

PLANNING BOARD MEETING

May 17, 2023

Present at the meeting: Chairman Samuel Kramer, Vice Chair Ian Calder-Piedmonte, Members, 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.

Via zoom: Louis Cortese

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

WORK SESSION:

1. THE COOKERY CYN AND TRUDY SITE PLAN SCTM #300-162-1-12.1

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

2. MEGRON REALTY BUILDING SITE PLAN SCTM #300-49-3-16

Planner Vavilis LaGarenne gives an overview and presents plans. The board will seek comments from the Highway Superintendent regarding the proposed modified parking and sidewalk issues. Fire Marshal comments are pending regarding the proposed ADA parking space.

3. EAST HAMPTON INDOOR TENNIS PADEL COURTS SITE PLAN SCTM #300-181-1-5.1

Planner Vavilis LaGarenne gives an overview and present plans. The applicant should clarify the approved parking and outdoor dining seats on the survey.

4. HILDRETH'S ADVISORY AMAGANSETT PRELIMINARY SITE PLAN II SCTM #300-172-6-3

Planner Vavilis LaGarenne gives an overview and presents plans. The applicant should consider that the current proposal would likely require merging the two properties. The applicant should submit alternate designs that creates a more pedestrian friendly setting that is consistent with the historic context of the sites. The board does not believe that the restaurant use is appropriate for the ground floor level of the 11 Indian Wells Highway site.

Upon formal submission the applicant should submit:

- A full EAF
- A detailed project narrative that explains the number of uses, hours of operation and overall vision for the site. With this, information or studies that support the need for the proposed number of uses on the site would be helpful, if available.
- Alternate layouts that are more consistent with the requirements of the Amagansett Historic District and the site's setting.
- Alternate layouts demonstrating meaningful consideration of preserving the existing historic character and enhance the aesthetic experience of the site.
- 3-D renderings.
- Compliance with all applicable special permit criteria as noted in the Planning Department memo.
- A traffic study that considers traffic generation, level of service, site distance and truck traffic.
- Confirmation that site employee projections are accurate and a parking utilization study.
- More detailed information regarding existing and proposed stormwater drainage and sanitary systems.

- o Adjusted lighting plans and landscape plans.

CILVAN REALTY, LLC SITE PLAN - TABLED

REGULAR MEETING:

By motions made, seconded, the following resolution was approved by the Board:

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

In the Matter of the Application

of

**SITE PLAN
APPROVAL**

**THE COOKERY CYN AND TRUDY
SITE PLAN
SCTM #300-162-1-12**

ADOPTED: 5 / 17 / 2023

FINDINGS AND DETERMINATION OF THE BOARD

The findings of fact, conclusions, and determination set forth herein are made after consideration of the application, any presentations, memoranda or correspondence made or submitted to the Board by staff or interested parties, comments taken at any public hearing on the application, and inspection of the subject property.

A. PROJECT DESCRIPTION

1. TYPE OF APPROVAL SOUGHT:

(a) Site plan approval pursuant to Article VI of Chapter 255 (Zoning) of the East Hampton Town Code.

2. USE REQUIRING SITE PLAN: Retail Store & Residence

3. DESCRIPTION OF PROPOSED WORK: Proposed work includes the following new site features: dumpster, parking with ADA accessible space, drainage, entrance to the bakery, and signage. Construction of a rear awning over new outdoor freezers and cooler, and a detached garage associated with the on-site residence are also proposed.

4. SIZE OF PROPERTY: 19,380 sq. ft

5. OWNER OF PROPERTY: La Trudata LLC

6. APPLICANT: Cynthia Sesitto

7. PROPOSED SITE PLAN: Survey prepared by George Walbridge Surveyors, P.C., dated last revised March 23, 2023.

8. DATE OF PUBLIC HEARING ON APPLICATION: October 19, 2022

B. PROPERTY LOCATION AND DESCRIPTION

1. SUFFOLK COUNTY TAX MAP DESIGNATION: #300-162-1-12.1

2. STREET LOCATION: 83 Springs Fireplace Road

3. CONTIGUOUS WATER BODIES: N/A

4. HAMLET OR GEOGRAPHIC AREA: East Hampton

5. SITE DESCRIPTION & EXISTING IMPROVEMENTS: The parcel is located on Springs Fireplace Road in East Hampton and is zoned B: Residence. It is located within Groundwater Zone V. The site contains an existing one-story baker and a two-story residence. Both structures were erected prior to the adoption of current zoning, and the site also has pre-existing non-conforming clearing and lot coverage from prior to current zoning as well.

6. FILED MAP NAME: N/A

7. FILED MAP NUMBER: N/A

8. **DATE OF MAP FILING:** N/A
9. **BLOCK NUMBER IN FILED MAP:** N/A
10. **LOT NUMBER IN FILED MAP:** N/A

C. ZONING CLASSIFICATION

1. **ZONING DISTRICT:** B Residence
2. **ZONING OVERLAY DISTRICT:** N/A

D. SEQRA REVIEW

1. **SEQRA CLASSIFICATION:** Type II
2. **LEAD AGENCY:** N/A
3. **DETERMINATION OF SIGNIFICANCE:** N/A
4. **DATE OF DETERMINATION:** N/A

E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT

1. Pursuant to the inter-municipal agreement between the Town of East Hampton and the County of Suffolk, the subject application does not require referral to the Suffolk County Planning Commission (SCPC).
2. By letter dated April 23, 2023 the Fire Marshal found the proposed project to be ADA compliant.

F. COMPLIANCE WITH TOWN CODE OR OTHER REQUIREMENTS OF LAW

Based upon the foregoing, the Planning Board finds that the application as approved, subject to any conditions or modifications specified in § H below, meets the following requirements:

1. The application contains all necessary elements of a site plan as enumerated in § 255-6-50 of the Town Code.
2. The application meets the standards enumerated for review of site plans in § 255-6-60 of the Town Code.

G. DISPOSITION OF APPLICATION

The application is approved as described herein, subject to any conditions or modifications specified in § H below.

1. TYPE OF APPROVAL GRANTED:

(a) Site plan approval pursuant to Article VI of Chapter 255 of the Town Code.

2. NATURE OF APPROVED USE: Retail Store & Residence

3. DESCRIPTION OF APPROVED WORK: Proposed work includes the following new site features: dumpster, parking with ADA accessible space, drainage, entrance to the bakery, and signage. Construction of a rear awning over new outdoor freezers and cooler, and a detached garage associated with the on-site residence are also proposed.

H. CONDITIONS OF APPROVAL

The approval hereby granted is contingent upon full compliance with the conditions set forth in this section. The property may not be used except in accordance with this conditional approval, and all improvements shall be made, built, or installed in accordance with the plans described below.

1. **APPROVED SITE PLAN:** Site plan prepared by Edward Armus Engineering, PLC dated revised January 12, 2022, last revised March 23, 2023

3. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:

3.1 No building permits may issue, nor may clearing, grading, or construction activities be commenced, until and unless the conditions enumerated in sub¶ 3.2 below have been met, as evidenced by the report of the Planning Board Chair.

3.2 The applicant shall obtain the final written approval from the Architectural Review Board prior to the issuance of a building permit.

3.3 Drainage structures as shown on the site shall be installed prior to the issuance of a Certificate of Occupancy.

3.4 The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.

3.5 The applicant shall apply for and obtain a Certificate of Occupancy no later than four (4) years from the date of this resolution.

I. VALIDITY OF APPROVAL

If any condition of this resolution is not met, or is not met within the prescribed time period, all approvals, permits, or authorizations granted hereby shall be deemed void and of no effect.

DATED: May 17, 2023

cc: Cynthia Sestito
83 Springs Fireplace Road
East Hampton

Planning Department
Building Inspector
Architectural Review Board

Mover: Ian Calder-Piedmonte
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 8:20 PM.