

PLANNING BOARD MEETING

February 1, 2023

Present at the meeting: Chairman Samuel Kramer, Vice Chair Ian Calder-Piedmonte, Members Louis Cortese, Michael Hansen, Ed Krug, and Randall T. Parsons, and Counsel Nancy Marshall, and Assistant Director Eric Schantz, Planner Tina Vavilis LaGarenne, Secretary Jodi Walker and several other interested persons.

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

WORK SESSION:

1. WALSH MINOR SUBDIVISION MODIFICATION SCTM #300-92-2-38.2

Planner Vavilis LaGarenne gives an overview and presents plans. The board agrees that a change of circumstance has occurred and to approve the already existing driveway location.

Conditions of approval will be as follows:

The approved driveway area should be revegetated; the applicant should submit a revegetation plan with proposed species prior to the issuance of a certificate of occupancy.

Recording of an amended scenic easement to remove the abandoned driveway will be required prior to the issuance of a certificate of occupancy.

2. PROJECT MOST COMMUNITY LEARNING CENTER SITE PLAN/SPECIAL PERMIT SCTM #300-161-2-15

Assistant Director Schantz gives an overview and presents plans. The board agrees to assume lead agency status. The revised site plan should depict a truck loading space as required by Town Code. A traffic study with estimated impacts of vehicular trips on both Three Mile Harbor Road and Neighborhood Road should be submitted. A comprehensive landscaping/lighting plan should be submitted. Details on the removal of the existing Neighborhood House building should be provided.

3. 219-221 PANTIGO ROAD SITE PLAN SCTM #300-188-1-11, 13.1

Planner Vavilis LaGarenne gives an overview and presents plans. The applicant should coordinate with the Fire Marshal regarding approval of the apartment within a commercial structure. The Planning Board wishes to seek input from the Office of Housing and Community Development regarding whether or not they have objections to the parking for the apartment within commercial structure being located off-site. The applicant should remove the signage conflicting with “no Parking” in the northern right-of-way easement area; it is the Town’s understanding that no parking is allowed within the easement. Currently the conflicting signage reads “Parking for Carissa’s Customers Only”. The applicant’s coordination with the property owner to the east, whose driveway is often utilized for Carissa’s access, is ongoing and the applicant should provide pertinent information about formalization of this arrangement to the board. The applicant should provide confirmation of the allowable flow density that the Suffolk County Health Department will permit on the site and the updated sanitary plans to the Town. The board has noted that this information is directly related to the feasibility of this proposal. The applicant should submit a revised lighting plan that meets the Planning Board’s Lighting Guidelines. The applicant should revise the landscaping plan to include native vegetation.

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**

In the Matter of the Application

**EXTENSION OF
PUBLIC COMMENT
PERIOD**

**WAINSCOTT COMMERCIAL
CENTER PRELIMINARY
SUBDIVISION
SCTM #300-192-2-6.2 TO 6.7**

ADOPTED: 2 / 1 / 2023

**RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EXTENDING THE PUBLIC COMMENT PERIOD ADOPTED JANUARY 11, 2023
FOR THE PRELIMINARY SUBDIVISION APPLICATION ENTITLED
"WAINSCOTT COMMERCIAL CENTER" AND DRAFT ENVIRONMENTAL IMPACT
STATEMENT**

WHEREAS, the Planning Board of the Town of East Hampton ("Planning Board") received an application to subdivide a roughly 70-acre parcel into 50 lots with most lots ~1 acre in size and the southernmost lots (#21 & #22) to be ~4.5 acres in size and contain an existing ready-mix concrete plant and to be ~6.5 acres in size and contain an existing masonry and tile supply yard, respectively; and

WHEREAS, pursuant to a Resolution adopted January 11, 2023, public hearings on the application were scheduled for February 8, 2023 and a Draft Environmental Impact Statement (DEIS) Volume 1 and 2, and Appendix A-7-Preliminary Subdivision Plans prepared by Nelson, Pope and Voorhis dated revised November 29, 2022 was made available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York and available on the Town's website (<https://www.ehamptonny.gov>); and

WHEREAS, any person or party wishing to be heard with respect to the foregoing was invited to do so, in person or by agent, or by attorney, or by call-in to the live stream, or by written comment addressed to the Planning Board, 300 Pantigo Place, Suite 103, East Hampton, New York 11937; and

WHEREAS, written public comments were to be submitted to the Planning Board by email to PlanningBoard@ehamptonny.gov, with all comments received by the Planning Board on or before 4:00 PM on February 28, 2023; and

WHEREAS, it was discovered that certain components of the DEIS last revised November 29, 2022 were inadvertently not then included on the Town's website, but upon notification of that deficiency have been added to the Town's website so that a complete DEIS is available for review; and

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the requirements of the Town Code, 6 NYCRR Part 617 (State Environmental Quality Review Act), New York Consolidated Laws (Town Law – §276), and any other applicable provisions mandating a required public comment period(s) that the public comment period will be extended to close on March 3, 2023, with all public comments received by the Planning Board on or before 4:00 p.m. on March 3, 2023.

DATED: February 1, 2023

cc: David E. Eagan
David E. Eagan and Associates, PLLC
PO Box 249
Wainscott, NY 11975

Charles J. Voorhis, CEP,
AICP Nelson, Pope &
Voorhis, LLC 572 Walt
Whitman Road
Melville, NY 11747

Result: Adopted
Mover: Samuel Kramer
Seconder: Ed Krug
Ayes: Samuel Kramer, Ian Calder-Piedmonte, Randall T. Parsons, Michael Hansen,
Louis Cortese, Ed Krug

URBAN RENEWAL:

**59 GARDINER’S LANE
SCTM #300-95-3-20**

TABLED

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

In the Matter of the Application

of

**GLEN VALLEY ASSOCIATES, LTD
SCTM #300-136-1-17 TO 30**

**CONDITIONAL
PRELIMINARY
SUBDIVISION
APPROVAL**

ADOPTED: 2 / 1 / 2023

FINDINGS AND DETERMINATION OF THE BOARD

The findings of fact, conclusions, and determination set forth herein are made after consideration of the application, any presentations, memoranda or correspondence made or submitted to the Board by staff or interested parties, comments taken at the public hearing on the application, and inspection of the subject property.

A. PROJECT DESCRIPTION

- 1. NATURE OF APPLICATION:** Preliminary subdivision application pursuant to Chapter 220 (Subdivision of Land) and Chapter 193 (Open Space Preservation) of the East Hampton Town Code.
- 2. OWNER OF PROPERTY:** Estate of Henry R. Dittmer c/o Christopher J. Salmon, Executor
- 3. SIZE OF PROPERTY:** 107,795 sq. ft. or 2.47 acres
- 4. NUMBER OF LOTS PROPOSED:** Two
- 5. SIZE OF PROPOSED RESERVED AREA:** 26,946 sq. ft. or 0.62 acres
- 6. SIZE OF PROPOSED AGRICULTURAL RESERVED AREA:** N/A
- 7. PREPARER OF PROPOSED MAP:** Saskas Surveying Company, P.C.

8. **DATE OF PROPOSED MAP:** Last revised June 7, 2022
9. **DATE OF PUBLIC HEARING ON APPLICATION:** November 18, 2015

B. PROPERTY LOCATION AND DESCRIPTION

1. **SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-136-1-17 to 30
2. **STREET LOCATION:** Mulford Ave & Old Northwest Rd
3. **CONTIGUOUS WATER BODIES:** N/A
4. **HAMLET OR GEOGRAPHIC AREA:** East Hampton
5. **SITE DESCRIPTION & EXISTING IMPROVEMENTS:** Vacant. The site is 100% un-cleared of naturally-occurring vegetation which is characteristic of the South Fork Pine Barrens, including a canopy of mostly oaks (*Quercus*) and/or pitch pine (*Pinus rigida*) with an understory of huckleberry (*Gaylussacia baccata*) and lowbush blueberry (*Vaccinium angustifolium*). The property is situated at the southeastern edge of the area of East Hampton known as the Northwest Woods. This forest subcategory is a unique remnant of native white pine (*Pinus strobus*) forest. It is the only white pine forest on Long Island and occurs only in the Northwest Woods region of East Hampton. It is noted though that the subject property is predominantly oak forest with only a few scattered white pines.

C. ZONING CLASSIFICATION

1. **ZONING DISTRICT:** A: Residence
2. **ZONING OVERLAY DISTRICT:** Water Recharge Overlay District (WROD)

D. SEQRA REVIEW

1. **SEQRA CLASSIFICATION:** Unlisted
2. **LEAD AGENCY:** Planning Board
3. **DETERMINATION OF SIGNIFICANCE:** Negative Declaration
4. **DATE OF DETERMINATION:** August 11, 2022

E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT

1. This application was referred to the Suffolk County Planning Commission (SCPC) who did not offer comments to the Planning Board and has therefore determined that the proposed subdivision is considered to be a matter for local determination.
2. By letter dated July 19, 2022 the Office of Fire Prevention stated that no further review for fire-fighting purposes was required.

F. COMPLIANCE WITH TOWN CODE OR OTHER REQUIREMENTS OF LAW

Based upon the foregoing, the Planning Board finds that the application as approved, subject to any conditions or modifications specified in § H below, meets the following requirements:

1. The application satisfies the general policy and requirements of §§ 220-1.05 (A) through (N) of the Town Code.
2. The application meets the requirements of preliminary plat submission enumerated in § 220-2.08 of the Town Code.
3. The application meets the requirements of §§ 220-1.06 (A) through (J) of the Town Code.
4. The application adheres to the design criteria enumerated in Article III of Chapter 220 of the Town Code.
5. The application meets the requirements of Chapter 193 (Open Space Preservation) of the Town Code.

G. DISPOSITION OF APPLICATION

Preliminary subdivision approval is hereby granted to the Map as described herein, subject to any conditions or modifications specified in § H below.

- 1. **NAME OF APPROVED MAP:** Preliminary Subdivision Wainscott Holdings LLC
- 2. **PREPARER OF APPROVED MAP:** Saskas Surveying Company, P.C.
- 3. **DATE OF APPROVED MAP:** Last revised June 7, 2022

H. CONDITIONS OF APPROVAL

The conditional preliminary subdivision approval hereby granted is contingent upon full compliance with the conditions set forth in this section.

- 1. Written approval of the Suffolk County Department of Health Services shall be obtained and provided to this Board.
- 2. The Map shall be revised at final submission to illustrate the required 25% open space allotment as a “reserved area” rather than a scenic easement.
- 3. The Map shall be revised at final submission to include the title: “Final Subdivision Map of Glen Valley Associates, Ltd.”
- 4. The applicant shall obtain approval of the East Hampton Town Board for a modification of Urban Renewal Map (Old Filed Map No. 284) prior to the Chair signing the final map.
- 5. All conditions of this resolution shall be met within six (6) months of the date of this resolution.

I. VALIDITY OF APPROVAL

The foregoing constitutes this Board's conditional preliminary subdivision approval for the “Glen Valley Associates, Ltd.” If any condition of this resolution is not met, or is not met within the prescribed time period, the preliminary subdivision approval hereby granted shall become void and of no effect.

DATED: February 1, 2023

cc: Brian J. Locascio, Esq.
2426 Main Street, Suite 7
P.O. Box 1947
Bridgehampton, NY 11932

Planning Department
Building Inspector

Result: Adopted
 Mover: Ian Calder-Piedmonte
 Seconder: Michael Hansen
 Ayes: Samuel Kramer, Ian Calder-Piedmonte, Randall T. Parsons, Michael Hansen,
 Louis Cortese, Ed Krug

Upon motion duly made and seconded the meeting was adjourned at 10:10 PM.