

PLANNING BOARD MEETING

June 23, 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 and Counsel Thomas Crouch, 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. SCOVILLE HALL TERRACE AND GENERATOR WELL SITE PLAN SCTM #300-171-5-2

Planner Hyland gives an overview and presents plans. The board will send comments to the Zoning Board of Appeals stating that they have no objection regarding the required variance from total lot coverage. The applicant states that they will propose a generator that meets code standards. The applicant states that they will submit a revised lighting plan that meets the board's guidelines.

2. MAIDSTONE ACRES SITE PLAN SCTM #300-38-4-1, 2

Planner Wu gives an overview and presents plans. The applicant should submit a narrative that regarding the use of the proposed trailers, their frequency of use, and the relationship to the existing restaurant business, specifically whether the trailers are used for restaurant operations (and if they are used for storage, food preparation or otherwise) or for catering or for some other purpose. The board to seek a determination from the Chief Building Inspector regarding if the proposed use is considered an additional second use or if it is an accessory use. A floor plan that depicts indoor and outdoor seating should be submitted. The applicant should submit SCDHS approval to the file. A plan detailing a parking layout and parking calculations should be submitted, including restaurant staff and residents of the residence. The applicant should specify the number of residential units, and should identify on the site plan whether a separate residential unit, i.e., a basement apartment is included in the description of the residence, and the number of persons residing in the apartment and the house. The site plan should specify the type and location of the septic system and, if the current septic system is to remain in place, the age of same. The site plan should also state whether the septic system for the residence(s) is to be separate from the septic system for the restaurant.

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

Planner Schantz gives an overview and presents plans. The board determined the size of the proposed detached artist studio is warranted. The site plan should be amended to provide a minimum 30' setback from any neighboring residential properties. The Board will require that no toxic or hazardous substances be used in the artist studio. The applicant stated that the water supply source would be a cistern to collect water. The applicant stated that they will not conduct work in the artist studio at night without having the doors closed in order to meet the noise ordinances of Chapter 185 of the Town Code. A floor plan containing the standard notation "no bath, shower, toilet or plumbing other than for a sink is permitted" must be submitted.

OTHER:

Wainscott Re-Zoning Proposal - Change from CB: Central Business to B: Residence with Limited Business Overlay District (LBO)

The Board reviewed the memorandum prepared by the Planning Department (dated April 27, 2020 *with the assumption that this date is a typographical error and that the correct date was April 27, 2021) and heard comments from one of the affected property owners as well as their attorney. The Planning Board is fully aware that this zone change request is specifically called for in the Town's Hamlet Study for Wainscott.

It should be noted that six of the seven members of the Planning Board were present at the time this discussion was conducted.

It was the consensus of the Planning Board that the proposed change of zoning of the six effected private lots would not substantially further the goals of the Hamlet Study, specifically, with regard to preventing intensification of development and increased traffic congestion. Given the size of the lots and the existing development thereon, the Planning Board did not feel that the significant change in zoning regulations which would result from this zone change were necessary or warranted.

However, the Planning Board did form a consensus that a re-zoning from CB: Central Business to NB: Neighborhood Business of the six privately-owned lots would help to further the goals of the Hamlet Study and also recommends that the Town-owned park (SCTM#300-197-1-40.1) be re-zoned from CB: Central Business to PC: Parks and Conservation.

Phillips Property Zone Change
395 Pantigo Road, East Hampton
SCTM#300-189-1-4

The Board reviewed the memorandum prepared by the Planning Department (dated March 14, 2021). One member of the public who spoke in support of the zone change was also heard.

It should be noted that six of the seven members of the Planning Board were present at the time this discussion was conducted.

It was the unanimous opinion of the present members of the Planning Board that the proposed addition of an Affordable Housing Overlay District (AHO) designation to this parcel is appropriate. The Planning Board recommends that the requested zone change be approved by the Town Board.

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

**RESOLUTION
AMENDING
APPROVAL**

**MONTAUK MARINE BASIN COMMUNICATIONS ANTENNAS (VERIZON) SITE
PLAN/SPECIAL PERMIT/PERSONAL WIRELESS SERVICE FACILITY
MODIFICATION II**

SCTM #300-6-3-17, 20.1, 20.2, 21

ADOPTED: 6 / 23 / 2021

The Planning Board has reviewed a prior determination of the Board and desires to modify certain provisions of the approval as set forth below. Except as modified herein, the determination is reaffirmed in all respects.

REQUEST TO MODIFY: Personal Wireless Services Facility (PWSF) originally approved January 10, 2002 most recently modified by resolution dated December 18, 2013

PROPERTY LOCATION: 426 West Lake Drive, Montauk

PROPOSED AMENDMENT: To modify an existing Personal Wireless Service Facility (PWSF) in the following manner: to remove from the shelter rooftop three (3) whip antennas, supporting pipes and existing cabling along with the existing electronics located in the ground mounted Verizon equipment shelter, to install six (6) panel antennas, twelve (12) RRU's. Two (2) existing coax cables will be joined by two (2) new hybrid cables. All other changes will occur within the Applicant's existing equipment shelter on the ground.

MODIFICATION AS APPROVED: To change the approved site plan and building plans to those listed in the "APPROVED PLANS AS MODIFIED" below.

REASONS SUPPORTING MODIFICATION: The Planning Board recently approved a modification by resolution dated June 9, 2021. This resolution cited the incorrect set of construction drawing. The approved plans are properly referenced below.

APPROVED PLAN AS MODIFIED:

Construction drawings, prepared, signed and sealed by All Points Technology Corporation, P.C., dated January 22, 2021 and last revised on June 9, 2021 (Sheet T-1 Title Sheet & Index);(Sheet A-1 Plans & Elevation); (A-2 Antenna & Equipment Details);(Sheet S-1 Structural Details); (Sheet S-2 Structural Details); (Sheet N-1 Notes & Specifications)

CONDITIONS TO MODIFICATION:

1. Prior to the issuance of a certificate of occupancy, the applicants shall submit a certified report from a licensed engineer stating that the work has been performed in accordance with the approved plans.
2. The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.
3. The applicant shall apply for and obtain a Certificate of Occupancy no later than four (4) years from the date of this resolution.

DATED: June 23, 2021

cc: Jessica Zalin, Esq.,
Amato Law Group, PLLC
666 Old Country Road, Suite 901
Garden City, NY 11530

Planning Department
Building Inspector

Result: Adopted
Mover: Louis Cortese
Seconder: Kathleen Cunningham
Ayes: Samuel Kramer, Kathleen Cunningham, Sharon McCobb, Randall T. Parsons,
Louis Cortese, Ed Krug

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