

PLANNING BOARD MEETING

April 7, 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 Brian Frank, 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. MARGOLIS LOT LINE MODIFICATION SCTM #300-185-2-24.1, 31.4

Planner Schantz gives an overview and presents plans. The board finds the proposed lot configurations to be acceptable. The areas of steep slopes should be illustrated on the map and a scenic easement placed over these areas or building envelopes with a notation on the map that covenants and restrictions have been filed that prevent clearing, grading, or structures outside of the building envelope. Large lot easements will be required for each lot. The map title should read Map of Margolis Lot Line Modification.

2. 80 FIRESTONE-BLUFF CREST COTTAGES SITE PLAN/SPECIAL PERMIT SCTM #300-17-1-5

Planner Frank gives an overview and presents plans. The site plan clearing boundary and area calculations should be revised to distinguish between the landscaped area and the area of revegetation required by the Zoning Board determination. The landscape plan should be revised within and seaward of the Coastal Erosion Hazard Area boundary to conform with the Zoning Board's revegetation requirement of permit condition J.4 of the February 24, 2021 determination.

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

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

4. NEXTEL/LIN CELLULAR/NEW CINGULAR WIRELESS/SPRINT AT SCWA MODIFICATION SCTM #300-16-2-13

Planner Schantz gives an overview and presents plans. A public hearing will not be required. The application is ready for approval.

5. TOWER AT MONTAUK-CINGULAR WIRELESS MODIFICATION IV SCTM #300-49-3-45

Planner Schantz gives an overview and presents plans. A public hearing will not be required. The application is ready for approval.

6. RUDDY II SITE PLAN

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

**RESOLUTION
AMENDING
APPROVAL**

**SMART STOR SITE PLAN/SPECIAL PERMIT
MODIFICATION
SCTM #300-184-1-8.11**

ADOPTED: 4 / 7 / 21

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 June 5, 2019 granting site plan/special permit/PWSF approval for a Non-Nuisance Industry (self-storage)

PROPERTY LOCATION: 3 Learned Hands Court, East Hampton

PROPOSED AMENDMENT: To alter the first-floor elevations of the buildings in order to accommodate fire safety apparatus (namely sprinklers) for the basements containing storage and mechanical space. It is noted that Building 1 was approved as a one-story building and Building 2 was approved as a two-story building. The proposed modification will not increase the height of either building, (Building 1 is 19.7’ in height, Building 2 is 30’ in height).

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: The proposed modification is minor in scale and will have little to no discernable change upon the exterior appearance of the buildings. Additionally, a new plan demonstrating compliance with the pyramid law has been submitted.

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

APPROVED PLAN AS MODIFIED:

- SheetC-1 – Site Plan and SheetC-2 Grading Drainage Plan prepared by TF Engineering, PLLC dated February 10, 2021
- Sheet C-4 Pyramid Diagrams prepared by TF Engineering, PLLC dated February 22, 2021

CONDITIONS TO MODIFICATION:

1. The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.
2. The applicant shall apply for and obtain a Certificate of Occupancy no later than four (4) years from the date of this resolution.

DATED: April 7, 2021

cc: David Kirst, Esq.

Matthews, Kirst & Cooley PLLC
241 Pantigo Road
East Hampton NY 11937

Planning Department
Building Inspector

Result: Adopted
Mover: Randall T. Parsons
Seconder: Kathleen Cunningham
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**

**180 SB LLC
MINOR SITE PLAN
SCTM #300-74-5-30.5**

ADOPTED: 4 / 7 / 21

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 August 5, 2020, granting site plan approval

PROPERTY LOCATION: 180 Springy Banks Road, East Hampton

PROPOSED AMENDMENT: Modification of potential excavated area

MODIFICATION AS APPROVED: Revised the areas of potential excavation

REASONS SUPPORTING MODIFICATION: Modified areas of potential excavation do not have an impact on the archeological remains on the subject lot as supported by archeological study "Phase 1 Archeological Investigation at 180 Springy Banks Road" prepared February 2020

APPROVED PLAN AS MODIFIED:

1. APPROVED SITE PLAN: Site Plan Map prepared by George Walbridge Surveyors, P.C. dated March 1, 2021

2. APPROVED BUILDING OR CONSTRUCTION PLANS: N/A

CONDITIONS TO MODIFICATION:

1. The excavation on the property for construction or any other activity shall occur and be limited to the areas depicted on the approved site plan.

DATED: April 7, 2021

cc: Alice Cooley
Matthews, Kirst & Cooley, PLLC
241 Pantigo Road
East Hampton, NY 11937

Planning Department
Building Inspector

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 8:20 PM.