

PLANNING BOARD MEETING

August 4, 2021

Present at the meeting: Chairman Samuel Kramer, Vice-Chair Kathleen Cunningham, Members Ian Calder-Piedmonte, Louis Cortese, Ed Krug, Sharon McCobb, and Randall T. Parsons and Counsel Thomas Crouch, Assistant Director Eric Schantz, Planners 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. HREN'S NURSERY II FINAL SUBDIVISION SCTM #300-166-6-7.1

Assistant Director Schantz gives an overview and presents plans. The applicant should submit a final road grading and drainage plan for the common driveway. The applicant should address the map notation issues. A draft agricultural easement should be submitted for review by the Town Attorney. A draft declaration of covenants and restrictions should be submitted for review by the Town Attorney. The draft declaration of covenants and restrictions should include a prohibition of commercial traffic to the site via Eileen's Path and the "tap street"/common driveway. The board agrees to waive the public hearing requirement.

2. 80 FIRESTONE – BLUFF CREST COTTAGES SITE PLAN SCTM #300-17-1-5

Assistant Director Schantz gives an overview and presents plans for Planner Frank. The application will be ready for approval once Suffolk County Planning Commission comments are received.

REGULAR MEETING:

PUBLIC HEARINGS:

LUCILLA D'AGOSTINO ARTIST STUDIO SCTM #300-103-8-28

Member Krug reads public hearing notice. Counsel states affidavit of posting and service is in order. Assistant Director Schantz gives an overview. No public comments were heard. A motion is made to hold record open until August 11, 2021 for written comments only, seconded and approved.

ELIZABETH MARRAN ARTIST STUDIO SCTM #300-168-6-4

Member McCobb reads public hearing notice. Counsel states affidavit of posting and service is in order. Planner Hyland gives an overview. Elizabeth Marran states there is a letter of support from a neighbor in the file. A motion is made to hold record open until August 11, 2021 for written comments only, seconded and approved.

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

Vice Chair Cunningham reads public hearing notice. Counsel states affidavit of posting and service is in order. Planner Hyland gives an overview. Dayna Winter, Hand Lane resident, states that she objects to the proposed subdivision due to traffic and infrastructure concerns. The letter contains 39 additional signatures. Mark Schultz, Hand Lane resident, has concerns relating to density and quality of life. Britton Bistran, agent for the applicant, states the project conforms to zoning. A motion is made to hold record open until August 11, 2021 for written comments only, seconded and approved.

**3. DONALD ROBERTSON MINOR SUBDIVISION MODIFICATION
SCTM #300-119-4-8.2**

Planner Wu gives an overview and presents plans. The board finds the applicant's request to remove the building envelope to be acceptable provided that the provisions of the Town Code are adhered to. The board agreed to allow additional clearing to current maximum clearing limits. The board did not find a change of circumstance regarding the access easement. The board would like the common driveway to be constructed as outlined in the resolution of approval.

**4. HANDLER RENOVATION UNIT #22 SITE PLAN
SCTM #300-49-6-21**

Planner Hyland gives an overview and presents plans. The board finds the application to be complete. A public hearing will not be required. Obtaining a Natural Resources Special Permit will be made a condition of approval.

**5. GONE FISHING OUTDOOR DINING SITE PLAN
SCTM #300-6-2-27.1, 15.1**

Planner Hyland gives an overview and presents plans. The applicant should submit a revised site plan that depicts parking calculations, the number of boat slips and sanitary calculations. The applicant should submit written confirmation or documentation of pending SCDHS approval regarding the modification request. The board finds the request to retain the existing second-story apartment for managerial use to be acceptable.

**6. EAST HAMPTON OYSTER COMPANY PRELIMINARY SITE PLAN
SCTM #300-38-7-15**

Planner Schantz gives an overview and presents plans. At the time of formal submission:

The board will contact the Principal Building Inspector to determine what uses exist on the property. The applicant should consider scaling the project down as the board finds the project to be too large in scope. The applicant should submit information regarding the nature of the proposed mariculture use. Equipment staging and storage areas related to the mariculture use should be added to the site plan. Information pertaining to required site plan elements, including noise, parking calculations, drainage calculations, clearing calculations, coverage calculations and sanitary calculations (if necessary) should be provided. A comprehensive landscaping/lighting plan should be submitted. A comprehensive drainage plan should be submitted.

ZONE CHANGES TABLED

27 Three Mile Harbor Zone Change Request
33 and 27 Three Mile Harbor Zone Change Request

Upon motion duly made and seconded the meeting was adjourned at 9:30 PM.