

# PLANNING BOARD MEETING

June 6, 2018

Present at meeting: Chair Joseph B. Potter, Members Ian Calder-Piedmonte, Kathleen Cunningham, Ed Krug, Patti Leber, and Randall T. Parsons. Also present were 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. AMG 531 SITE PLAN/SPECIAL PERMIT SCTM #300-172-2-33.1**

Assistant Director Pahwul gives an overview and presents plans. The application is ready for approval.

### **2. WHITE PINE KNOLLS FINAL SUBDIVISION – TABLED**

### **3. COMMUNITY BOAT SHOP NEW SHED SITE PLAN SCTM #300-172-11-20**

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

### **4. MONTAUK PLAYHOUSE COMMUNITY CENTER SITE PLAN SCTM #300-16-2-15**

Planner Schantz gives an overview and presents plans. The board would like additional information demonstrating chlorinated water discharge containment.

## **PUBLIC HEARINGS:**

### **EAST HAMPTON PODS SITE PLAN SCTM #300-191-2-9**

Member Parsons reads public hearing notice. Counsel states affidavit of service and posting is in order. Planner Schantz gives an overview and presents plans. Linda Riley, attorney for the applicant, gives an overview of the project. Irving Paler, Aviation Association, states that the project will cause Runway #422 to be shortened. Larry Penny has groundwater concerns. Riley states solar panels will be installed and that no washing or drying is proposed. Gary Krupnick, lessee, states that the Town chose the site. He further states the Runway #422 is a short runway that has been closed for six years. A motion is made to close, seconded and approved.

### **ELMWOOD APARTMENT SITE PLAN SCTM #300-49-6-7**

Member Cunningham reads public hearing notice for Member Keeshan. Counsel states affidavit of service and posting is in order. Planner Schantz gives an overview and presents plans. No public comments were heard. A motion is made to close, seconded and approved.

### **FOUR OAKS BUILDING #1 – SECOND FLOOR APARTMENT SITE PLAN/SPECIAL PERMIT SCTM #300-5-5-7**

Member Cunningham reads public hearing notice for Member Keeshan. Counsel states affidavit of service and posting is in order. Planner Pahwul gives an overview and presents plans. No public comments were heard. A motion is made to close, seconded and approved.

### **5. SPRINGS FIREPLACE ROAD CAR WASH SITE PLAN/SPECIAL PERMIT SCTM #300-145-2-11**

Planner Schantz gives an overview and presents plans. The board agrees to assume lead agency status. The board would like to see additional evergreen landscaping proposed to screen the parking lot from Springs-Fireplace Road. The board is open to a request to the town board, a ten foot reduction in the width of the scenic easement, with that section being a conservation easement for fencing and landscaping, and to satisfy the easement setback requirement. Additional information for the traffic study as outlined in the planning department should be submitted. Additional information regarding how all water on-site will be contained should be submitted.

**6. DAMARK'S ADDITION/APARTMENT SITE PLAN MODIFICATION  
SCTM #300-120-2-15**

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

**7. 55 TOWN LINE ROAD, LLC SITE PLAN  
SCTM #300-199-1-1.5**

Assistant Director Pahwul gives an overview and presents plans. The site plan should be revised to comply with zoning. The applicant agrees to discuss the proposed layout with the neighboring property owner. A copy of the agricultural easement should be submitted in order to determine if the existing landscaping needs to be depicted on the site plan.

**8. GOSMAN'S ADDITIONS SITE PLAN/SPECIAL PERMIT  
SCTM #300-6-1-30.1**

Assistant Director Pahwul gives an overview and presents plans. The applicant states that they intend to submit a revised plan for the proposed enclosure around the dumpster.

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

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

**SITE PLAN/  
SPECIAL PERMIT  
APPROVAL**

ADOPTED: 6/ 6/ 18

**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.
- (b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.
- 2. USE REQUIRING SPECIAL PERMIT:** Affordable Housing Development
- 3. DESCRIPTION OF PROPOSED WORK:** Construction of 37 affordable housing units in the form of apartments, a 1,872 sq. ft. common community building, and 74 parking spaces. A sewage treatment plant and a 493 sq. ft. mechanical and control building for monitoring the STP are also proposed. Solar panels are proposed over parking areas and a rain garden represent green elements incorporated into the project.
- 4. SIZE OF PROPERTY:** 4.6 acres
- 5. OWNER OF PROPERTY:** East Hampton Housing Authority
- 6. APPLICANT:** East Hampton Housing Authority
- **7. PROPOSED SITE PLAN:** Proposed Layout (SP-4) prepared by American Engineering & Land Surveying, P.C and dated March 30, 2018.
- 8. DATE OF PUBLIC HEARING ON APPLICATION:** May 2, 2018

**B. PROPERTY LOCATION AND DESCRIPTION**

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-300-172-2-33.1
- 2. STREET LOCATION:** 531 Montauk Highway
- 3. CONTIGUOUS WATER BODIES:** N/A
- 4. HAMLET OR GEOGRAPHIC AREA:** Amagansett
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** The parcel is vacant and cleared except for rows of Eastern red cedars on the easterly and westerly property lines.
- 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:** A Residence
- 2. ZONING OVERLAY DISTRICT:** Limited Business Overlay District/Affordable Housing Overlay District

**D. SEQRA REVIEW**

- 1. SEQRA CLASSIFICATION:** Unlisted
- 2. LEAD AGENCY:** Planning Board
- 3. DETERMINATION OF SIGNIFICANCE:** Negative declaration
- 4. DATE OF DETERMINATION:** April 11, 2018

**E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT**

- 1. By letter dated May 2, 2018, the Suffolk County Planning Commission has informed the Board that it considers the subject application to be a matter for local determination.
- 2. By letter dated November 29, 2017, the Chief Fire Marshal has informed the Board that no further review for fire protection purposes is required for this project. Two fire hydrants are depicted on the Proposed Layout Plan (SP-4) all prepared by American Engineering & Land Surveying, P.C. and dated March 30, 2018.
- 3. By memorandum dated May 10, 2018, the Town Engineer found the engineering elements of the project complete except for the paving detail.
- 4. A survey of the property prepared by American Engineering & Land Surveying, P.C. dated May 12, 2016 has been submitted for the project.

5. A Stage I Archaeological Survey prepared by David Bernstein, PH.D. and Mark Tweedie dated January 2013 was submitted for the project. Based on the low density and diversity of recovered historic artifacts found, the archaeologist did not recommend and further archaeological investigation.

#### **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.

3. The application meets the general standards required for the issuance of a special permit by § 255-5-40 of the Town Code, in that:

(A) Nature of use. The use proposed will be in harmony with and promote the general purposes of Chapter 255 of the Town Code as the same are set forth in § 255-1-11 thereof.

(B) Lot area. The lot area is sufficient, appropriate, and adequate for the use, as well as reasonably anticipated operation and expansion thereof.

§255-5-50 of the Town Code (Special Permit Standards for Affordable Housing Developments) requires a minimum lot size of 125,000 sq. ft., or 2.8 acres unless the development is a municipally sponsored project, sets a limit of 60 units on a site, and limits density to eight units per acre. The subject proposal consists of 37 units on 4.663 acres and complies with these dimensional special permit standards.

(C) Adjacent properties. The proposed use will not prevent the orderly and reasonable use of adjacent properties.

The adjoining parcels are either developed or preserved as open space and the subject development will not impact these existing uses. The parcels to the west are commercially zoned and developed with a shopping center and the parcels to the east are represented by a relatively small parcel containing a gas station and auto repair shop and a 19 acre town owned parcel preserved as open space.

(D) Compatibility. The site of the proposed use is a suitable one for the location of an affordable housing complex in the Town, and the proposed use will be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale, and overall appearance.

(E) Effect on specific existing uses. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater, recreational area, or other place of public assembly.

(F) Use definition. The proposed use conforms to the Town Code's definition of "Affordable Housing Unit" as that definition is used in § 255-1-20 of the Town Code.

The project will comply with the following definition for an affordable housing unit pursuant to §255-1-20 of the Town Code:

**AFFORDABLE HOUSING UNIT**

An apartment, single-family residence or unimproved lot, the cost of which makes it available to a moderate-income family as defined herein, specifically, to be considered an "affordable housing unit," the following limits shall apply:

[Amended 1-20-1989 by L.L. No. 1-1989]

A. Apartment or residence. An affordable apartment or single-family residence shall be one for which:

(1) The maximum monthly rental (excluding utilities) does not exceed 110% of the Fair Market Rent for Existing Housing[1] promulgated for the Nassau-Suffolk, NY HUD Metro FMR Area and published annually in the Federal Register by the Secretary of the United States Department of Housing and Urban Development, pursuant to Section 8(c)(1) of the United States Housing Act of 1937 [42 U.S.C. § 1437f(c)(1)] and Part 888, Subpart A, Sections 111 — 115, of Title 24, Subtitle B, of the Code of Federal Regulations (24 CFR 888.111-115). Starting the second year, such an affordable apartment or residence is leased and, thereafter, the maximum monthly rental may be adjusted annually in accordance with the Annual Adjustment Factor[2] published annually in the Federal Register by the Secretary of the United States Department of Housing and Urban Development pursuant to Section 8(c)(2)(A) of the Housing Act [42 U.S.C. § 1437f(c)(2)(A)] and Part 888, Subpart B, Sections 201, 202 and 203(3), of Title 24 of the Code of Federal Regulations [24 CFR 888.201, 202 and 203(3)].

[Amended 10-7-2005 by L.L. No. 31-2005; 12-1-2016 by L.L. No. 49-2016]

(G) Circulation. Access facilities are adequate for the traffic estimated to be generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and vehicular entrances and exits are clearly visible from the street and are not within seventy-five (75) feet of the intersection of street lines at a street intersection.

A Traffic Impact Study prepared by Stephan A. Maffia, P.E. dated September 2016 was submitted for the project. The Traffic Impact Study concludes that the relatively low volume of traffic generated by the project will not significantly impact traffic and safety conditions along Montauk Highway and at key intersections.

(H) Parking. The 74 off-street parking spaces proposed for this application satisfy the requirements of the applicable provisions of Chapter 255 of the Town Code, and are in any case more than adequate for the actual anticipated number of occupants of the proposed use. Furthermore, the layout of the spaces and related facilities will be convenient and conducive to safe operation.

(I) Buffering and screening. Adequate buffer yards and screening have been provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use.

A row of 8-10' high American holly (*Ilex opaca*) is proposed to be planted on the northerly property line abutting the Long Island Railroad. Existing rows of Eastern red Cedars (*Juniperus virginiana*) will be retained on the easterly and westerly sides of the parcel as buffering. A project limiting fence will be required to be installed prior to the commencement of clearing, grading, or construction to ensure the preservation of these trees and any of those disturbed will be required to be replaced prior to the issuance of a Certificate of Occupancy.

(J) Runoff and waste. Adequate provision has been made for the collection and disposal of stormwater runoff, sewage, refuse, and other liquid, solid, or gaseous waste which the proposed use will generate.

A Stormwater Prevention Pollution Plan dated October 2017 has been submitted for the project that outlines measures proposed to be taken during construction to control runoff and prevent erosion.

The Town Engineer has reviewed and approved Grading & Drainage Plans (SP-5 prepared by American Engineering & Land Surveying, P.C. for the project dated revised March 30, 2018.

An Engineering Report for the proposed sewage treatment plan prepared by RMS Engineering and dated July 14, 2017 has been submitted for the project. The applicant proposes to utilize a “baby” (designed for a wasteflow of less than 15,000 gpd) BESST sewage treatment plant for the project. This type of system is approved by the Suffolk County Department of Health Services pursuant to Appendix A of the *Standards of Plans and Construction for Sewage Disposal systems for Other Than Single-Family Residences*. Sampling of the discharge from this sewage treatment plant will be required to be sent to the Department of Environmental Conservation on a monthly basis and the discharge will be tested by Suffolk County on a quarterly basis for compliance with standards. The STP will be equipped with two Sierra Environmental Technologies FRP Odor Control Units, each with a minimum capacity of 304 CFM, which will provide a minimum of six (6) air changes per hour. A STP control building is proposed to house operating personnel and maintenance functions, process testing and record keeping and will include a laboratory area to store monitoring instruments and test kits. A generator will provide power to all STP equipment during utility power outages. Appendix A requires a 50’ minimum separation distance to areas of substantial human use and a 25’ minimum separation distance between the leaching pool/recharge area and the property line. The STP is designed to meet all of the minimum separation distances between the treatment units and property lines and habitable structures. Two groundwater monitoring wells will be installed, one upgradient and one downgradient of the effluent leaching pools. Manufacturer’s certifications of successful equipment testing and Engineer of Record certification of installation and testing will be provided in accordance with SCDHS standards. State and County regulations require that the STP be equipped with remote monitoring devices and automatic alarm dialers and this is included in the design.

(K) Environmental protection. The natural characteristics of the site are such that the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems, or processes and without significant negative impact to groundwater and surface waters on or off the site.

(L) Compliance with other laws. The proposed use can and will comply with all provisions of the Town Code which are applicable to it, and can meet every other applicable federal, state, county, and local law, ordinance, rule, or regulation.

The applicant will be required to obtain approval from the Suffolk County Department of Health Services for the Sewage Treatment Plant and a SPDES permit from the NYSDEC. The Engineering Report for the proposed sewage treatment plan prepared by RMS Engineering dated July 14, 2017 indicates that the project will conform with the standards and requirements of those agencies. In a letter dated May 15, 2018 from R&M Engineering, the engineers for the project, it is stated that the proposed STP is designed to meet all County, State and Federal regulations relative to municipal wastewater treatment and that no variances related to the STP will be sought.

(M) Conformity with other standards. The proposed use can and will meet all of the specific standards and incorporate all of the specific safeguards required of the particular use by § 255-5-50 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.
- (b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.

### **2. NATURE OF APPROVED USE:** Affordable Housing Development

**3. DESCRIPTION OF APPROVED WORK:** Construction of 37 affordable housing units in the form of apartments, a 1,872 sq. ft. common community building, and 74 parking spaces. A sewage treatment plant and a 493 sq. ft. mechanical and control building for monitoring the STP are also proposed. Solar panels are proposed over parking areas and a rain garden represent green elements incorporated into the project.

## **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:** Proposed Layout (SP-4) prepared by American Engineering & Land Surveying, P.C and dated March 30, 2018.

**2. APPROVED BUILDING OR CONSTRUCTION PLANS:**

- Cover Sheet/Existing Conditions (SP-1);
- Grading & Drainage Plans (SP-5); all prepared by American Engineering & Land Surveying, P.C. dated revised March 30, 2018.
- Lighting Plans (SP-7) and,
- Details (SP-9) prepared by American Engineering & Land Surveying, dated revised May 18, 2018.
- Details (SP10) prepared by American Engineering & Land Surveying, dated revised April 20, 2018.
- Proposed Septic Plan (SP-6) dated September 29, 2017 prepared by American Engineering & Land Surveying, P.C.
- Landscape Plan (LS1), prepared by Anthony J. Musso, Architect, dated revised May 21, 2018.
- Architectural Plans & Elevations, prepared by Anthony J. Musso, Architect, dated revised March 29, 2018:
- Building CH - Common House – Four Bedroom - Elevations (A-1), First Floor Plan (A-2), and Foundation Plan (A-3);
- Building A - Two Story 1-2 Bedroom Units – Elevations (A-1) and (A-2), Floor Plan (A-2), Foundation (A-3), Ground Floor Plan (A-4) and Cross Section Plan (A5);
- Building B Two Story 3 Bedroom Unit – Elevations (A-1), Foundation Plan (A-2), First Floor Plan (A-3), Second Floor Plan (A-4), and Cross Section (A-5).
- Sanitary Mechanical Building - Cover Sheet ((A-1), Floor Plan & Elevations (A-2), Foundation & Cross Sections (A-3).

The following sewage treatment plans included in the Engineering Report prepared by RMS Engineering dated July 14, 2017:

- STP Site Plan prepared by RMS Engineering dated April 2017;
- Hydraulic Profile prepared by RMS Engineering dated July 2017;
- Manufacturer's STP Layout Plan View (Drawing Q1688S1).

**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, 3.3, 3.4, 3.5, 3.6, and 3.7 below have been met, as evidenced by the report of the Planning Board Chair.

3.2 The applicant shall obtain approval from the Suffolk County Department of Health Service. One copy of the approved plan with an original stamp of approval, not a photocopy shall be submitted, as well as a copy of any Covenants and Restrictions required by that agency.

3.3 The applicant shall obtain a State Pollutant Discharge Elimination System (SPDES) permit shall be obtained from the New York State Department of Environmental Conservation. A copy of this approval, as well as any approved plans and Covenants and Restrictions, if required by that agency, shall be submitted.

3.4 The applicant shall obtain the final written approval of the Architectural Review Board.

3.5 The applicant shall obtain written approval of the New York State Department of Transportation for a curb cut onto Montauk Highway and for improvements to the right-of-way, and a copy of the said approval shall be provided to this Board, prior to the issuance of a building permit.

3.6 The applicant shall install two (2) fire hydrants as depicted on the approved Proposed Layout Plan (SP-4) and the same shall be inspected and approved by the Amagansett Fire Department prior to the issuance of building permits on any of the lots shown on the Map.

3.7 A project limiting fence shall be installed along the interior edge of the Eastern red cedars located along the easterly and westerly property lines prior to commencing clearing, grading or construction and this fencing shall remain in place for the duration of these procedures.

3.8 All landscaping shall be maintained by the applicant in accordance with the approved site planting plan for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall replace and replant the landscaping on the site as may be necessary to satisfy this condition.

3.9 The applicant shall perform the parking, access, drainage, and landscaping improvements shown on the approved site plan and approved building or construction plans described above.

3.10 The parking, access, and drainage improvements required by this site plan approval including any devices for delineating parking spaces or directing traffic flow shall be maintained by the applicant for so long as the improvements approved as part of this site plan are in use. This requirement shall be a continuing condition of this approval, and the applicant and any successors in interest shall repair, replace, and maintain these improvements as may be necessary to satisfy this condition.

3.11 The applicant shall submit an application to the Office of Housing and Community Development (“OHCD”) to obtain income qualification for any prospective tenants. OHCD shall determine and advise the applicant in writing whether the prospective tenants or tenant qualify for affordable housing.

3.12 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.

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

3.14 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: June 6, 2018

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

Planning Department  
Building Inspector  
Architectural Review Board

Result: Adopted



Mover: Patti Leber  
Seconded: Kathleen Cunningham  
Ayes: Joseph B. Potter, 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**

**SCHEDULE  
PUBLIC HEARING**

of

**HOSTWAY INN  
SITE PLAN/SPECIAL PERMIT**

**SCTM # 300-166-6-2, 3**

**ADOPTED: 6 / 6 /**

**18**

1. Hamptons Land Corp., 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 modify a previous site plan/special permit approval including the following: closure of the exiting access and creation of a new access; creation of a new parking area with 14 spaces; reorientation of 17 existing spaces with one additional space; addition of a dumpster; elimination of a fire lane; reconstruction of an existing outdoor pool; construction of a deck around the pool; reconfiguring walkways; lighting revisions; and revisions to the floor plans and elevations. The property contains 13,450 square feet (0.31 acre) and is located on the south side of Montauk Highway, East Hampton and is situated in a Resort (RS) 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 #300-166-6-2, 3.

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 Site Plan prepared by George Walbridge Surveyors, P.C., dated revised April 18, 2018; a Grading and Drainage Plan (C-1) prepared by TF Engineering, PLLC dated May 2, 2018; a set of plans prepared by Davie Wayne Rhoades dated May 4, 2018 including: Cottages – Floor Plan & Elevations (A-101), and Pool House – Floor Plan & Elevations (A-103); a Landscape Plan (Sheet 1 of 1) prepared by Marders dated revised April 4, 2018; Fence Detail (Sheet 1 of 1) prepared by Marders dated received May 4, 2018; a Landscape/Lighting Plan prepared by Hampton Landscape Lighting dated April 30, 2018 including 2 sheets; and Lighting Cut Sheets dated received May 4, 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, June 27, 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: June 6, 2018

cc: Jonathan Tarbet, Esq.  
Tarbet & Lester, PLLC  
132 North Main Street  
East Hampton, NY 11937

Planning Department  
Building Department  
Architectural Review Board

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

Adoption of Minutes: May 23, 2018

Upon motion duly made and seconded the meeting was adjourned at 9:40 PM.