

PLANNING BOARD MEETING

February 8, 2023

Present at the meeting: Vice Chair Ian Calder-Piedmonte, Members Michael Hansen, Ed Krug, and Randall T. Parsons, and Counsel Nancy Marshall and David McMaster, and Assistant Director Eric Schantz, Planner Tina Vavilis LaGarenne, Secretary Jodi Walker and Planning Director Jeremy Samuel and ARB Senior Office Assistant Julie Akkala and several other interested persons.

Via zoom: Chairman Samuel Kramer and Member Louis Cortese

The meeting was called to order at 3:00 PM.

REGULAR MEETING:

**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 / 8 / 2023

**RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EXTENDING THE PUBLIC COMMENT PERIOD ADOPED 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.eshamptonny.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@eshamptonny.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, and upon notification

of that deficiency those missing components were added to the Town's website and by Resolution adopted February 1, 2023 the public comment period was extended to March 3, 2023; and

WHEREAS, additional components of the DEIS were found to have been inadvertently not included on the Town's website, and upon notification of that deficiency those missing components were 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 13, 2023, with all public comments received by the Planning Board on or before 4:00 p.m. on March 13, 2023.

DATED: February 8, 2023

cc: Wainscott Commercial Center LLC
David E. Eagan, Esq.
David E. Eagan and Associates, PLLC
30 Montauk Highway
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: Ian Calder-Piedmonte
Seconder: Randall T. Parsons
Ayes: Samuel Kramer, Ian Calder-Piedmonte, Randall T. Parsons, Michael Hansen,
Louis Cortese, Ed Krug

PUBLIC HEARING:

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

Vice Chair Calder-Piedmonte reads an opening statement prepared by Chair Kramer. Vice Chair Calder-Piedmonte reads public hearing notice. Counsel states affidavit of posting and service is in order.

John Hall, Five Pierson Lane, Wainscott, finds the DEIS Market Analysis to be inaccurate. He doesn't feel that the project serves local people. He has concerns regarding traffic, impacts to groundwater, and lot coverage issues. Sara Davison, Friends of Georgica Pond, has concerns regarding the impact to local wildlife and the affect the project will have on groundwater. Frank Pearson, Friends of Georgica Pond, has concerns with the impact the project will have on traffic and does not believe the project will receive DOT approval. Bob DeLuca, President Group for the East End, outlines SEQRA goals as they relate to the DEIS. Carolyn Logan Gluck, President Wainscott CAC, states that the DEIS does not address the Wainscott Hamlet Plan. She has concerns regarding traffic impact and impacts on the environment. Ken Maxwell reads a letter from Change Hampton. The letter points out the negative impacts the project may have on the environment. Jaine Mehring, Amagansett resident, lists the DEIS's deficiencies and lists faults in the alternatives provided by the applicant. Jon Stoner, Sagaponack resident, finds the project will conflict with the character, culture and history of Wainscott. Chris Gobler, Stony Brook

University, has concerns regarding the impact the project may have on Georgica Pond. Barbara Wilson D'Andrea, Wainscott Tree Society, states that the DEIS does not address to Hamlet Plan. She states that the trees bordering the sand mine are valuable for buffering noise and dust and offer screening. Courtney Garneau, Surfrider Foundation, has concerns regarding the possible impact the project may have on Georgica Pond. Christine Buckley, East Hampton resident, has concerns regarding impacts on the environment and climate. Carole Slater, Wainscott resident, is opposed to the project and would like an alternate plan. Kate Mueth, speaking for Carl Pellet, states the project is too large and has concerns with the possibility of pollution of the aquifer. Richard Brockman, East Hampton resident, feels the project will be detrimental to the town. Peter Topping, Peconic Baykeeper, has concerns regarding nitrogen levels in Georgica Pond. Hersey Egginton, Wainscott resident, has issues with water, runoff and pollutants. Deborah Quincy Egginton, Wainscott resident, objects to such a large project with possible vehicle pollutants and lack of buffering. Howard Find, East Hampton Trails Preservation Society, reads letter from the president of EHTPS, speaks of opposition to such a massive plan. Julie Burmeister, Bridgehampton Civil Association, feels that the project will affect traffic west of the project. Lynn Cronin, Wainscott resident, has concerns regarding the projects effects on health, safety, traffic, pollution and community character. Reed Super, attorney for Friends of Georgica Pond, is concerned with the magnitude of the project, traffic, the need for substantial revisions to the DEIS and that the DEIS is insufficient. He states that the DEIS is not consistent with the Hamlet Study and there is no benefit to the public. Pamela Mahoney, Wainscott Heritage Project, states potential impacts were not addressed in the DEIS. She states she would like to see alternatives as the project does not preserve community character. Michael Mahoney, Wainscott resident, would like to see alternatives proposed as the project will impact traffic and the environment. Barry Raebeck, Wainscott resident, finds the proposal to be unacceptable. Gloria Frazee is concerned that the project will pollute Georgica Pond. Debra Foster, East Hampton resident, states that the DEIS is incomplete and urges the Board to turn the project down. Robert Brody objects to the project as it will impact traffic and cause litter and pollution. Michelle Vespa, Amagansett resident, would like open space to be preserved and the project will affect climate change and traffic. Kathleen Colihan, Springs resident, states the project will affect traffic, Georgica Pond, roads and wildlife. Robert Pine, Springs resident, states the project is not in keeping with the Hamlet Plan. Christine Granitsch, Springs resident, reads goals from the Comprehensive Plan. Anthony Liberatore, Wainscott resident, states that the DEIS dismissed impacts and ignores the Comprehensive Plan. Lori Anne Czepiel, Wainscott resident, does not believe the project is necessary for the town and has traffic and water quality concerns. Robert Abramson reads letter for Leonard Green that states the project is a major assault on the ecology and further lists what the DEIS is lacking. Patricia, Noyac resident, feels the project will further impact traffic and pollution. Eileen Abranovich feels the project is not in keeping with the character of the town and has concerns regarding overdevelopment. Jaine Mehring sites inaccuracies of the DEIS. Debra Foster sites some potential harmful uses of the project. Pamela Mahoney states the Comprehensive Plan calls to preserve open space.

Break from 5:30-6:30.

PUBLIC HEARING RESUMES

Bruce W. Solomon, Wainscott resident, feels the project is not in keeping with the character of the neighborhood. He has concerns with traffic, sewage and debris. Marilyn Linberg states the DEIS does not address reduction of emissions or take climate change seriously. Abigail Fleming, Wainscott resident, is concerned with impacts to wildlife, traffic increases, and groundwater contamination. John Whelan, East Hampton resident, does not support the project and believes the applicant could propose something more beneficial to the town. Susan McGraw Keber, East Hampton resident, is concerned with potential impact to Georgica Pond and increased traffic. Lew Sherwood asks applicant to share criteria for the evaluation of the application. Barbara Layton, business owner, reiterates the goals of the Comprehensive Plan. Julia Murphy, Wainscott resident, has concerns regarding the possible impact to Georgica Pond. Pedro Cury, Wainscott resident, is opposed to the project as it conflicts with the Hamlet Study. He asks for a redesign that does not add to existing traffic problems. Steven Caputo, Wainscott resident, would like to see senior citizen housing proposed. Debra Foster states project doesn't conform with the Comprehensive Plan and Hamlet Plan and believes the applicant must meet the

special permit standards.

A motion is made to close to oral portion of the public hearing leaving the record open for written comments until March 16, 2023, seconded and approved.

Upon motion duly made and seconded the meeting was adjourned at 7:20 PM.