

PLANNING BOARD MEETING

March 13, 2019

Present at meeting: Chair Samuel Kramer, Vice Chair Kathleen Cunningham, Members Ian Calder-Piedmonte, Louis Cortese, Ed Krug, Sharon McCobb, and Randall T. Parsons. Also present were Assistant Director JoAnne Pahwul, Planner Eric Schantz, Counsel John Jilnicki, Counsel Secretary Jodi Walker, and several other interested persons.

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

WORK SESSION:

1. 45/53 CROSS HIGHWAY LOT LINE MODIFICATION SCTM #300-170-4-12.2, 13.1

Planner Schantz gives an overview and presents plans. The general layout is acceptable. Once the minor map revisions as outlined in the planning department memo have been submitted, the application will be ready to be scheduled for public hearing.

2. SEELER/ZOHN LOT LINE MODIFICATION II SCTM #300-170-4-23.4, 23.5

Planner Schantz gives an overview and presents plans. The board agrees to a negative declaration pursuant to SEQRA. The application will be ready for approval once Suffolk County Planning Commission comments are received.

3. EAST HAMPTON SCHOOL DISTRICT BUS DEPOT LOT LINE MODIFICATION SCTM #300-145-3-16.1/145-2-13.1/149-1-4, 5

Planner Schantz gives an overview and presents plans. The board has concerns with the cumulative volume of traffic, traffic circulation and groundwater. The board agrees to submit a letter to the town board regarding concerns. The board would like to see a survey.

4. EAST HAMPTON RETAIL SITE PLAN SCTM #300-189-1-6.1

Planner Schantz gives an overview and presents plans. An updated site plan illustrating any easements on the subject or adjoining properties should be submitted. If allowable, the board would like an affordable apartment included on the plan.

5. SMART STOR SITE PLAN SCTM #300-184-1-8.11

Planner Schantz gives an overview and presents plans. The board agrees to assume lead agency status. The board would like the applicant to submit a narrative that details the nature of the proposed operations. The board finds the parking to be acceptable. The proposed lighting/landscaping is acceptable. The applicant states that hazardous materials will not be stored on-site. A resolution will contain a condition of approval stating that if there is a change of use on-site site plan review will be required.

6. ROY TUCCILLO SITE PLAN/SPECIAL PERMIT SCTM #300-50-1-25

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

**7. JACKSON COMMERCIAL SITE PLAN
SCTM #300-166-6-1**

Assistant Director Pahlwul gives an overview and presents plans. The revised parking layout is acceptable. The project is classified as a minor site plan and the board agreed to waive the public hearing requirement. The board agrees to a negative declaration pursuant to SEQRA. The applicant should submit a revised site plan that depicts relocation of the sign and also shows the height at planting and species of a street tree. The applicant should discuss the height and species of an acceptable street tree with the planning department. The applicant should ensure that all of the lighting on-site meets town code prior to seeking a certificate of occupancy.

**8. SNYDER PHASED COMMERCIAL SITE PLAN/SPECIAL PERMIT
SCTM #300-143-1-12.3, 12.4, 12.5, 12.6**

Planner Schantz gives an overview and presents plans. The board agrees to assume lead agency status. A more detailed narrative that outlines the number of individual businesses, nature of operations and proposed uses as defined by the town code should be provided. A narrative should also include information such the type of equipment and ingredients used in the food processing operation and any limitations which may be imposed on the operation of the recreational facility and the expectations for its growth.

**JACKSON COMMERCIAL SITE PLAN
SCHEDULE PUBLIC HEARING
TABLED**

ADOPTION OF MINUTES: March 6, 2019

Upon motion duly made and seconded the meeting was adjourned at 10:00 PM.