

# PLANNING BOARD MEETING

April 11, 2018

Present at meeting: Chair Joseph B. Potter, Vice Chair Nancy Keeshan, Members Ian Calder-Piedmonte, Kathleen Cunningham, Ed Krug, Patti Leber, and Randall T. Parsons. Also present were Director Marguerite Wolffsohn, Assistant Director JoAnne Pahwul, Planner Eric Schantz, Counsel John Jilnicki, Secretary Jodi Walker, and several other interested persons.

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

## **WORK SESSION:**

### **1. DEVON WATCH PRE-PRELIMINARY SUBDIVISION SCTM #300-127-1-16.2**

Planner Schantz gives an overview and presents plans. The board will send a letter to the town board recommending acquisition of the parcel. The board finds the general layout to be acceptable.

### **2. WHITE PINE KNOLLS FINAL SUBDIVISION MODIFICATION SCTM #300-113-1-2**

Planner Schantz gives an overview and presents plans. The board agrees that a change of circumstance is present. The board agrees to the proposed modification.

### **3. DITTMER MINOR SUBDIVISION SCM #300-136-6-1.1, 2.1, 4, 5**

Assistant Director Pahwul gives an overview and presents plans. The project is ready to be scheduled for public hearing. All clearing, grading and construction is to be confined to the building envelope will be made a condition of approval. The board agrees to a negative declaration pursuant to SEQRA.

### **4. MILLER/DeROSE LOT LINE MODIFICATION SCTM #300-12-5-21.1, 35.1, 22.6**

Assistant Director Pahwul gives an overview and presents plans. The proposed lot configuration is acceptable. A revised map with topographic contours and a building envelope for proposed Parcel A should be submitted. Clearing calculations should be corrected as outlined in the planning department memo. The board will revisit whether a revegetation plan should be submitted after corrected calculations have been submitted. A Stage 1A Archaeological Study should be submitted and possibly a Stage 1B.

### **5. AMG 531 SITE PLAN/SPECIAL PERMIT SCTM #300-172-2-33.1**

Assistant Director Pahwul gives an overview and presents plans. A project limiting fence will be required to be installed prior to the issuance of a building permit and commencement of clearing to protect the existing rows of cedars. The groups of Eastern red cedar and Eastern white pines proposed on the southerly side to the site to screen views of the parking areas from Montauk Highway should be staggered and spaced 8-10' part and interspersed with inkberry and possibly American holly. The board would like to see grasses depicted on the revised landscape plan in the 2' area between the access that parallels the front property line and the property line. The applicant should consider replacing the Hatfield yews proposed to screen the RPZ equipment with deer resistant plants. The landscape plan should be revised to indicate the type and height of screening around the dumpster and the elevation plans to depict the right side of Building B. The applicant should meet with the planner to discuss the landscaping. The applicant stated that the street lighting will be on all night. All other lighting will be placed on motion detectors. The board agreed to a negative declaration pursuant to SEQRA.

**6. BORN FREE OUTDOOR SHOWER SITE PLAN  
SCTM #300-50-2-4, 7.1**

Planner Schantz gives an overview and presents plans. The proposed shower location is acceptable. The site plan should be amended as outlined in the planning department memo. The board agrees to waive the public hearing requirement.

**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**

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**In the Matter of the Application**

**of**

**EXTENSION  
OF TIME**

**MOSSWOOD  
PRELIMINARY SUBDIVISION  
SCTM #300-157-2-15.3, 16**

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**ADOPTED: 4 / 11 / 18**

1. By resolution adopted October 3, 2007, and subsequently extended May 12, 2010, October 20, 2010, April 13, 2011, November 16, 2011, April 18, 2012, June 5, 2013, May 7, 2014, April 22, 2016, April 6, 2016, and April 26, 2017; (the "Resolution"), the Planning Board granted preliminary subdivision approval to the above-mentioned application, subject to various conditions.

2. By form dated received April 4, 2018, Kenneth Schwenk, applicant, has informed the Planning Board that additional time is needed in order meet the conditions of the Planning Board Resolution, 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 year, or until April 3, 2019.

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

DATED: April 11, 2018

cc: Kenneth Schwenk  
P.O. Box 402  
Bridgehampton, NY 11932

Planning Department  
Building Department

Result: Adopted  
Mover: Ian Calder-Piedmonte

Seconder: Kathleen Cunningham  
Ayes: Joseph B. Potter, Nancy Keeshan, Patti Leber, Randall T. Parsons, Ian Calder-Piedmonte, Kathleen Cunningham, Ed Krug

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

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**In the Matter of the Application**

of

**SCHEDULE  
PUBLIC HEARING**

**DITTMER  
MINOR SUBDIVISION  
SCTM # 300-136-6-1.1, 2.1, 4, 5**

**ADOPTED: 4 / 11 / 18**

1. Henry Dittmer, owner, has made application for minor subdivision approval pursuant to Chapter 220 (Subdivision of Land) of the East Hampton Town Code, to divide a 82,800 square foot (1.9 acres) parcel into two (2) lots. Proposed Lot 1 will contain 40,080 square feet. Proposed Lot 2 will contain 42,720 square feet. Driveway access is proposed on Park Street. Lot width variances were required from the Zoning Board of Appeals. The property is located on Park Street and Stephen Hands Path, East Hampton and is situated in an A-Residence/Water Recharge Overlay District 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 #300-136-6-1.1, 2.1, 4, 5.

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 survey prepared by William R. Simmons, III, L.S., P.C., dated revised February 6, 2018 is available at the Planning Board office, 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, May 2, 2018 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application.

5. 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: April 11, 2018

cc: Laurie Wiltshire  
LPS  
P.O. Box 1313  
East Hampton, NY 11937

Planning Department  
Building Department

Result: Adopted  
Mover: Ian Calder-Piedmonte  
Seconder: Kathleen Cunningham  
Ayes: Joseph B. Potter, Nancy Keeshan, Patti Leber, Randall T. Parsons, Ian Calder-Piedmonte, Kathleen Cunningham, Ed Krug

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

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**In the Matter of the Application**

**EXTENSION  
OF TIME**

of  
  
**SCAGNELLI  
MINOR SUBDIVISION  
SCTM #300-19-1-17, 18, 22**

**ADOPTED: 4 / 11 / 18**

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1. By resolution adopted January 11, 2013, (the "Resolution"), the Planning Board granted minor subdivision approval to the above-mentioned application, subject to various conditions.

2. By form dated received March 5, 2018, Thomas W. Horn, Jr., attorney for the applicant, has informed the Planning Board that additional time is needed in order meet the conditions of the Planning Board Resolution prior to the signing of the map, 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 of approval retroactively in one-year increments, or until July 11, 2018.

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

DATED: April 11, 2018

cc: Thomas W. Horn, Jr., Esq.  
3330 Noyac Road  
Building E  
Sag Harbor, NY 11963

Planning Department  
Building Department

Result: Adopted  
Mover: Nancy Keeshan  
Seconder: Kathleen Cunningham  
Ayes: Joseph B. Potter, Nancy Keeshan, Patti Leber, Randall T. Parsons, Ian Calder-Piedmonte, Kathleen Cunningham, Ed Krug

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

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**In the Matter of the Application**

**RESOLUTION**

of

**AMENDING  
APPROVAL**

**T – MOBILE NORTHEAST, LLC (DANIEL’S HOLE ROAD) PERSONAL WIRELESS SERVICE FACILITY (PWSF) – SITE PLAN SPECIAL PERMIT MODIFICATION  
SCTM #300-180-1-8.5**

**ADOPTED:**   4   /  11  /  18 

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:** Existing personal wireless service facility consisting of: three (3) antennas and associated cabling and mounting arms along with one (1) equipment cabinet as per lease dated October 1992 and modified by resolution dated August 5, 2015 to have a total of six (6) panel antennas, to replace existing arm mounts, to add one (1) new equipment cabinet and to add and replace associated cabling.

**PROPERTY LOCATION:** Daniel’s Hole Road/Wainscott – Northwest Road

**PROPOSED AMENDMENT:** To modify an existing Personal Wireless Service Facility (PWSF) consisting of a total of six (6) panel antennas by adding two (2) additional panel antennas and remote radio units and associated cabling

**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 building elevations, the in-place change of wireless communication antennas will not substantially increase the visibility of these utilities.

An RF engineer’s report prepared by Sitesafe inc. dated August 10, 2017 has been submitted. It appears that the proposed electronics are in compliance with all applicable FCC regulations

The applicants have submitted a structural analysis prepared by KM Consulting Engineers, Inc. and stamped by Michael L. Bohlinger, P.E. dated November 2, 2017 which verifies that the tower is structurally sound. This report states that the tower will be rated at 88.8% capacity at the base whereas the East Hampton Town Police Department has recommended that all Town-owned towers leave ~10% of structural capacity available for future emergency services equipment. The Planning Department has contacted the East Hampton Police Department who has found the proposed project acceptable acceptable.

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

The Office of Fire Prevention has reviewed the proposed project and by letter dated March 2, 2018 has stated that no further review for fire protection purposes is required.

Pursuant to section 255-6-45 of the Town Code, Tier II PWSFs qualify as minor site plans and, as a result, the Planning Board has elected to waive the public hearing requirement.

**APPROVED PLAN AS MODIFIED:** Building Plans prepared by Neil Alexander MacDonald: (T1- Title Sheet, A1- Architectural Site Plan & General Notes, A2- Enlarged Compound Plan & East Elevation, A3- Antenna Mounting Details, A4- Typical Details, A5 - Antenna Schedule & Routing Schematic); dated revised August 22, 2017

**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: April 11, 2018

cc: Wayne Smith  
74 East Avenue  
Glen Cove, NY 11542

Planning Department  
Building Inspector

Result: Adopted  
Mover: Randall T. Parsons  
Second: Kathleen Cunningham  
Ayes: Joseph B. Potter, Nancy Keeshan, Patti Leber, Randall T. Parsons, Ian Calder-Piedmonte, Kathleen Cunningham, Ed Krug

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

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**In the Matter of the Application**

of

**SCHEDULE  
PUBLIC HEARING**

**AMG 351  
SITE PLAN/SPECIAL PERMIT**

**SCTM # 300-172-2-33.1** \_\_\_\_\_ **ADOPTED: 4 / 11 / 18**

1. East Hampton Housing Authority, owner, has made application for site plan/special permit approval pursuant to Articles V and VI of Chapter 255 of the East Hampton Town Code, to construct 37 affordable housing units in the form of attached apartments. Twelve 1 one-bedroom units, twelve 2-bedroom units, twelve 3-bedroom units, and one 4-bedroom unit are proposed. A 1,872 square foot common building, a sewage treatment plant and an associated 493 square foot mechanical building are also proposed. A number of green elements have been incorporated into the project, including bike rentals, bike racks, bus shelter, a canopy with solar panels over parking, and rain gardens to collect runoff. The parcel contains 203,154 square feet (4.6 acres) and is located on the north side of Montauk Highway, Amagansett and is situated in an A-Residence/Limited Business Overlay (LBO)/Affordable Housing Overlay (AHO) 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 #300-172-2.33.1.

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 sets of plans prepared by Anthony J. Musso, Architect, for Common House including: North/West Elevation (A-1), First Floor Plan (A-2), and Foundation Plan (A-3); a set of plans prepared by Anthony J. Musso, Architect, for Building A including: Entrance Elevations (A-1), (A-2), Foundation Plan (A-3), Ground Floor Plan (A-4), Second Floor Plan (A-5), and (A-6); a set of plans for Building B including: Left Site/Entrance Elevation (A-1), Foundation Plan

(A-2), First Floor Plan (A-3), Second Floor Plan (A-4) and (A-5) dated March 29, 2018; a set of plans prepared by American Engineering & Land Surveying, P.C. including: Cover Sheet Existing Plan (SP-1), Proposed Layout (SP-4), Proposed Grading and Drainage Plan (SP-5), Proposed Lighting Plan (SP-7), and Details (SP-9) dated March 30, 2018; a Survey prepared by American Engineering & Land Surveying, P.C., dated May 12, 2016; and a Landscape Plan (LS1) prepared by Anthony J. Musso dated March 5, 2018 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, May 2, 2018 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application.

5. 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: April 11, 2018

cc: Catherine Casey  
East Hampton Housing Authority  
P.O. Box 2106  
East Hampton, NY 11937

Planning Department  
Building Department  
Architectural Review Board

Result: Adopted  
Mover: Patti Leber  
Seconder: Kathleen Cunningham  
Ayes: Joseph B. Potter, Nancy Keeshan, Patti Leber, Randall T. Parsons, Ian Calder-Piedmonte, Kathleen Cunningham, Ed Krug

Adoption of Minutes: March 28, 2018

Upon motion duly made and seconded the meeting was adjourned at 8:20 PM.