

# PLANNING BOARD MEETING

May 5, 2023

Present at the meeting: Chairman Samuel Kramer, Vice Chair Ian Calder-Piedmonte, Members Louis Cortese, Michael Hansen, Ed, Krug, Sharon McCobb and Randall T. Parsons and Counsel Nancy Marshall, and 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. 395 PANTIGO ROAD PRELIMINARY SUBDIVISION SCTM #300-189-1-4

Director of Housing Schantz gives an overview and presents plans. The board agrees to a negative declaration pursuant to SEQRA.

### 2. CILVAN REALTY, LLC SITE PLAN SCTM #300-161-4-9

Planner Vavilis LaGarenne gives an overview and presents plans. The board will seek a determination from the Principal Building Inspector regarding whether the project qualifies as a reconstruction and confirm that the applicant sought the correct number of variances from the Zoning Board of Appeals.

### 3. 219/221 PANTIGO ROAD SITE PLAN SCTM #300-188-1-11, 13.1

Vice Chair Calder-Piedmonte recuses himself.

Planner Vavilis LaGarenne gives an overview and presents plans. The board agrees to a negative declaration pursuant to SEQRA. The applicant should remove the conflicting parking signage. The sanitary plan is acceptable. The lighting fixture heights in the lighting plan should be lowered to comply with the board's lighting policy. The application is complete.

## 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

**CMP SJ  
LOT LINE MODIFICATION  
SCTM #300-176-8-22, 23**

**EXTENSION  
OF TIME**

**ADOPTED: 5 / 3 / 2023**

1. By resolution adopted February 16, 2022, (the "Resolution"), the Planning Board granted lot line modification approval to the above-mentioned application, subject to various conditions.

2. By form dated received May 1, 2023, Britton Bistran, agent for the applicant, has informed the Planning Board that additional time is needed to meet the conditions of the

Planning Board Resolution in order that the map may be signed, 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 (1) year, or until August 16, 2023.

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

DATED: May 3, 2023

cc: Britton Bistran  
PO Box 2756  
Amagansett, NY 11930

Planning Department  
Building Department

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

**395 PANTIGO ROAD  
PRELIMINARY SUBDIVISION**

**SCTM # 300-189-1-4** \_\_\_\_\_ **ADOPTED: 5 / 3 / 2023**

1. Town of East Hampton, owner, in conjunction with the Office of Housing and Community Development, has made application for preliminary subdivision approval pursuant to Chapter 220 (Subdivision of Land) and Chapter 193 (Open Space) of the East Hampton Town Code, to divide a 523,681 square foot parcel (12.022) into 16 single-family residential lots for the purpose on providing affordable housing. These lots will be situated within roughly seven (7) acres of the parcel. The remaining roughly five (5) acres are to remain as preserved as open space through the Community Preservation Fund. The parcel is located on the north side of Pantigo Road, East Hampton and is situated in an A-5 Residence zoning district with an Affordable Housing Overlay 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 #300-189-1-4.

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 Preliminary Subdivision map prepared by Gary Benz, L.S., dated revised April 24, 2023; a Road and Drainage Plan (C-1) prepared by D.B. Bennett, dated revised December 7, 2022; and a Road and Drainage Details (C-2) prepared by D.B. Bennett, P.E., P.C., dated revised December 7, 2022 are 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>).

4. A public hearing is hereby scheduled to be held at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, June 7, 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](mailto: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: May 3, 2023

cc: Linda Norris  
Office of Housing and Community Development  
159 Pantigo Road  
East Hampton, NY 11937

Planning Department  
Building Department

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

**MAIDSTONE ACRES II  
SITE PLAN**

**SCTM # 300-38-4-2.1** ADOPTED: **5 / 3 / 2023**

1. D & R Realty Group, LLC, owner, has made application for site plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to add minor accessory structures including a walk-in refrigerator. The property contains 6,899 square feet (0.1584 acre) and is located on the corner of Maidstone Park Road, Fanning Avenue and Richardson Avenue, Springs and is situated in a Neighborhood Business (NB) 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 #300-38-4-2.1.

2. Subject application is classified as a Type II 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 Saskas Surveying Company, P.C., dated revised March 3, 2022;

a Site Development prepared by Spaces Architecture, dated revised April 5, 2023; and a Proposed Sanitary Plan prepared by Spaces Architecture, dated revised February 1, 2023 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, June 7, 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](mailto: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: May 3, 2023

cc: James F. Vlahadamis, Esq.  
Vlahadamis & Hillen, LLP  
148 E. Montauk Highway, Suite 3  
Hampton Bays, NY 11946

Planning Department  
Building Department  
Architectural Review Board

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

**EXTENSION  
OF TIME**

**INLET SEAFOOD RESTAURANT, BAR  
AND ICEHOUSE  
SITE PLAN/SPECIAL PERMIT  
SCTM #300-6-2-3.1, 36**

**ADOPTED: 5 / 3 / 2023**

1. By resolution adopted April 18, 2018, (the "Resolution"), the Planning Board granted site plan/special permit approval to the above-mentioned application, subject to various conditions.

2. By form dated received May 1, 2023, Joel Halsey, agent for the applicant, has informed the Planning Board that additional time is needed within which to obtain a building permit 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 retroactively in one (1) year increments within which to obtain a building permit, or until April 18, 2024.

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

DATED: May 3, 2023

cc: Joel Halsey  
PO Box 5030  
Montauk NY 11954

Planning Department  
Building Department

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

Upon motion duly made and seconded the meeting was adjourned at 8:00 PM.