting of six (6) panel antennas, and associated equipment and 18' 6" x 18' 4" (340 sq. ft.) fenced-in ground level equipment compound. The property contains a chapel building which pre-dates the adoption of zoning. The property contains 26,153 square feet and is located on the east side of Old Stone Highway, Springs and is situated in a B-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 #300-103-6-24.1.

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 set of plans prepared by Dewberry Engineers, Inc. dated received February 22, 2023 including: Title Sheet (T-1), General Notes (G-1), Radius Map & Abutters Plan (Z-1), Site Line Plan (Z-2), Site Plan - I (SP-1), Site Plan - II (SP-2), Grading Plan (C-1), West Elevation (C-2), North Elevation (C-3), Sight Line Profiles-I (C-4), Sight Line Profiles-II (C-5), Sight Line Photosimulations (C-6), Compound Plan (C-7), Construction Details 1 (C-8), Construction Details II (C-9), Construction Details III (C-10), Details, Schedule & Notes (C-11), Equipment Detail (C-12), Plumbing Diagram (C-13), Electrical Riser Diagram (E-1), Compound Grounding Plan (E-2) and Grounding Details (E-3) 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 to be held at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, April 12, 2023 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application.

5. The 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. Comments may also be submitted to the Planning Board by email to PlanningBoard@ehamptonny.gov. All comments must be received by the Planning Board by the date and time of the public hearing.

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: March 15, 2023

cc: Victoria Brennan
Centerline Communication, LLC
5550 Merrick Road, Suite 302
Massapequa, NY 11758

Planning Department
Building Department
Architectural Review Board

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

Upon motion duly made and seconded the meeting was adjourned at 8:45 PM.