

# PLANNING BOARD MEETING

July 7, 2021

Attending remotely via teleconferencing: Vice-Chair Kathleen Cunningham, Members Ian Calder-Piedmonte, Louis Cortese, 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.

## **WORK SESSION:**

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

Planner Schantz gives an overview and presents plans. The Planning Board agreed to declare lead agency status pursuant to SEQRA. The board finds the general layout to be acceptable. A traffic study will be required. The areas proposed to be lawn to both the north and south of the entrance road should be changed to remain as native woodlands to the greatest extent possible. The site plan should be revised to depict a fence or some type of barrier on the southern property line with screening in the area where the sand pit is located. Additional screening should be provided along both the northern and southern side lot lines. The lighting plan should be amended to provide pathway lights for the walkway; lower the wattage of the pole-mounted fixture; and lower wattage for the bollards. The applicant should consider dust-reducing mitigation measures.

### **2. TWINKEL FARM, LLC SITE PLAN/SPECIAL PERMIT SCTM #300-193-2-9.7**

Planner Wu gives an overview and presents plans. The applicant agrees to relocate the barn to preserve prime agricultural areas and to preserve the three large existing beech trees. Evergreen screening does not need to be provided along the western property line. The three tall beech trees should be depicted on the site plan. Additional sanitary details for the proposed sanitary system, including design details and sanitary calculations should be provided. The applicant should submit lighting specification sheets that demonstrate that the fixtures will be full-cutoff and comply with all other applicable regulations of the Board's Guidance for Exterior Lighting. The applicant should submit revised floor plans for the proposed barn which include floor area and a notation stating that the barn will be designed to meet the Planning Board's Groundwater Protection Policy. The Town Attorney will submit his opinion regarding the Agricultural Committee's concerns about constructing structures in agricultural easements not being part of a commercial business or enterprise in writing to the file.

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

Planner Schantz gives an overview and presents plans. The Town Attorney will contact Jim Brundige, Airport Manager, to request written comments.

**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**

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**In the Matter of the Application**

**of**

**SCHEDULE  
PUBLIC HEARING**

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

**ADOPTED: 7 / 7 / 2021**

1. Harvey L. Reid, Trustee of the Harvey L. Reid Living Trust, owner, has made application for minor subdivision pursuant to Chapter 220 (Subdivision of Land) of the East Hampton Town Code, to divide a 43,704 square foot (1.0033 acres) parcel into two (2) lots. Proposed Lot 1 will contain 21,243 square feet. Proposed Lot 2 will contain 22,462 square feet. A common driveway is also proposed. The parcel is located on the easterly side of Hand Lane, Amagansett and is situated in a B-Residence 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 #300-172-3-20.

2. Subject application is classified as an Unlisted 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 survey prepared by George Walbridge Surveyors, P.C., dated January 19, 2021; and a Subdivision Map prepared by Steven Barylski dated revised May 18, 2021 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, August 4, 2021 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application. The hearing will remain open for a period of seven (7) days until August 11, 2021 for the purpose of receiving written comments. Written comments may be submitted by e-mail directed to [PlanningBoard@eamptonny.gov](mailto:PlanningBoard@eamptonny.gov) and by mail to 300 Pantigo Place, Suite 103, East Hampton, NY 11937 and received on or before close of business August 11, 2021. Please check the Town's website at <https://eamptonny.gov/> for updated information regarding hearing procedures.

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: July 7, 2021

cc: Britton Bistran  
P.O. Box 2756  
Amagansett, NY 11930

Planning Department  
Building Department

Result: Adopted  
Mover: Kathleen Cunningham  
Seconder: Randall T. Parsons  
Ayes: Kathleen Cunningham, Sharon McCobb, Randall T. Parsons, Ian Calder-  
Piedmonte, Louis Cortese

**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**

**LUCILLA D'AGOSTINO  
ARTIST STUDIO**

**SCTM # 300-103-8-28**

**ADOPTED: 7 / 7 / 2021**

1. Elan Gabai and Lucilla D'Agostino, owns, have made application for artist studio approval pursuant to Article XI of Chapter 255 of the East Hampton Town Code, to permit interior alterations to an existing artist studio which will increase the gross floor area. The artist studio was originally approved in 2008 and consists of two 8' x 40' shipping containers (640 square feet). The artist studio is situated on a concrete foundation with a partially-improved basement totaling 402 square feet of gross floor area, bringing the total gross floor area to 1,042 square feet. The property contains 79,295 square feet (1.8 acres) and is located at 38 Red Dirt Road, Springs and is situated in an A3-Residence 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 #300-103-8-28.

2. The Lucilla D'Agostino Artist Studio file is available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

3. A public hearing is hereby scheduled to be held at Town Hall, 159 Pantigo Road, on Wednesday, August 4, 2021 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application. The hearing shall remain open for a period of seven (7) days until August 11, 2021 for the purpose of receiving written comments. Written comments may be submitted by e-mail directed to [PlanningBoard@ehamptonny.gov](mailto:PlanningBoard@ehamptonny.gov) and by mail to 300 Pantigo Place, Suite 103, East Hampton, NY 11937 and received on or before close of business August 11, 2021. Please check the Town's website at <https://ehamptonny.gov/> for updated information regarding hearing procedures.

4. 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: July 7, 2021

cc: John Huber, Esq  
Dayton, Voorhees & Balsam, LLP  
231 Pantigo Road  
East Hampton, NY 11937

Planning Department  
Building Department

Result: Adopted  
Mover: Sharon McCobb

Seconder: Randall T. Parsons  
Ayes: Kathleen Cunningham, Sharon McCobb, Randall T. Parsons, Ian Calder-Piedmonte, Louis Cortese

**PLANNING BOARD OF THE TOWN OF EAST HAMPTON  
EAST HAMPTON, NEW YORK**

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**In the Matter of the Application**

of

**SCHEDULE  
PUBLIC HEARING**

**ELIZABETH MARRAN  
ARTIST STUDIO**

**SCTM # 300-168-6-4**

**ADOPTED: 7 / 7 / 2021**

1. Elizabeth Marran, owner, has made application for artist studio approval pursuant to Article XI of Chapter 255 of the East Hampton Town Code, to convert a 448.8 square foot one-story garage into an artist studio. The property is currently improved with a two-story, single family residence and associated accessory structures. The property contains 16,913 square feet (0.39 acre) and is located at 16 Schellinger Road, Amagansett and is situated in an A-Residence 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 #300-168-6-4.

2. The Elizabeth Marran Artist Studio file is available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

3. A public hearing is hereby scheduled to be held at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, August 4, 2021 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application. The hearing will remain open for a period of seven (7) days until August 11, 2021 for the purpose of receiving written comments. Written comments may be submitted by e-mail directed to [PlanningBoard@ehamptonny.gov](mailto:PlanningBoard@ehamptonny.gov) and by mail to 300 Pantigo Place, Suite 103, East Hampton, NY 11937 and received on or before close of business August 11, 2021. Please check the Town's website at <https://ehamptonny.gov/> for updated information regarding hearing procedures.

4. 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: July 7, 2021

cc: Elizabeth Marran  
44 Alpine Street  
Cambridge, MA 02138

Planning Department  
Building Department

Result: Adopted  
Mover: Sharon McCobb  
Seconder: Ian Calder-Piedmonte  
Ayes: Kathleen Cunningham, Sharon McCobb, Randall T. Parsons, Ian Calder-Piedmonte, Louis Cortese

Upon motion duly made and seconded the meeting was adjourned at 8:00 PM.