

# PLANNING BOARD MEETING

January 26, 2022

Present at the meeting: Chairman Samuel Kramer, Members Louis Cortese, Michael Hansen, Ed Krug, and Randall T. Parsons, Counsel Nancy Marshall, Assistant Director Eric Schantz, 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. LOT 72, LLC MINOR SUBDIVISION  
SCTM #300-118-1-44**

Planner Hyland gives an overview and presents plans. The board agrees to a negative declaration pursuant to SEQRA. The applicant agrees to submit a revised survey with a notation that existing pool equipment is to be relocated. The application is ready to be scheduled for public hearing.

**2. 57 MUIR BOULEVARD II SITE PLAN  
SCTM #300-123-5-22.1**

Planner Hyland gives an overview and presents plans. The board would like a revised landscape plan that depicts a line of shrubs to be added in from of the stockade fence. The application is ready to be scheduled for public hearing.

**3. 80 FIRESTONE-BLUFF CREST COTTAGES SITE PLAN/SPECIAL PERMIT  
SCTM #300-17-1-5**

Assistant Director Schantz gives an overview and presents plans for Planner Frank. The board agrees to the proposed modification request.

**4. GSL SHOP ADDITION PRELIMINARY SITE PLAN  
SCTM #300-147-7-26.1, 27.1**

Planner Wu gives an overview and presents plans. The applicant should provide a narrative with additional details regarding the operation of the auto repair garage, parking calculations, parking layout and sanitary information. The applicant should consider additional landscaping buffering Springs Fireplace Road. The formation application should conform with the Town's Groundwater Protection Policy.

**5. WAINSCOTT SEWING SOCIETY, INC. SITE PLAN  
SCTM #300-200-1-12**

Planner Hyland gives an overview and presents plans. The application is complete and ready for approval.

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

Planner Hyland gives an overview and presents plans. The application is complete and ready for approval.

**7. 92 SOUTH EUCLID AVENUE SITE PLAN  
SCTM #300-49-1-15**

Planner Wu gives an overview and presents plans. The application is complete and ready for approval.



**ADOPTED BY PLANNING BOARD:                    JANUARY 26, 2022**  
**BOARD OF REVIEW:                                    PLANNING BOARD**

**WHEREAS**, the Town Engineer has brought before the Board of Review the request of **PAUL J. PORCO**, for a Building Permit on premises located in **18 BARNES AVE, EAST HAMPTON; LOTS 13-21 and 41-48; BLOCK 7; URP 68 MAP 284 in EH-2A AND S.C.T.M. 300-136-4-7.1 and 300-136-4-16.1.**

**WHEREAS**, report has been made on UR Form No. 2-1976 dated **JANUARY 17, 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 **JANUARY 17, 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 **\$0.00**. These requirements shall be subject to review one (1) year from the date of this Resolution or **JANUARY 26, 2023.**

**ADOPTED BY PLANNING BOARD:                    JANUARY 26, 2022**  
**BOARD OF REVIEW:                                    PLANNING BOARD**

**WHEREAS**, the Town Engineer has brought before the Board of Review the request of **MARK AND MARLENE DANIELS**, for a Building Permit on premises located in **61 GARDINERS LANE, SPRINGS; LOTS 19-27; BLOCK 47; URP 28 MAP 16 in SP-4-2, and S.C.T.M. 300-95-3-24**

**WHEREAS**, report has been made on UR Form No. 2-1976 dated **JANUARY 14, 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 **JANUARY 14, 2022**, the Building Inspector may issue a Building Permit on said premises, or,



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**

**LOT 72, LLC  
MINOR SUBDIVISION  
SCTM # 300-118-1-44**

**ADOPTED: 1 / 26 / 2022**

1. Lot 72, LLC, owner, has made application for minor subdivision pursuant to Chapter 220 (Subdivision of Land) of the East Hampton Town Code, to divide a 44,934 square foot (1.0315 acres) parcel into two (2) lots. Proposed Lot 1 will contain 221,201 square feet. Proposed Lot 2 will contain 23,733 square feet. The parcel is located on the north side of Oyster Shores Road, East Hampton 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 #300-118-1-44.

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 Saskas Surveying Company, dated revised January 27, 2022 is 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, February 16, 2022 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 February 23, 2022 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 February 23, 2022. Please check the Town’s website at <https://ehamptonny.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: January 26, 2022

cc: Alice Cooley, Esq.  
Matthews, Kirst & Cooley, PLLC  
241 Pantigo Road  
East Hampton, NY 11937

Planning Department  
Building Department

Result: Adopted  
Mover: Samuel Kramer  
Seconder: Louis Cortese  
Ayes: Samuel Kramer, Randall T. Parsons, Michael Hansen,

Louis Cortese, Ed Krug

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

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**In the Matter of the Application**

**of**

**EXTENSION  
OF TIME**

**MONTAUK LIGHTHOUSE  
STORAGE BARN SITE PLAN  
SCTM #300-15-1-9**

**ADOPTED: 1 / 26 / 2022**

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1. By resolution adopted September 23, 2015, (the "Resolution"), the Planning Board granted site plan approval to the above-mentioned application, subject to various conditions.

2. By letter dated January 12, 2022, Tara Burke, agent for the applicant, has informed the Planning Board that additional time is needed within which to obtain a certificate of occupancy and has requested an extension of time.

3. Based upon the foregoing, the Planning Board hereby extends the time within which the applicant must comply with the conditions of the Board's resolution retroactively in one (1) year increments to obtain a certificate of occupancy, or until September 23, 2022.

4. In all other respects, the original Resolution of approval as extended is hereby reaffirmed.

DATED: January 26, 2022

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

Planning Department  
Building Department

Result: Adopted  
Mover: Ed Krug  
Seconder: Randall T. Parsons  
Ayes: Samuel Kramer, Randall T. Parsons, Louis Cortese, Ed Krug  
Recusal: Michael Hansen

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

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**In the Matter of the Application**

**of**

**EXTENSION  
OF TIME**

**MONTAUK POINT LIGHTHOUSE  
RECEPTION CENTER SITE PLAN  
SCTM #300-15-1-9**

**ADOPTED: 1 / 26 / 2022**

1. By resolution adopted December 18, 2002, and subsequently modified May 23, 2007, (the "Resolution"), the Planning Board granted site plan approval to the above-mentioned application, subject to various conditions.

2. By letter dated January 12, 2022, Tara Burke, agent for the applicant, has informed the Planning Board that additional time is needed within which to obtain a certificate of occupancy and has requested an extension of time.

3. Based upon the foregoing, the Planning Board hereby extends the time within which the applicant must comply with the conditions of the Board's resolution retroactively in one (1) year increments to obtain a certificate of occupancy, or until June 18, 2022.

4. In all other respects, the original Resolution of approval as extended is hereby reaffirmed.

DATED: January 26, 2022

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

Planning Department  
Building Department

Result: Adopted  
Mover: Samuel Kramer  
Seconder: Louis Cortese  
Ayes: Samuel Kramer, Randall T. Parsons, Louis Cortese, Ed Krug  
Recusal: Michael Hansen

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