

**PLANNING BOARD MEETING**

April 13, 2020

Attending remotely via teleconferencing: Chair Samuel Kramer, Vice-Chair Kathleen Cunningham, Members Ian Calder-Piedmonte, Louis Cortese, Ed Krug, Sharon McCobb, Randall T. Parsons, Counsel Thomas Crouch, Director JoAnne Pahwul, Planners Eric Schantz, Fabiha Mubassirah, and Marco Wu and Secretary Jodi Walker and several other interested persons.

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

**Please note**, this meeting was broadcast to the public over LTV and a call-in number was provided.

**WORK SESSION:**

**1. LONG/EDWARDS LOT LINE MODIFICATION  
SCTM #300-165-5-19/166-5-11**

Planner Schantz gives an overview and presents plans. The board will continue the application at the next planning board meeting.

**PUBLIC HEARING:**

**51 SOUTH EDGEMERE, LLC SITE PLAN  
SCTM #300-52-1-1.2**

Member Parsons reads public hearing notice. Counsel states affidavit of posting and service is in order. Planner Schantz gives an overview. Deborah Choron, attorney for the applicant, thanks the board for allowing a special meeting and gives an overview. No public comments were heard. A public hearing was held and the telephone line was held open until 7:30 PM for the purpose of receiving public comment. Pursuant to notice the meeting is held open for a period of thirty (30) days, or seven (7) days after the transcript is made available, for written comments, whichever is the later.

**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**

of

**CINQUE-PIERCE  
LOT LINE MODIFICATION  
SCTM #300-172-9-31, 28, 29**

**LOT LINE  
MODIFICATION  
APPROVAL**

**ADOPTED: 4 / 13 / 20**

**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 any public hearing on the application, and inspection of the subject property.

**A. PROJECT DESCRIPTION**

**1. NATURE OF APPLICATION:** Application for lot line adjustment pursuant to § 220-2.18 et seq. of the East Hampton Town Code.

**2. OWNERS OF PROPERTY:** Donna Francis & Richard Pierce; 105 & 109 Meeting House Lane & Michael Cinque; 107 Meeting House Lane

**3. SIZE OF AREA TO BE TRANSFERRED:** 12,791 sq. ft.

**4. EXISTING SIZES OF PROPERTY:** SCTM#300-172-9-28, 12,791 sq. ft.; SCTM#300-172-9-29, 8,822 sq. ft.; SCTM#300-172-9-31, 17,044 sq. ft.

**5. PROPOSED SIZES OF PROPERTY:** Lot 1 - (SCTM#300-172-9-31) adds 5,868 sq. ft. from (SCTM#300-172-9-28); Lot 2 – (SCTM#300-172-9-29) adds 6,922 sq. ft. from (SCTM#300-172-9-28).

**6. PREPARER OF PROPOSED MAP:** David L. Saskas of Saskas Surveying Company. P.C.

**7. DATE OF PROPOSED MAP:** March 3, 2020

**8. DATE OF PUBLIC HEARING ON APPLICATION:** N/A

**B. PROPERTY LOCATION AND DESCRIPTION**

**1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-172-9-31, #300-172-9-28, #300-172-9-29

**2. STREET LOCATION:** 105 Meeting House Lane, 107 Meeting House Lane, 109 Meeting House Lane.

**3. CONTIGUOUS WATER BODIES:** N/A

**4. HAMLET OR GEOGRAPHIC AREA:** Amagansett

**5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** All three parcels have a two-story single family residence with varying accessory structures. Parcel 31 has a two story garage in the rear; Parcel 29 has a one story garage in the rear; and Parcel 28 has a swimming pool in the rear. The lots have been cleared of naturally occurring vegetation.

**6. EXISTING FILED MAP NAME:** N/A

**7. EXISTING FILED MAP NUMBER:** N/A

**8. FILING DATE OF EXISTING MAP:** N/A

**9. BLOCK NUMBER IN EXISTING FILED MAP:** N/A

**10. LOT NUMBERS IN EXISTING FILED MAP:** N/A

**C. ZONING CLASSIFICATION**

**1. ZONING DISTRICT:** B: Residential

**2. ZONING OVERLAY DISTRICT:** N/A

**D. SEQRA REVIEW**

**1. SEQRA CLASSIFICATION:** Type II

**2. LEAD AGENCY:** N/A

**3. DETERMINATION OF SIGNIFICANCE:** N/A

**4. DATE OF DETERMINATION:** N/A

**E. COUNTY COMMISSION REVIEW AND ADDITIONAL FINDINGS OF FACT**

1. Pursuant to the inter-municipal agreement between the Town of East Hampton and the County of Suffolk, the subject application does not require referral to the Suffolk County Planning Commission (SCPC).

2. By report dated 01/07/2020, the Fire Department has informed the Board that no additional fire protection devices are required for this application.

3. Donna Francis & Richard Pierce, owner of SCTM#300-172-9-31 and

SCTM#300-172-9-28, and Michael Cinque, owner of SCTM#300-172-9-29, seek approval of a lot line adjustment, in order to permit the transfer of 6,922 sq. ft. of land from SCTM#300-172-9-28 to SCTM#300-172-9-29.

4. The proposed lot line adjustment would increase the area of SCTM#300-172-9-31 to 21,412 sq. ft. and SCTM#300-172-9-29 to 17,994 sq. ft. and would decrease the area of STCM#300-172-9-28 to 0 sq. ft.

#### **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 proposed lots do not conform to lot area and lot width requirements for the B: Residential zoning district. However, the proposed lots will be closer to conforming lot area due to the elimination of an existing lot.

2. The application as approved satisfies the criteria for lot line adjustment set forth in § 220-2.18 of the Town Code.

#### **G. DISPOSITION OF APPLICATION**

Approval is hereby granted for the adjustment of lot lines between the aforementioned lots, in accordance with the Map described herein, subject to any conditions or modifications specified in § H below.

- 1. NAME OF APPROVED MAP:** Lot Line Modification Map of Cinque-Pierce
- 2. PREPARER OF APPROVED MAP:** David L. Saskas
- 3. DATE OF APPROVED MAP:** March 3, 2020

#### **H. CONDITIONS OF APPROVAL**

The lot line modification approval hereby granted is contingent upon full compliance with the conditions set forth in this section. No property may be transferred, nor any improvements made, except in accordance with this conditional approval.

1. The property to be transferred from SCTM#300-179-9-28 to SCTM#300-179-9-29 & SCTM#300-179-9-31 shall be placed in the same record ownership as SCTM#300-179-9-29 & SCTM#300-179-9-31, respectively, such that no new or additional parcels of land are created.

2. The applicant shall obtain Suffolk County Department of Health Services approval of the map.

3. The existing 2-story frame single family residence on SCTM#300-172-09-28 shall be removed prior to the signing of the map by the Planning Board Chair.

4. The applicant shall obtain Suffolk County Department of Health Services approval of the Map. One copy of the approved map containing an original stamp of approval from this agency, not a photocopy, shall be submitted to the Planning Board.

5. All utilities servicing the proposed lots shall be installed belowground, including electric, telephone, and, if available, cable television wiring, in accordance with the requirements of Chapter 131 of the Town Code. Any electric transformers placed, installed, erected, or constructed on this property or on the adjacent highway rights-of-way shall be located below natural grade.

6. All stormwater run-off resulting from the development of the lots shown on the Map shall be contained within the said lots.
7. There shall be no further division of any of the lots shown on this Map.
8. The conveyance of land approved herein shall take place no later than eighteen (18) months from the date of this resolution.
9. All conditions prerequisite to the signing of the Map by the Planning Board Chair shall be met within six (6) months of the date of this resolution.

**I. VALIDITY OF APPROVAL**

The foregoing constitutes this Board's conditional approval of lot line adjustment for the Map entitled Lot Line Modification of Cinque-Pierce. If any condition of this resolution is not met, or is not met within the prescribed time period, the approval hereby granted shall become void and of no effect.

DATED: April 13, 2020

cc:

Mark Catalano  
10 Pantigo Road  
East Hampton, NY 11937

Planning Department  
Building Inspector  
Board of Assessors

Result: Adopted  
Mover: Ian Calder-Piedmonte  
Seconded: Kathleen Cunningham  
Ayes: Samuel Kramer, Kathleen Cunningham, Sharon McCobb, Randall T. Parsons, Ian Calder-Piedmonte, Louis Cortese, Ed Krug

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

**In the Matter of the Application**

**of**

**SITE PLAN/  
SPECIAL PERMIT  
APPROVAL**

**VERIZON WIRELESS AT MONTAUK COMMUNITY CHURCH  
SITE PLAN/SPECIAL PERMIT  
PERSONAL WIRELESS SERVICE FACILITY  
SCTM#300-49-2-13**

**ADOPTED: 4 / 13 / 2020**

**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 any public hearing on the application, and inspection of the subject property.

## **A. PROJECT DESCRIPTION**

### **1. TYPE OF APPROVAL SOUGHT:**

(a) Site plan approval pursuant to Article VI of Chapter 255 (Zoning) of the East Hampton Town Code.

(b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.

### **2. USE REQUIRING SPECIAL PERMIT:** Personal Wireless Service Facility

**3. DESCRIPTION OF PROPOSED WORK** To construct a new Personal Wireless Service Facility (PWSF) consisting of: six (6) antennas, nine (9) remote radio heads, three (3) GPS units and associated cabling and equipment to be situated atop an existing church bell tower and concealed by a ~6' tall screening enclosure.

**4. SIZE OF PROPERTY:** 70,736 sq. ft.

**5. OWNER OF PROPERTY:** Montauk Community Church

**6. APPLICANT:** New York SMSA Limited Partnership d/b/a Verizon Wireless

**7. PROPOSED PLANS:** A survey prepared by George Walbridge Surveyors, P.C., dated revised April 22, 2019; a set of plans prepared by Structural Consulting Services, P.C., dated revised March 19, 2019 including: Site Plan, Project Information, Map and Notes (Z01), Roof Plan, Part Roof Plan at Upper Bell Tower, Antenna Dimensions (Z-2), Building Elevations (Z-3), Building Elevations (Z-4), Site Line Representations (Z-5), and Vicinity Plan (Z-6); a set of plans prepared by Stealth Go Unnoticed dated November 7, 2018 including: Title Sheet (T1), Notes and Specifications (N1), Notes and Specifications (N2), Assembly – Elevations (S1), Assembly – Elevations (S2), Assembly – Elevations (S3), and Steel Details (S4); a set of plans prepared by Structural Consulting Services, P.C., dated revised December 6, 2017 including: 1000' Radius Map (RM-1), and Adjoiners List (RM-2); and Visual Assessment and Photo-Simulations prepared by APT Engineering dated December 2018

**8. DATE OF PUBLIC HEARING ON APPLICATION:** February 26, 2020

## **B. PROPERTY LOCATION AND DESCRIPTION**

**1. SUFFOLK COUNTY TAX MAP DESIGNATION:** #300-49-2-13

**2. STREET LOCATION:** 850 Montauk Highway

**3. CONTIGUOUS WATER BODIES:** N/A

**4. HAMLET OR GEOGRAPHIC AREA:** Montauk

**5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** The parcel is zoned A: Residence and is situated on Montauk Highway and South Etna Place in Downtown Montauk. It contains a ~7,350 sq. ft. church with single-family residence and associated lighting, landscaping, parking and accessory structures. It is 100% cleared of naturally occurring vegetation. The church building dates back to 1929 making it historic by definition. However, it is not a designated Historic Landmark or Place.

**6. FILED MAP NAME:** N/A

**7. FILED MAP NUMBER:** N/A

**8. DATE OF MAP FILING:** N/A

**9. BLOCK NUMBER IN FILED MAP:** N/A

**10. LOT NUMBER IN FILED MAP:** N/A

## **C. ZONING CLASSIFICATION**

**1. ZONING DISTRICT:** A: Residence

**2. ZONING OVERLAY DISTRICT:** N/A

## **D. SEQRA REVIEW**

**1. SEQRA CLASSIFICATION:** Unlisted

**2. LEAD AGENCY:** Planning Board

**3. DETERMINATION OF SIGNIFICANCE:** Negative declaration

**4. DATE OF DETERMINATION:** November 21, 2019

**E. COUNTY COMMISSION REVIEW/ADDITIONAL FINDINGS OF FACT**

1. Pursuant to the inter-municipal agreement between the Town of East Hampton and the County of Suffolk, the subject application does not require referral to the Suffolk County Planning Commission (SCPC).

2. An Antenna Site FCC Compliance and Assessment Report prepared by Pinnacle Telecom Group dated December 13, 2019 has been submitted. It appears that the proposed modification to the facility will meet all applicable Federal Communications Commission (FCC) guidelines.

3. The applicants have submitted a structural analysis letter prepared by Structural Consulting Services dated January 9, 2020 which verifies that the structure will be able to support the proposed equipment.

4. By letter dated June 5, 2019 the Office of Fire Prevention stated that no additional information is necessary for fire-fighting purposes.

5. This application has been referred to the Town Engineer who offered no comments with regard to the proposed project.

**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 contains all necessary elements of a site plan as enumerated in § 255-6-50 of the Town Code.

2. The application meets the standards enumerated for review of site plans in § 255-6-60 of the Town Code.

3. The application meets the general standards required for the issuance of a special permit by § 255-5-40 of the Town Code, in that:

(A) Nature of use. The use proposed will be in harmony with and promote the general purposes of Chapter 255 of the Town Code as the same are set forth in § 255-1-11 thereof.

(B) Lot area. The lot area is sufficient, appropriate, and adequate for the use, as well as reasonably anticipated operation and expansion thereof.

(C) Adjacent properties. The proposed use will not prevent the orderly and reasonable use of adjacent properties.

(D) Compatibility. The site of the proposed use is a suitable one for the location of a Personal Wireless Service Facility in the Town, and the proposed use will be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale, and overall appearance.

(E) Effect on specific existing uses. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater, recreational area, or other place of public assembly.

(F) Use definition. The proposed use conforms to the Town Code's definition of "Personal Wireless Service Facility" as that definition is used in § 255-1-20 of the Town Code.

(G) Circulation. Access facilities are adequate for the traffic estimated to be generated by the proposed use on public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and vehicular entrances and exits are clearly visible from the street and are not within seventy-five (75) feet of the intersection of street lines at a street intersection.

(H) Parking. The off-street parking spaces proposed for this application satisfy the requirements of the applicable provisions of Chapter 255 of the Town Code, and are in any case more than adequate for the actual anticipated number of occupants of the proposed use. Furthermore, the layout of the spaces and related facilities will be convenient and conducive to safe operation.

(I) Buffering and screening. Adequate buffer yards and screening have been provided to protect adjacent properties and land uses from possible detrimental impacts of the proposed use.

(J) Runoff and waste. Adequate provision has been made for the collection and disposal of stormwater runoff, sewage, refuse, and other liquid, solid, or gaseous waste which the proposed use will generate.

(K) Environmental protection. The natural characteristics of the site are such that the proposed use may be introduced there without undue disturbance or disruption of important natural features, systems, or processes and without significant negative impact to groundwater and surface waters on or off the site.

(L) Compliance with other laws. The proposed use can and will comply with all provisions of the Town Code which are applicable to it, and can meet every other applicable federal, state, county, and local law, ordinance, rule, or regulation.

(M) Conformity with other standards. The proposed use can and will meet all of the specific standards and incorporate all of the specific safeguards required of the particular use by § 255-5-50 of the Town Code.

## **G. DISPOSITION OF APPLICATION**

The application is approved as described herein, subject to any conditions or modifications specified in § H below.

### **1. TYPE OF APPROVAL GRANTED:**

- (a) Site plan approval pursuant to Article VI of Chapter 255 of the Town Code.
- (b) Issuance of a special permit pursuant to Article V of Chapter 255 of the Town Code.

### **2. NATURE OF APPROVED USE:** Personal Wireless Service Facility

**3. DESCRIPTION OF APPROVED WORK** To construct a new Personal Wireless Service Facility (PWSF) consisting of: six (6) antennas, nine (9) remote radio heads, three (3) GPS units and associated cabling and equipment to be situated atop an existing church bell tower and concealed by a ~6' tall screening enclosure.

## **H. CONDITIONS OF APPROVAL**

The approval hereby granted is contingent upon full compliance with the conditions set forth in this section. The property may not be used except in accordance with this conditional approval, and all improvements shall be made, built, or installed in accordance with the plans described below.

**1. APPROVED BUILDING OR CONSTRUCTION PLANS:** A survey prepared by George Walbridge Surveyors, P.C., dated revised April 22, 2019; a set of plans prepared by Structural Consulting Services, P.C., dated revised March 19, 2019 including: Site Plan, Project Information, Map and Notes (Z01), Roof Plan, Part Roof Plan at Upper Bell Tower,

Antenna Dimensions (Z-2), Building Elevations (Z-3), Building Elevations (Z-4), Site Line Representations (Z-5), and Vicinity Plan (Z-6); a set of plans prepared by Stealth Go Unnoticed dated November 7, 2019 including: Title Sheet (T1), Notes and Specifications (N1), Notes and Specifications (N2), Assembly – Elevations (S1), Assembly – Elevations (S2), Assembly – Elevations (S3), and Steel Details (S4); a set of plans prepared by Structural Consulting Services, P.C., dated revised December 6, 2017 including: 1000' Radius Map (RM-1), and Adjoiners List (RM-2); and Visual Assessment and Photo-Simulations prepared by APT Engineering dated December 2018

## **2. ADDITIONAL CONDITIONS AND TIME LIMITATIONS:**

2.1 Prior to the issuance of a certificate of occupancy, the applicants shall submit a certified report from a licensed professional demonstrating that the work has been performed in accordance with the approved plans and appropriate building codes.

2.2 Prior to the issuance of a building permit, the applicants shall obtain approval of the Architectural Review Board.

2.3 The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.

2.4 The applicant shall apply for and obtain a Certificate of Occupancy no later than one (1) year from the issuance of the building permit.

## **I. VALIDITY OF APPROVAL**

If any condition of this resolution is not met, or is not met within the prescribed time period, all approvals, permits, or authorizations granted hereby shall be deemed void and of no effect.

DATED: April 13, 2020

cc: Simone M. Freeman, Esq.  
Amato Law Group, PLLC  
666 Old Country Road, Suite 901  
Garden City, NY 11530

Planning Department  
Building Inspector

Result: Adopted  
Mover: Sharon McCobb  
Seconder: Ed Krug  
Ayes: Samuel Kramer, Sharon McCobb, Ian Calder-Piedmonte, Louis Cortese, Ed Krug  
Opposed: Randall T. Parsons  
Abstention: Kathleen Cunningham

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

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**In the Matter of the Application**

**of**

**RESOLUTION  
AMENDING  
APPROVAL**

**SPRINT SPECTRUM AT SCWA SITE PLAN/SPECIAL PERMIT  
PERSONAL WIRELESS SERVICE FACILITY MODIFICATION II  
SCTM #300-16-2-13**

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**ADOPTED: 4 / 13 / 2020**

The Planning Board has reviewed a prior determination of the Board and desires to modify certain provisions of the approval as set forth below. Except as modified herein, the determination is reaffirmed in all respects.

**REQUEST TO MODIFY:** Personal Wireless Service Facility originally approved by resolution dated April 30, 1998 as “Sprint Spectrum L.P. PCS Site #07-763” and modified by resolution dated April 9, 2014

**PROPERTY LOCATION:** Flamingo Road & Fairmont Avenue, Montauk

**PROPOSED AMENDMENT:** This is a request to modify an existing Personal Wireless Service Facility (PWSF) by removing three (3) existing panel antennas and replacing them with three (3) new antennas, adding three (3) new remote radio heads, and modifying arm mounts and installing other associated equipment at roughly 70’ AGL on a 100’ tall water tower.

**MODIFICATION AS APPROVED:** To change the approved site plan and building plans to those listed in the “APPROVED PLANS AS MODIFIED” below.

**REASONS SUPPORTING MODIFICATION:** Based upon the submitted building elevations and photographs, the proposed change of wireless communication antennas will not substantially increase the visibility of these utilities as there are already multiple antennas within view of public and private properties and have been for many years.

The applicants have submitted a structural analysis prepared by James P. Westbrook dated December 10, 2019 which verifies that the water tower and arm mounts can accommodate the proposed equipment.

The applicants have submitted an RF Engineer’s report prepared by Pinnacle Telecom Group dated August 8, 2019 which verifies that the proposed changes to the facility will be in compliance with Federal Communications Commission standards.

Pursuant to an inter-municipal agreement, the proposed project does not require referral to the Suffolk County Planning Commission.

Pursuant to section 255-6-45 of the Town Code the Planning Board voted to waive the public hearing requirement.

**APPROVED PLAN AS MODIFIED:** Set of plans prepared by Westchester Services LLC, dated November 20, 2019 (Rev.4)

**CONDITIONS TO MODIFICATION:**

1. Prior to the issuance of a certificate of occupancy, the applicants shall submit a certified report from a licensed engineer stating that the work has been performed in accordance with the approved plans.

2. The applicant shall apply for and obtain a building permit no later than three (3) years from the date of this resolution.

3. The applicant shall apply for and obtain a Certificate of Occupancy no later than four (4) years from the date of this resolution.

DATED: April 13, 2020

cc: Janine Brino  
Re, Nielsen & Coughlin, PLLC  
775 Park Avenue, Suite 260  
Huntington, NY 11743

Planning Department  
Building Inspector

Result: Adopted  
Mover: Ian Calder-Piedmonte  
Seconder: Kathleen Cunningham  
Ayes: Samuel Kramer, Kathleen Cunningham, Sharon McCobb, Randall T. Parsons,  
Ian Calder-Piedmonte, Louis Cortese. Ed Krug

#### **HEARING TRANSCRIPT:**

<https://scribie.com/files/e2b0f1fe56484be9940c1cf8475813c523400959>

Kramer: ...we can hold this in abeyance, and it is now according to my clock, 7:01, so we can now go forward with the public hearing now, if there's anybody out there watching, and Jason jump in when I get this wrong as I very well may... Then what we... The public hearing ones will be read out by Randy, this is your application.

Parsons: I don't know how I can get...

Kramer: Do you have it? Do you have the form?

Parsons: I have it, but I can't get past this survey here. Exit. Full screen. Okay, got it. Alright,

Kramer: I'll ask Randy to read out the public hearing notice, and then we'll check with Thomas for the jurisdiction issue...Ms. Sharon are you on the line still?

Deborah Choron: Yeah.

Kramer: Have you been hearing what we...

Choron: Yes I am here.

Choron: Yeah.

Kramer: Okay, did you have on what we said the last moment or two, we're gonna have Randy read out the public hearing notice. Thomas will verify that the posting and filing was made, and then Eric will... Your application... Will have planning or whoever whether it's the planning department will give their report and then Ms. Sharon, will five minutes be satisfactory for you?

Choron: Absolutely, yeah,

Kramer: Very good. And then after that, we open it up for public to comment, is there a phone number down at the bottom of the screen... Jason?

Kramer: Okay, so if any member...

I'm sorry.

Okay, thank you. So, if they are any members of the public who wish to call in their calls are not gonna interfere with Ms. Sharon's call are they...

Jason Nower: All participants are muted.

Kramer: We'll be able to take them... No, I'm sorry.

Okay, and you'll do the introductions of those people when they come in, is that correct?

Jason: That is correct. If I see their phone number and it has a name attached to it, I will... Other than that, I will allow you to know if somebody has joined in,

Kramer: that's just fine.

Okay, and if it turns out that we don't get any callers initially, we're gonna wait about 15 minutes, to give them an opportunity to call in, and go forward. So with that, Randy, if you'll do the reading please,

Parsons: so Jason and I... am I muted.

Okay, thank you.

Yeah, here we go...

Notice is hereby given that a public hearing will be held by the East Hampton Town Planning Board on the 13th day of April 2020, at 7:00 PM as on the matter of set forth below the public hearing will be held electronically by video and teleconferencing and will be televised on local TV, LTV, channel 22, and available for live stream on the LTV website LTV.org The public shall not be permitted to appear in person or may comment by telephone by calling the (978) 990-5000 and entering access code 589339. The application of the 51 South Edgemere, LLC site plan approval pursuant to Article VI of chapter 255 of the East Hampton Town Code to make interior renovations to an existing motel and restaurant changes to the roof and facade, including the dormers and the addition of solar panels of the motel and restaurant buildings, the demolition of an exterior bar and staircase and reconfiguration of the entrance way to the restaurant, and to remove a concrete patio and platform form adjacent to Fort Pond will be considered. Also proposed is the addition of outdoor showers on the first and second floor of the motel building, the property is currently improved with a two-story 16-unit motel and two-story 200 seat restaurant, along with parking, landscaping and associated accessory structures. The property contains 54,291 square feet or 1.291 acres, and is located on the east side of South Edgemere Road, Montauk and is situated in a B-Residence zoning district as shown on the official zoning map of the Town of East Hampton and is identified on the Suffolk County Tax Map as parcel 300-52-1-1.2. Subject application is classified as a Type II action pursuant to the State Environmental Quality Review Act, part 617 of the New York code of rules and regulations and Chapter 128 environmental quality review of the town code. A survey prepared by James Walsh, LS dated revised November 5, 2019; a set of plans prepared by Architect Outfit, PLLC dated revised November 8, 2019 including: Cover Sheet (Z-001.00), Landscape Plan (A-002.00), Lighting Plan (A-003.00), Seating Chart (A-004.00), Construction Plan – Cellar (A-100.00), Construction Plan – 1<sup>st</sup> Floor (Restaurant) (A-101.00), Construction Plan – 1<sup>st</sup> Floor (Restaurant Entry)(A-102.00), Construction Plan – 1<sup>st</sup> Floor (Hotel) (A-103.00), Construction Plan – 2<sup>nd</sup> Floor (Staff Housing) (A-104.00), Construction Plan – 2<sup>nd</sup> Floor (A-105.00), Construction Plan – 2<sup>nd</sup> Floor (Hotel) (A-106.00), Existing Conditions – Exterior (A-200.00), Existing Exterior Elevations (A-201.00), Proposed Exterior Renderings (A-203.00), and Window Types and Details (A-601.00); and Proposed Landscape Revegetation Plan prepared by James C. Grimes Land Design, Inc., dated revised December 5, 2019 are available for

inspection at the Planning Board office, Suite 103, 300 Pantigo Place, East Hampton, New York.

is that right? Are they available for inspection as the Planning Board office...A transcript of the hearing will also be posted to the town's website after the hearing and the hearing shall remain open until May 13th, 2020, or within one week of the posting of the transcript on the town's website, whichever is later. For the purpose of receiving written comments. Written comments may be submitted by e-mail directed to [planningboard@eamptonny.gov](mailto:planningboard@eamptonny.gov) and by mail to Planning Board Office, Suite 103, 300 Pantigo Place, East Hampton, New York 11937 and received on or before close of business on May 13th, 2020 or within one week of the posting of the transcript on the town's website, whichever is later, dated March 27, 2020. Samuel Kramer, chairman,

Kramer: Thank you Randy uh Thomas as far as the inquiry that Randy had about making the plans available for inspection, are we doing that by email, by electronically or by appointments, what... How exactly is it being handled?

Thomas Crouch: Well, the plans have been posted along with the agenda tonight on the website.

So it's available that way.

Kramer: Okay, so those would be available and I suppose if somebody can't access the website, they can reach out to the Planning Board and we can make it available for an inspection,

Crouch: we could make it available, we could email it to them...

Kramer: Okay

Crouch: If the public would like to view the plans, we'll find a way... Just let us know.

Kramer: Okay, but right now they are available online, at the click of a mouse

Parsons: Sam, I don't think all of the plans that are recited here are available online, but some of them are...

Well, okay, call him one.

Crouch: I was just, I'll check and make sure that they are posted, all the plans are posted tomorrow, if they aren't already, at my understanding is that they're all posted along with the agenda tonight,

Kathleen Cunningham: There were nine sheets of them, I think when I looked at the agenda electronically when I was preparing for the meeting, I don't know if it matches line by line from what Randy read on public hearing notice there, but I know there were a lot of them because I was a...

There were nine pages, as far as I recall,

Kramer: I have... I'm looking at them, it looks like it's pretty complete.

Parsons: Okay, I like as...

Kramer: We'll look at it again, we'll make sure that it's all there, and if it isn't, it will be available online, and if by chance nobody cannot reach the... Get it electronically. We'll make arrange a mail, the... Alright, Thomas, how are we for posting and service?

Crouch: I've reviewed a stamped copy of the affidavit of service and posting and the notice is adequate.

Kramer: Very well, thank you.

Okay, Eric, please go ahead.

Eric Schantz: Can everyone... Everyone see the survey?

Members: Yes.

Schantz: Okay, so this is a property on South Edgemere Street in downtown Montauk maybe a little bit north of downtown Montauk however you would draw that line.

The applications mainly for interior facade changes, they submitted a seating plan and are not proposing any additional seating, they're proposing new drainage as well as re-vegetation along Fort Pond, they're proposing switch grass inkberry, bayberry and little blue stem.

And this is the only exterior changes can be shown in the red hash mark in the blue, the red hash mark or the areas that are to be removed, and then the blue are new changes, they're not increasing any floor area or lot coverage there, in fact, reducing it...

So I, it's relatively minor application, and they've already received an Administrative Natural Resources Special Permit from the Zoning Board of Appeals.

Kramer: Very well. With that Ms. Choron? You're there?

Choron: I am here, I'm not sure if I'm muted.

Kramer: No, I think you are up. Jason is Ms. Choron muted? Can she? You're live.

The floor is yours.

Choron: Wonderful, thank you so much. I just wanna first say, of course, thank you so much to all of you, the board members, and everyone behind the scenes who's made it possible to have this virtual public hearing and to continue plugging away on this application. I know that it's been a struggle. I tuned in to the last meeting, so we really appreciate it very, very much to keep things moving, especially because we had applied for our initial site plan application in May of 2019, so it's been a long road to get here, and we've had some great substantive discussions with the board, and try to take your feedback to heart by adding re-vegetation, dry wells, we made our application for that septic grant, and we think that this is a relatively minor application on a property that we're hoping to modernize and renovate and keep in keeping with the community.

So I don't think that I have too much more of a presentation, I really can just field questions from the public. I have noticed the neighbors for the administrative NRSP, and also two separate planning board hearings because the first one was re-scheduled, so I only had one neighbor reach out and we discussed the application in detail, and I welcome them to go to the town or if I could email documents to them, but they declined, the interest on my end, I haven't had too many contacts with community members reaching out, but I'm certainly here and available if anyone has any questions.

Kramer: Well, I do understand, this is a public hearing not a Q and A and it's public hearing for the board to hear from the public so you may talk directly or privately with someone who might have a question, but this wouldn't be the forum for that, so we...

Choron: Right, right.

I appreciate that, thank you... So now there's point Jason, do we have anybody queued up

who wishes to speak?

Jason: Currently there are no other callers on the line.

Kramer: I think that we need to give the public an opportunity, as we talked earlier about giving the 15 minutes to check in now, Thomas is that what we are going to do?

Crouch: I think that's 15 minutes for the public, if anyone watching was to call in and comment... That's their option.

Kramer: Okay, Jason why don't you..the crawl is still on the bottom of the screen, right? I tell people they can call in...

Jason: Yes, it is.

Kramer: That... Why don't we put up the... Eric you had surveys or sketches on this application.

Schantz: Yeah, I thought they were still up...

I don't know, I I...

Jason: Eric, there was a big black box over them, and so I stopped your screen share for a second, if you wanna restart it, it should be fine.

Schantz: Okay, let me see how to do that.

Kramer: Okay, so once that goes up...

Schantz: Did that do it Jason:

Jason: Yes it did.

Kramer: Alright, now what an... You leave that up. And Jason, perhaps you should just mute the board, mute everybody, and at 7:30, which is about 12 minutes or so from now, I think that should be sufficient time, we'll come back if there hasn't been anybody just to speak before then and we'll carry on with the rest of our meeting at that point.

How does that...

Jason: That sounds good.

I'll start muting now.

Kramer: Ok very well. Thank you

Jason: Ok everybody we are live again and there are currently no callers.

Kramer: Okay, so in accordance with the notice, we keep the record open for 30 days or 7 days after, the transcript is filed, the later of those, and that's in accordance with the directives that we received from the State, so with that, Ms. Sharon are you there?

Sharon McCobb: Yeah I'm here...

Kramer: Listen if I have mispronounced your name, I apologize...

Choron: That's okay.

Kramer: I try and get these things right, but sometimes I mess them up, but... But so that's where we are now. You heard what I said about the public hearing kept open. So, thank you very much and we... We will move on.

Choron: Alright

Kramer: I'm sorry, I didn't mean to cut you off. Do you have anything you wanted to add?

Choron: No thank you so much. Just wanted to say thanks again.

Kramer: Our pleasure, thank you. Okay, so with that

Choron: thank you. Thank you.

Kramer: We will resume our regular meeting and we've got three resolutions on

Upon motion duly made and seconded the meeting was adjourned at 7:40 PM.