

# PLANNING BOARD MEETING

June 28, 2023

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

Via zoom: Randall T. Parsons

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

## **WORK SESSION:**

### **1. MONTAUK SUNSET COTTAGES, LLC SITE PLAN SCTM #300-20-2-13.1, 123.2**

Planner Frank gives an overview and presents plans. The board agrees to a negative declaration pursuant to SEQRA. The application is ready to be scheduled for public hearing.

### **2. 395 PANTIGO ROAD PRELIMINARY SUBDIVISION SCTM #300-189-1-4**

Assistant Director Vavilis LaGarenne gives an overview and presents plans. The board agrees to the proposed conditions of approval with the exception of the following which will be modified: *All principal buildings and structures shall be confined to the building envelopes shown on this Map unless greater setbacks or restrictions are imposed by the Zoning Code of the Town of East Hampton, in which case those greater setbacks and restrictions shall apply.* The application is ready for preliminary subdivision approval. The board would like an access easement proposed as discussed between Lots 7 and 8 to provide resident access to the reserve area in the northern area of the property.

### **3. MAIDSTONE ACRES II SITE PLAN SCTM #300-38-4-2.1**

Assistant Director Vavilis LaGarenne gives an overview and presents plans. The application is ready for approval subject to the conditions set forth in the Planning Department memo.

### **4. THE LANDING ART STUDIO ARTIST STUDIO SCTM #300-56-2-27**

Assistant Director Vavilis LaGarenne gives an overview and presents plans. The applicant has demonstrated that they qualify as a working artist and should submit their resume to complete the record. The applicant should submit a revised plan that depicts the proposed artist studio in the area previously cleared. The revised plans should depict compliance with the pyramid law and confirmation of the structure's height. The applicant should confirm that no plumbing facilities are proposed on the plans or as the applicant stated a sink was proposed, the location should be shown along with the confirmation that no other plumbing is proposed. The applicant should either submit town approval for the present nature of clearing on the lot or submit a revegetation plan that follows the Town's standards for species selection and spacing.

## **REGULAR MEETING:**

By motions made, seconded, the following resolution was 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**

**THREE MILE HARBOR  
AFFORDABLE HOUSING  
SITE PLAN/SPECIAL PERMIT  
SCTM #300-122-7-19, 20**

**RESOLUTION  
AMENDING  
APPROVAL**

**ADOPTED: 6 / 28 / 2023**

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:** Resolution adopted October 21, 2021, granting site plan approval and special permit approval.

**PROPERTY LOCATION:** 286 & 290 Three Mile Harbor Road

**PROPOSED AMENDMENT:** To modify a site plan/ special permit approval to change the refuse enclosure gate and fence specification with no change to location, scope or scale.

**MODIFICATION AS APPROVED:** Change the refuse enclosure gate and fence specification with no change to location, scope or scale.

**REASONS SUPPORTING MODIFICATION:** The modification is a minor change to an approved site plan.

**APPROVED PLAN AS MODIFIED:**

- 1. APPROVED SITE PLAN:** Specification Enclosure detail prepared by R&M Engineering, dated June 2, 2023.
- 2. APPROVED BUILDING OR CONSTRUCTION PLANS:** No other changes to other approved plans.

**CONDITIONS TO MODIFICATION:**

- The applicant shall obtain the final written approval of the Architectural Review Board.

DATED: June 28, 2023

cc: David Gallo  
Georgica Green Ventures, LLC  
50 Jericho Quadrangle, Suite 118  
Jericho NY 11753

Elizabeth Vail, Esq.  
Farrell Fritz, P.C.  
50 Station Road, Building  
One Watermill NY 11976

Catherine Casey  
East Hampton Housing  
Authority 316 Accabonac Road  
East Hampton, NY 11937

Planning Department  
Building Inspector

Architectural Review Board

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

**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**

**MONTAUK SUNSET COTTAGES, LLC  
SITE PLAN**

**SCTM # 300-20-2-13.1, 13.2      ADOPTED: 6 / 28 / 2023**

1. Montauk Sunset Cottages, LLC, owner, has made application for site plan/special permit approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to demolish all the existing upland improvements and construct a new 6,737 square foot two-story residence in a similar location to the residence to be demolished and a 16' x 56' swimming pool. The project proposes relocation of three (3) cottages and renovating the remaining eleven (11) cottages. The existing driveway is to be reconstructed with 20 parking spaces proposed. The project consists of 166,119.96 square feet (3.81 acres) and is located on the west side of East Lake Drive, Montauk and is situated in an A-Residence/Harbor Protection Overlay District 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 #300-20-2-13.1, 13.2.

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 survey prepared by James P. Walsh, LS, PC, dated revised September 20, 2022; a set of plans prepared by DiLandro Andrew Engineering dated March 9, 2023 including: Existing Conditions and Demolition Plan (C-1), Proposed Septic Plan (C-2), Sanitary System #1 Details (C-2A), Sanitary System #1 Details (C-2B), Sanitary System #2 Details (C-2C), Water Supply Plan (C-3), Water Supply Plan Details (C-3A), Electrical Supply Plan (C-4), Drainage Plan (C-5), Erosion and Sediment Control Plan (C-6), Fire Apparatus Access and Parking Plan (C-7A), ADA Access Details (C-7B), and ADA Access Details (C-7C); a Landscape Plan prepared by Summerhill Landscapes, Inc. dated revised December 27, 2021; and a Landscape Lighting Cutsheets prepared by Shine Design and Distribution dated January 10, 2022 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, July 26, 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@eamptonny.gov](mailto:PlanningBoard@eamptonny.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: June 28, 2023

cc: Britton Bistran  
P.O. Box 2756  
Amagansett, NY 11930

Planning Department  
Building Department  
Architectural Review Board

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

Upon motion duly made and seconded the meeting was adjourned at 8:40 PM.