

# PLANNING BOARD MEETING

June 16, 2021

Attending remotely via teleconferencing: Chair Samuel Kramer, Vice-Chair Kathleen Cunningham, Members Ian Calder-Piedmonte, Louis Cortese, Ed Krug, and Randall T. Parsons, and Counsel Thomas Crouch, Director JoAnne Pahwul, Planners Eric Schantz, Brian Frank, 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.

Chair announces JoAnne Pahwul's last meeting due to retirement.

## **WORK SESSION:**

### **1. HAND LANE SOUTH MINOR SUBDIVISION SCTM #300-172-3-20**

Planner Hyland gives an overview and presents plans. The application is ready to be scheduled for public hearing.

### **2. ED'S LANDSCAPES AND SERVICES CORP. SITE PLAN SCTM #300-145-5-16**

Planner Wu gives an overview and presents plans. The applicant should contact the planning department regarding a revised revegetation plan to include additional native plantings with details. The applicant should submit a revised lighting plan to include additional details such as quantity, lumen levels and Kelvin levels.

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

Planner Wu gives an overview and presents plans. The board will send comments to the Zoning Board of Appeals in favor of a rear yard setback for the proposed second floor affordable apartments, and a parking variance of 11 spaces. The board is willing to waive accessory structure setbacks for the proposed parking lot.

### **4. SCOVILLE HALL TERRACE AND GENERATOR WELL SCTM #300-171-5-2**

**TABLED**

**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**

---

**In the Matter of the Application**

**of**

**SITE PLAN  
APPROVAL**

**IZBICKI/BAKHASH RESIDENCE UNIT 73  
SITE PLAN  
SCTM #300-110-1-13**

**ADOPTED: 6/16/2021**

---

**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 VI of Chapter 255 (Zoning) of the East Hampton Town Code.

**2. USE REQUIRING SPECIAL PERMIT:** Resort

**3. DESCRIPTION OF PROPOSED WORK:** New outdoor shower and staircase of roughly 49 sq. ft. and A/C unit enclosure of roughly 32 sq. ft.

**4. SIZE OF PROPERTY:** 299,770 sq. ft., excluding wetlands

**5. OWNER OF PROPERTY:** Driftwood Apartment Corp.

**6. APPLICANT:** Land Planning Services c/o Laurie Wiltshire

**7. PROPOSED SITE PLAN:** Site plan prepared by George Walbridge Surveyors, P.C., dated last revised May 6, 2021

**8. DATE OF PUBLIC HEARING ON APPLICATION:** Public Hearing Waived

**B. PROPERTY LOCATION AND DESCRIPTION**

**1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-110-1-13

**2. STREET LOCATION:** 2178 Montauk Highway

**3. CONTIGUOUS WATER BODIES:** Atlantic Ocean

**4. HAMLET OR GEOGRAPHIC AREA:** Amagansett

**5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** (1) two story frame building w/ motel units, (1) one story frame building with motel units, (3) one story cottages, (1) two story residence, tennis court, pool, pool house, deck and accessory sheds

**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:** RS: Resort
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 memorandum dated January 28, 2021 the Architectural Review Board conducted a review of the architectural design and scale of the proposed construction pursuant to Article VII of Chapter 255 and approved the replacement of windows, a sliding door, and the construction of an outdoor shower and staircase.

**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:** Resort (no change in use)

**3. DESCRIPTION OF APPROVED WORK:** To construct a new outdoor shower and staircase of roughly 49 sq. ft. and A/C unit enclosure of roughly 32 sq. ft.

**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 George Walbridge Surveyors, P.C., dated last revised May 6, 2021

**2. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:**

2.1 Prior to the issuance of a building permit, the applicant shall obtain a Natural Resources Special Permit (NRSP).

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

2.3 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 16, 2021

cc: Land Planning Services  
P.O. Box 1313  
East Hampton, NY 11937

Planning Department  
Building Inspector  
Architectural Review Board

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

Upon motion duly made and seconded the meeting was adjourned at 7:50 PM.