

# PLANNING BOARD MEETING

October 27, 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, Counsel Thomas Crouch, Planners Marco Wu and William Hyland, Secretary Jodi Walker and several other interested persons.

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

## WORK SESSION:

### 1. WAINSCOTT COMMERCIAL CENTER PRELIMINARY SUBDIVISION SCTM #300-192-2-6.2-6.7

Planner Hyland gives an overview and presents plans for Assistant Director Schantz. The board discussed the proposed layout. The board finds the project to be too large and would like to see the project scaled down. The board would like the project to be in keeping with the Hamlet Study. The board would like the applicant to consider affordable housing, increasing the buffering, and provide more open space.

The board will continue the DEIS discussion after the applicant's consultants meet with the Town's consultants.

## REGULAR MEETING:

By motions made, seconded, the following resolutions were approved by the Board:

### HREN'S NURSERY II FINAL SUBDIVISION - TABLED

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

---

In the Matter of the Application

of

**ROBERTSON SUBDIVISION WAIVER**  
**SCTM #300-119-4-8 (LOT 3 SCTM#300-119-4-8.2)**

**RESOLUTION**  
**AMENDING**  
**APPROVAL**

**ADOPTED: 10 / 27 / 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:** Resolution adopted January 28, 1987, granting approval for a subdivision waiver.

**PROPERTY LOCATION:** 10 Three Mile Harbor Hog Creek Highway, East Hampton

**PROPOSED AMENDMENT:** To remove an approved building envelope and to allow additional clearing limited to the Town of East Hampton's adopted clearing ordinance of 2004 on the property of 10 Three Mile Harbor Hog Creek Highway identified as SCTM#300-119-4-8.2, Lot 3 of the Robertson Subdivision Waiver.

**MODIFICATION AS APPROVED:** To remove an approved building envelope and to allow additional clearing limited to the Town of East Hampton's adopted clearing ordinance of 2004

on the property of 10 Three Mile Harbor Hog Creek Highway identified as SCTM#300-119-4-8.2, Lot 3 of the Robertson Subdivision Waiver.

**REASONS SUPPORTING MODIFICATION:** The development and clearing of the site conducted after the approval of the subwaiver is considered to be nonconforming to the approved subwaiver. Nevertheless, the property was granted a building permit and a certificate of occupancy in 2005. The Planning Board finds there is a sufficient change of circumstance to grant the applicant's request. The Planning Board finds the modification reasonable as the existing development setbacks and clearing are conforming to current Chapter 255 Zoning laws and compliance would result in an unnecessary hardship for the applicant.

**APPROVED PLAN AS MODIFIED:**

1. **APPROVED MAP:** Survey dated May 18, 2021 prepared by East Land Surveying P.C.

**CONDITIONS TO MODIFICATION:** The applicant shall prepare and submit to Counsel for the Planning Board a new declaration of covenants and restrictions with the existing development setbacks and clearing as approved by the Planning Board. Once the new declaration is approved by Counsel, the applicant shall record the declaration shall be recorded at the Office of the Suffolk County Clerk. Copies of the same, with proof of recordation thereon, shall be returned to the Town Clerk.

DATED: October 27, 2021

cc: Tara Burke  
Lighthouse Land Planning  
P.O. Box 5030  
Montauk, NY 11954

Planning Department  
Building Inspector

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

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

---

**In the Matter of the Application**

**of**

**SCHEDULE  
PUBLIC HEARING**

**SOUTHAMPTON HOSPITAL  
FREESTANDING EMERGENCY ROOM  
SITE PLAN/SPECIAL PERMIT**

**SCTM # 300-156-5-13.3** \_\_\_\_\_ **ADOPTED: 10 / 27 / 2021** \_\_\_\_\_

1. Southampton Hospital Association in conjunction with The Town of East Hampton, owner, has made application for site plan/special permit approval pursuant to Article V and VI of Chapter 255 of the East Hampton Town Code, to remove two baseball fields and associated accessory structures and to replace them with a new freestanding Emergency Department and Outpatient Diagnostic and Imaging Center. The Hospital Emergency Department is proposed to be approximately 23,830 square feet with an accessory Ambulance Garage of approximately 810 square feet and a generator enclosure of approximately 4556 square feet. The propose design

will create a new revised traffic connection to Pantigo Place and Town Hall, parking, landscaping, lighting and utilities. The property contains 196,026 square feet and is located on the north side of Pantigo Place, East Hampton and is situated in a Parks and Conservation (PC) zoning district and is within the Affordable Housing Overlay District (AHO) 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 #300-165-5-22.

2. Subject application is classified as a Type I 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 set of plans prepared by Perkins-Eastman including: Cover Sheet/Drawing List Site Review (G-00) dated April 21, 2021; Existing Site Survey (SU-100) dated January 23, 2020; Reference Drawings (C-001), Reference Drawings (C-002), Erosion and Sediment Control Plan (C-111), Site Removals (C-121), Site Plan (C-131), Grading and Drainage Plan (C-141), Drainage Geometry Plan (C-142), Utility Plan (C-151), Site Lighting Plan (C-161), Site Details (C-501), Stormwater and Utility Details 1 (C-502), Stormwater and Utility Details 2 (C-503), and Stormwater and Utility Details 3 (C-504) dated August 14, 2020; Landscape Plan (L-100), Contextual Site Plan (AS-001), Architectural Site Plan (AS-100), 1<sup>st</sup> Floor Plan (A-100), Roof Plan (A-104), Building Isometrics and Exterior Envelope Legend (A-200 A), Building Elevations (A-201), Building Sections (A-210), Building Sections (A-211), and Garage Plans, Elevations Sections and Legend (A-400) dated April 21, 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 Wednesday, November 17, 2021 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application. The public hearing will be held electronically by video and teleconferencing, and will be televised on Local TV (LTV) Channel 22, and available for livestream on the LTV website (LTVEH.org). The public shall not be permitted to appear in person but may comment by telephone by calling (351) 888-6331. A transcript of the hearing will also be posted to the Town's website after the hearing and the hearing shall remain open until December 1, 2021 for the purpose of receiving written comments, or within one (1) week of posting of the transcript on the Town's website, whichever is later. 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 December 1, 2021.

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: October 27, 2021

cc: Elizabeth Vail, Esq.  
Farrell Fritz, P.C.  
50 Station Road  
Building 1  
Watermill, NY 11976

Planning Department  
Building Department  
Architectural Review Board

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

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

---

**In the Matter of the Application**

**of** **SCHEDULE  
PUBLIC HEARING**

**NICK COHEN  
ARTIST STUDIO  
SCTM # 300-94-2-10**

**ADOPTED: 10 / 27 / 2021**

1. Nick Cohen, owner, has made application for artist studio approval pursuant to Article XI of Chapter 255 of the East Hampton Town Code, to construct a 26' x 40' or 1,094 square foot artist studio on a vacant parcel. The property contains 25,222 square feet and is located at 10 Lafayette Place, Springs 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 #300-94-2-10.

2. The Nick Cohen 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 Wednesday, November 17, 2021 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application. The public hearing will be held electronically by video and teleconferencing, and will be televised on Local TV (LTV) Channel 22, and available for livestream on the LTV website (LTVEH.org). The public shall not be permitted to appear in person but may comment by telephone by calling (351) 888-6331. A transcript of the hearing will also be posted to the Town's website after the hearing and the hearing shall remain open until December 1, 2021 for the purpose of receiving written comments, or within one (1) week of posting of the transcript on the Town's website, whichever is later. 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 December 1, 2021.

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: October 27, 2021

cc: Mark Catalano  
10 Pantigo Road  
East Hampton, NY 11937

Planning Department  
Building Department

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

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