

# PLANNING BOARD MEETING

June 14, 2023

Present at the meeting: Chairman Samuel Kramer, Vice Chair Ian Calder-Piedmonte, Members, Louis Cortese, Michael Hansen, Ed, Krug, and Randall T. Parsons and Counsel Nancy Marshall, and Director Jeremy Samuelson and Assistant Director Tina Vavilis LaGarenne, Secretary Jodi Walker, and several other interested persons.

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

## **WORK SESSION:**

### **1. PROJECT MOST COMMUNITY LEARNING CENTER SITE PLAN/SPECIAL PERMIT SCTM #300-161-2-15**

Assistant Director Vavilis LaGarenne gives an overview and presents plans. The applicant should explain in writing the reduction in parking from 25 to 19 spaces. The applicant should provide input from SCDPW regarding the two curb-cuts proposed to Three Mile Harbor Road; this is critical to continuation of the review of the proposed layout as without this approval, a new site plan approach will be needed. The applicant should revise the traffic and respond to the comments in the Planning Department's memo, specifically but not limited to with respect to Neighborhood Road, and confirming vehicle trips are conservatively estimated. The applicant should confirm that their queueing analysis considering potential atypical operations and explain how those will be handled (i.e., visitor parking). Queueing capacity on the site remains a concern with the current layout and the applicant should continue to improve this condition. Queueing on Three Mail Harbor Road should not be allowed to occur. The applicant should confirm asbestos containing material is not present before site demolition as part of the building permit process. The board was supportive of the landscaping plan concept. A comprehensive landscaping plan with all required information should be submitted along with an explanation as to why mature trees in the eastern property are not being preserved. Suffolk County Department of Health Services approval will be required. The stormwater plan has been referred for review to the Town Engineer and comments from the review will be forthcoming. Details on existing student populations for the following time periods should be provided pre-Covid, current and future. The board has received public comments on this application, and these have been sent to you under separate cover for your review and appropriate action. The applicant is responsible to check the project file for public comments.

### **2. GSL SHOP ADDITION SITE PLAN SCTM #300-147-7-26.1, 27.1**

Assistant Director Vavilis LaGarenne gives an overview and presents plans. The applicant should confirm that the truck navigation in the existing unloading area is still feasible with the new northern property parking area. The applicant should confirm whether the county or state registration or permitting is required for current and future chemical storage and battery recycling operations. It is not necessary to clarify the proposed use of mulch on-site and replacing portions with vegetation. The applicant should provide information on the status of the application to SCDPW to remove the curb cut on the south side of the site. Review for compliance with the Planning Board's Groundwater Protection Policy has been referred to the town engineer; comments will be forthcoming.

### **3. THREE MILE HARBOR AFFORDABLE HOUSING SITE PLAN SCTM #300-122-7-19, 20**

Assistant Director Vavilis LaGarenne gives an overview and presents plans. The board agrees to the modification request.

## **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**

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**In the Matter of the Application**

**of**

**EXTENSION  
OF TIME**

**PANTIGO HILL  
FINAL SUBDIVISION  
SCTM #300-166-4-22**

**ADOPTED: 6 / 14 / 2023**

1. By resolution adopted October 24, 2018, and subsequently extended September 11, 2019, December 2, 2020, August 18, 2021, and June 8, 2022; (the "Resolution"), the Planning Board granted final subdivision approval to the above-mentioned application, subject to various conditions.

2. By letter dated June 7, 2023, Daniel Weaver, agent for the 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 24, 2024.

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

DATED: June 14, 2023

cc: Dan Weaver  
Walbridge Surveyors  
300 Pantigo Place, Suite 116  
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

Upon motion duly made and seconded the meeting was adjourned at 9:45 PM.