

# PLANNING BOARD MEETING

March 24, 2021

Attending remotely via teleconferencing: Chair Samuel Kramer, Vice-Chair Kathleen Cunningham, Members Ian Calder-Piedmonte, Louis Cortese, Sharon McCobb and Randall T. Parsons, Counsel Thomas Crouch, Planning Director JoAnne Pahwul, Planners Brian Frank, 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. MONTAUK SUNSET COTTAGES, LLC SITE PLAN SCTM #300-20-2-13.1, 13.2**

Planner Frank gives an overview and presents plans. The applicant agrees to submit a narrative detailing all of the proposed uses on the property and the clear identification of all new structures and structures proposed for reconstruction. The narrative should also specify all intended maritime uses. The board finds combining units 4/5 with unit 2 to be acceptable, as long as there is no reduction to the current bluff and tidal wetland setbacks of unit 2. The new tidal wetland and bluff crest setbacks are acceptable as well as relocation of units 11 and 12. The applicant should submit a drainage/grading plan including composition, cross sections and drainage for all of the proposed driveways and parking areas once the plan is revised to include the emergency turn-around required by Fire Code. A revised landscaping plan that more clearly labels the locations of any new clearing and the locations and square footage to be revegetated as defined by the Town Code should be submitted. The applicant stated that they submitted a lighting plan including the manufacturer's specifications that comply with the exterior lighting policy.

## **REGULAR MEETING:**

## **PUBLIC HEARING:**

### **JOHN SABASTEANSKI ARTIST STUDIO SCTM #300-155-1-8.5**

Member Cortese reads public hearing notice. Counsel states affidavit of posting and service is in order. Planner Wu gives an overview. No public comments were heard. A motion is made to hold record open until April 23, 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.

### **2. SMART STOR SITE PLAN SCTM #300-184-1-8.11**

Director Pahwul gives an overview and presents plans. The applicant agrees to remove the proposed Zebra grass from the landscape plan. The application is ready for approval.

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

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

### **4. 521 MONTAUK MEDICAL GROUP PRELIMINARY SITE PLAN SCTM #300-150-5-28.4**

The site's boundaries and prior history as outlined in the Planning Department memo should be addressed at the time of formal submission.

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

approved by the Board:

**ADOPTED BY PLANNING BOARD: MARCH 24, 2021**

**BOARD OF REVIEW: PLANNING BOARD**

**WHEREAS**, the Town Engineer has brought before the Board of Review the request of **STEPHEN ZUKAS** for a Building Permit on premises located in **21 BAY VIEW AVE; EAST HAMPTON; MAP 445 SECTION 2; LOTS: 179-188; URP #19 in EH-3, S.C.T.M. 300-122-6-12, 13, & 14**

**WHEREAS**, Report has been made on UR Form No. 2-1976 dated **MARCH 5, 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 **MARCH 5, 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 **MARCH 24, 2022**.

Upon motion duly made and seconded the meeting was adjourned at 8:30 PM.