

# PLANNING BOARD MEETING

March 22, 2023

Present at the meeting: Chairman Samuel Kramer, Members Louis Cortese, Michael Hansen, Sharon McCobb and Randall T. Parsons and Counsel Nancy Marshall, and Director Jeremy Samuelson, Planner Tina Vavilis LaGarenne, Secretary Jodi Walker, and several other interested persons.

Via zoom: Ed Krug

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

## **WORK SESSION:**

## **OTHER:**

### **AFFORDABLE ACCESSORY APARTMENTS LEGISLATION**

Director Samuelson gives an overview of the proposed changes to Chapter 255 (Zoning) pertaining to providing increased opportunities for affordable housing.

#### **1. HOME SWEET HOME SITE PLAN/SPECIAL PERMIT SCTM #300-197-2-16, 3.2**

Planner Vavilis LaGarenne gives an overview and presents plans. The board did not find the proposed reduction in building area to be acceptable to achieve adequate parking and circulation, considering the modified types of operation the proposed project would entail. The applicant clarified policies made regarding the disposal of abandoned items. The board did not find the parking to be sufficient to handle seasonal demand and meet special permit standards. The board did not agree with the opinion of the applicant's consultant with respect to the potential for seasonal traffic impacts. The proposed lighting plan is acceptable. The applicant should provide additional native landscaping to screen the property more adequately.

#### **2. GARDINER'S MARINA SITE PLAN SCTM #300-93-1-8**

Planner Vavilis LaGarenne gives an overview and presents plans for Assistant Director Schantz. The quantity and configuration of the parking is acceptable. The lighting plan is acceptable. The landscaping plan is acceptable. The application will be complete once a complete application has been submitted to the ZBA.

## **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**

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**In the Matter of the Application**

of

**SCHEDULE  
PUBLIC HEARING**

**CILVAN REALTY, LLC  
SITE PLAN/SPECIAL PERMIT**

**SCTM # 300-161-4-9** \_\_\_\_\_ **ADOPTED: 3 / 22 / 2023** \_\_\_\_\_

1. Cilvan Realty, LLC, owner, has made application for site plan/special permit approval pursuant to Articles V and VI of Chapter 255 of the East Hampton Town Code, to change the use of and expand a nonconforming building by proposing a first-floor retail space, second floor office space, two (2) second floor affordable apartments, paved parking areas, and extensive landscaping. The project consists of 6,881 square foot first floor retail space for a wet retail (market), and 3,200 square foot second floor for office space and two (2) second floor affordable apartment; and a 5,355 square foot basement. The property contains 34,962 square feet (0.803 acre) and is located on the south side of Three Mile Harbor Road, East Hampton and is situated in a Neighborhood Business (NB) 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 #300-161-4-9.

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 site plan prepared by George Walbridge Surveyors, P.C., dated revised November 22, 2022; a set of plans prepared by Create Architecture Planning and Design, PLLC dated February 17, 2023 including: Cover Sheet (01), Index (02), Site Context (03), Site Section (04), Renders (05-10), Site Plan (11), Basement Floor Plan (12), First Floor Plan (13), Second Floor Plan (14), Elevations (15), South Elevation (16), East Elevation (17), West Elevation (18), North Elevation (19), South Elevation (20), East Elevation (21), West Floor Plan (22), North Elevation (23), Exterior Finish Schedule and Material Board (24), Proposed Lighting and Schedule (25-26), EF-1 Spec Sheet (27), EF-2 Spec Sheet (28), EF-3 Spec Sheet (29), and EF-4 Spec Sheet (30); and Floor Plans prepared by Create Architecture Planning and Design, PLLC dated February 17, 2023 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 to be held at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, April 12, 2023 at 7:00 P.M. or as soon thereafter as this matter may be heard, to consider the said application.

5. The public hearing will be held live and in-person by the Planning Board and will be available electronically by video and teleconferencing, and will be televised on Local TV (LTV) Channel 22, and available for livestream on the LTV website (<<https://www.ltveh.org>>). The public shall be permitted to appear in person but may also provide comments on the matter being heard by calling 351-888-6331.

6. Any person or party wishing to be heard with respect to the foregoing may 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. Comments may also be submitted to the Planning Board by email to [PlanningBoard@ehamptonny.gov](mailto:PlanningBoard@ehamptonny.gov). All comments must be received by the Planning Board by the date and time of the public hearing.

7. 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: March 22, 2023

cc: Richard Whalen, Esq.  
Whalen Filer, PLLC  
P.O. Box 2759  
Amagansett, NY 11930

Planning Department  
Building Department  
Architectural Review Board

Mover: Sharon McCobb  
Secunder: Michael Hansen  
Ayes: Samuel Kramer, Sharon McCobb, Randall T. Parsons, Michael Hansen, Louis Cortese, Ed Krug

Upon motion duly made and seconded the meeting was adjourned at 9:25 PM.