

# PLANNING BOARD MEETING

July 12, 2023

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

Via zoom: Randall T. Parsons and Ed Krug

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

## **WORK SESSION:**

### **1. CHELSEA WOODS FINAL SUBDIVISION MODIFICATION SCTM #300-133-1-46**

Assistant Director Vavilis LaGarenne gives an overview and presents plans. The board did not object to the six sections of stone wall within the common driveway because a Certificate of Occupancy has been issued showing these site features. Future decisions on this matter will reference the certificate of Occupancy survey date. The board found that no change in circumstances has occurred to warrant allowing a portion of the terraced plateau wall being outside the building envelope. The board will ask the Chief Building Inspector whether the portion of the driveway retaining wall outside of the building envelope is considered part of the driveway which is on the current Certificate of Occupancy. The board notes that the applicant has confirmed that it would move the deer fence within the building envelope.

### **2. MONROE/OSBORNE MINOR SUBDIVISION MODIFICATION SCTM #300-93-2-7.2**

Assistant Director Vavilis LaGarenne gives an overview and presents plans. The board agrees to approve the modification by a 3-2 vote. However, it was necessary that a majority of the entire board approve the application, which would have required an approval by at least four (4) of the members. Therefore, the matter will be before the board at the next scheduled meeting.

### **3. MUSE RESTAURANT SITE PLAN SCTM #300-49-3-14**

Assistant Director Vavilis LaGarenne gives an overview and presents plans. The board agrees to waive the setbacks on the structures in the rear of the property. The applicant should submit formal approval in writing from the Town Board for use of the right-of-way areas to conditions acceptable to the Town. The applicant should clarify the survey and plans as requested in the Planning Department memo. The applicant states that the existing sanitary system meets Suffolk County Department of Health Services standards. The applicant should submit information on occupancy to facilitate Fire Marshal review. The applicant should submit information on how stormwater is and will be managed. The applicant should submit a lighting plan that conforms to the Town's lighting guidelines.

### **4. MUSE II SITE PLAN SCTM #300-49-3-15.1**

Assistant Director Vavilis LaGarenne gives an overview and presents plans. The board agrees to waive the setbacks for the structures in the rear of the property. The applicant should submit formal approval in writing from the Town Board for use of the right-of-way or restore the right-of-way areas to conditions acceptable to the Town. The applicant states that the existing sanitary system meets Suffolk County Department of Health Services standards. The applicant should submit information on how stormwater will be contained on the proposed structures. The applicant should clarify the survey and plans

as requested in the Planning Department memo. The applicant should clarify the fencing plans. The applicant should clarify the parking area plans. The applicant should submit a lighting plan that conforms to the Town's lighting guidelines.

**REGULAR MEETING:**

The following Board of Review by counsel, and upon motions duly made and seconded, were approved by the Board:

**ADOPTED BY PLANNING BOARD: DECEMBER 7, 2022**

**BOARD OF REVIEW: PLANNING BOARD**

**WHEREAS**, the Town Engineer has brought before the Board of Review the request of **GABRIEL Q. DASILVA**, for a Building Permit on premises located at **55 BAY VIEW AVENUE, AMAGANSETT; LOTS 143-150; BLOCK 8; MAP 316, SECTION B; URP 20 in AM-1; AND SCTM #300-106-1-13.**

**WHEREAS**, A revised report has been made on UR Form No. 2-1976 dated **DECEMBER 2, 2022**, which is attached to and made a part of this Resolution;

Now, therefore, be it

**RESOLVED**, that upon completion of the work shown on UR Form No. 2-1976 dated **DECEMBER 2, 2022**, the Building Inspector may issue a Building Permit on said premises, or, in the alternative, he may issue a Building Permit upon Town Board's approval of an Undertaking secured by a Certified Check or other Surety acceptable to the Town Board, to secure road improvement units required. Said Undertaking to be in the amount of **\$20,000.00**. These requirements shall be subject to review one (1) year from the date of this Resolution or **DECEMBER 7, 2023**.

**ADOPTED BY PLANNING BOARD: JULY 12, 2023**

**BOARD OF REVIEW: PLANNING BOARD**

**WHEREAS**, the Town Engineer has brought before the Board of Review the request of **MARK EDWARDS**, for a Building Permit on premises located at **39 FAIRVIEW AVENUE, MONTAUK; BLOCK 272; LOT 4, MAP 1014; URP 52 IN MN-3; AND SCTM #300-19-8-14.1.**

**WHEREAS**, A report has been made on UR Form No. 2-1976 dated **JUNE 22, 2023**,

which is attached to and made a part of this Resolution;

Now, therefore, be it

**RESOLVED**, that upon completion of the work shown on UR Form No. 2-1976 dated **JUNE 22, 2023**, the Building Inspector may issue a Building Permit on said premises, or, in the alternative, he may issue a Building Permit upon Town Board's approval of an Undertaking secured by a Certified Check or other Surety acceptable to the Town Board, to secure road improvement units required. Said Undertaking to be in the amount of **\$15,500.00**. These requirements shall be subject to review one (1) year from the date of this Resolution or **JULY 12, 2024**.

**ADOPTED BY PLANNING BOARD:        JULY 12, 2023**

**BOARD OF REVIEW:        PLANNING BOARD**

**WHEREAS**, the Town Engineer has brought before the Board of Review the request of **GABREL Q. DASILVA**, for a **Building Permit on premises located at 39 BAY VIEW AVENUE, AMAGANSETT; LOTS 196-207, MAP 316, SECTION C; URP 18 in AM-1; AND SCTM #300-106-1-16.**

**WHEREAS**, A report has been made on UR Form No. 2-1976 dated **JUNE 22, 2023**, which is attached to and made a part of this Resolution;

Now, therefore, be it

**RESOLVED**, that upon completion of the work shown on UR Form No. 2-1976 dated **JUNE 22, 2023**, the Building Inspector may issue a Building Permit on said premises, or, in the alternative, he may issue a Building Permit upon Town Board's approval of an Undertaking secured by a Certified Check or other Surety acceptable to the Town Board, to secure road improvement units required. Said Undertaking to be in the amount of **\$20,000.00**. These requirements shall be subject to review one (1) year from the date of this Resolution or **JULY 12, 2024**.

Upon motion duly made and seconded the meeting was adjourned at 9:20 PM.