

PLANNING BOARD MEETING

May 19, 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 Eric Schantz, Marco Wu, and Will Hyland, 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. SOUTH ESSEX CORNER SITE PLAN/SPECIAL PERMIT SCTM #300-491-13.2

Planner Wu gives an overview and presents plans. The applicant should submit drainage/sanitary plans that incorporate the Town's consulting engineer's concerns. The sidewalk plan should be revised to illustrate the connection between the sidewalk and the stairway. The site plan and survey should be revised with additional details denoting curb cuts for handicap spaces. The Planning Board will send comments to the Town Board asking them to consider implementing additional stop signs, crosswalks and a one-way street. The applicant states they will address the Chief Fire Marshal's comments regarding ADA accessibility. The applicant should consider proposing additional street trees along South Euclid Avenue.

2. NICK COHEN ARTIST STUDIO SITE PLAN SCTM #300-94-2-10

Planner Schantz gives an overview and presents plans. The board does not find the proposed measures to mitigate the impacts of clearing to be acceptable. The board would like to see an alternate fence proposed. The applicant should submit a revised revegetation plan as per the Planning Department memo. The board agrees to waive the public hearing requirement.

3. 44 THREE MILE HARBOR ROAD SITE PLAN SCTM #300-161-4-9

Planner Wu gives an overview and presents plans. The board finds the general layout to be acceptable. All plans should be labeled "44 Three Harbor Road Site Plan/Special Permit".

4. NEW CINGULAR WIRELESS PCS, LLC AT TOWN HALL SITE PLAN/PWSF MODIFICATION VI SCTM #300-188-14

Planner Schantz gives an overview and presents plans. The information submitted that demonstrates compliance with the town code is sufficient. The board agrees to waive the public hearing requirement. The application is complete and ready for approval.

5. EAST HAMPTON HOUSE POOL SITE PLAN MODIFICATION SCTM #300-188-2-4

Planner Wu gives an overview and presents plans. The board agrees to the proposed modification request.

6. ELIZABETH MARRAN ARTIST STUDIO

SCTM #300-168-6-4

Planner Schantz gives an overview and presents plans. The board finds the applicant to be a working artist. No additional information is necessary at this time. The application is ready to be scheduled for public hearing.

REGULAR MEETING:

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

ADOPTED BY PLANNING BOARD: MAY 19, 2021

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **PAMELA DRUCKER-MAN** for **ELIZABETH TRACY JAMAR REVOCABLE LIVING TRUST** for a Building Permit on premises located in **840 SPRINGS FIREPLACE ROAD, SPRINGS, MAP 455, BLOCK: 3, LOTS: 1 -4 & 17 - 18 URP #32 in SP 1-1, S.C.T.M. 300-62-7-2.3**

WHEREAS, Report has been made on UR Form No. 2-1976 dated **MAY 12, 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 **MAY 12, 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 **\$20,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or **MAY 19, 2022**.

ADOPTED BY PLANNING BOARD: MARCH 10, 2021

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **GABRIEL Q. DASILVA** for a Building Permit on premises located in **55 BAYVIEW AVE,**

**AMAGANSETT, MAP 316 SECTION B, BLOCK: 8, LOTS: 143-150; URP #20 in AM-1,
S.C.T.M. 300-106-1-13**

WHEREAS, Report has been made on UR Form No. 2-1976 dated **MARCH 4, 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 4, 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 **\$12,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or **MARCH 10, 2022**.

ADOPTED BY PLANNING BOARD: MAY 19, 2021

BOARD OF REVIEW: PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **ANGELIKA FRANTZEN** for a Building Permit on premises located in **7 FAIRVIEW TERRANCE, MONTAUK, MAP# 1014, BLOCK: 272A, LOTS: P/O 2, P/O 3, & P/O 4 URP #56A in MN-3, S.C.T.M. # 300-19-8-10.4**

WHEREAS, Report has been made on UR Form No. 2-1976 dated **MAY 12, 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 **MAY 12, 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 **\$15,500**. These requirements shall be subject to review one (1) year from the date of this Resolution or **MAY 19, 2022**.

ADOPTED BY PLANNING BOARD: MAY 19, 2021

BOARD OF REVIEW:

PLANNING BOARD

WHEREAS, the Town Engineer has brought before the Board of Review the request of **CARLOS BERMEO** for a Building Permit on premises located in **26 3RD STREET, SPRINGS, MAP 365, BLOCK: 7, LOTS: 32 - 36 UR #27 in SP 2-1, S.C.T.M. 300-60-5-15.1**

WHEREAS, Report has been made on UR Form No. 2-1976 dated **MAY 12, 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 **MAY 12, 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 **\$24,000**. These requirements shall be subject to review one (1) year from the date of this Resolution or **MAY 19, 2022**.

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

**ARTIST STUDIO
APPROVAL**

of

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

ADOPTED: 5 / 19 / 2021

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 XI of Chapter 255 (Zoning) of the East

Hampton Town Code.

2. **USE REQUIRING SPECIAL PERMIT:** N/A
3. **DESCRIPTION OF PROPOSED WORK:** To construct a 20' x 30' (600 square foot) artist studio on an existing residential parcel. The artist studio is proposed to include a lower level with 600 square feet of work space and an estimated 240 square feet for a storage loft.
4. **SIZE OF PROPERTY:** 200,001 square feet (4.5914 acres)
5. **OWNER OF PROPERTY:** John Sabasteanski
6. **APPLICANT:** John Sabasteanski
7. **PROPOSED SITE PLAN:** Plans prepared by Norman G. Lok dated October 14, 2020 (A-1, A-2, and A-3)
8. **DATE OF PUBLIC HEARING ON APPLICATION:** February 25, 2021

B. PROPERTY LOCATION AND DESCRIPTION

1. **SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-155-1-8.5
2. **STREET LOCATION:** 140 Merchants Path, Wainscott
3. **CONTIGUOUS WATER BODIES:** N/A
4. **HAMLET OR GEOGRAPHIC AREA:** Wainscott
5. **SITE DESCRIPTION & EXISTING IMPROVEMENTS:** Residential parcel improved with a 2-story frame residence, roughly 680 sq. ft. pool, and fencing.
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:** A5: Residence
2. **ZONING OVERLAY DISTRICT:** Water Recharge Overlay, Suffolk County Groundwater Protection Area, Suffolk County Pine Barrens Region

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).

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 an Artist Studio as enumerated in §255-11-88 of the Town Code.
2. The application meets the standards enumerated for review of Artist Studios in § 255-11-88 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) Artist Studio approval pursuant to Article XI of Chapter 255 of the Town Code.

2. NATURE OF APPROVED USE: Artist Studio

3. DESCRIPTION OF APPROVED WORK: To construct a 20’ x 30’ (600 square foot) artist studio on an existing residential parcel.

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: Survey prepared by David L. Saskas dated August 14, 2019

2. APPROVED BUILDING OR CONSTRUCTION PLANS: Prepared by Norman G. Lok and dated October 14, 2020

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 agree to the Artist’s Studio Declaration in pursuant to Article XI of Chapter 255 of the Town Code. The applicant shall record the Artist Studio Declaration at the Office of the Suffolk County Clerk, and shall return three (3) copies, with proof of recordation shown thereon, to the Town Clerk before building permits will be issued.

3.3 The upper loft area is to be used for storage only.

3.4 No bath, shower, toilet, or other plumbing, excluding a slop sink, is permitted. A slop sink shall be connected to the existing sanitary system.

3.5 No Certificate of Occupancy shall be issued for this site or for the improvements thereon until and unless all of the foregoing conditions have been met.

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

3.7 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 19, 2021

cc:

- Planning Department
- Building Inspector
- Architectural Review Board

Result: Adopted
Mover: Kathleen Cunningham

Seconded: Ed Krug
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

**EXTENSION
OF TIME**

**5 GOODFRIEND DRIVE
SITE PLAN
SCTM #300-181-4-12**

ADOPTED: 5 / 19 / 2021

1. By resolution adopted April 22, 2015, and subsequently modified October 3, 2018, and extended November 28, 2018, (the "Resolution"), the Planning Board granted site plan approval to the above-mentioned application, subject to various conditions.

2. By letter dated May 6, 2021, Walter Wirth, applicant, has informed the Planning Board that additional time is needed within which to obtain a certificate of occupancy 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 to obtain a certificate of occupancy, or until April 22, 2022.

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

DATED: May 19, 2021

cc: Walter Wirth
Wirth and Company Construction
135 Springs Fireplace Road
East Hampton, NY 11937

Planning Department
Building Department

Result: Adopted
Mover: Kathleen Cunningham
Seconded: Ed Krug
Ayes: Kathleen Cunningham, Sharon McCobb, Randall T. Parsons, Ian Calder-Piedmonte, Louis Cortese, Ed Krug
Recusal: Samuel Kramer

Upon motion duly made and seconded the meeting was adjourned at 9:00 PM.