

Planning Board
April 13, 2023
11:00 a.m.
Emergency Services Building
1 Cedar Street

Those present were:

Robert D. Caruso, Chairman
D. Walker Wainwright, Member
David Driscoll, Member
Jeff Williams, Member
Billy Hajek, Village Planner
Thomas Preiato, Village Building Inspector
Maryann Tracey, Applicant
Jonathan Tarbet, Attorney on behalf of the Applicant
Jody Gambino, LTV Moderator
Pamela J. Bennett, Village Clerk

Chairman Caruso called the meeting to order at 11:00 a.m.

1. **Minutes**

Upon motion of Jeff Williams, duly seconded by David Driscoll, the Board unanimously approved the minutes of January 12, 2023.

2. **Maryann Tracey - Round Midnight, LLC – 56 Egypt Close –
SCTM #301-4-7-41.7**

The Board is in receipt of an application, marked received April 3, 2023, for an agricultural structure to be placed on this property and the property will be used to farm flowers and vegetables. Jonathan Tarbet Esq. appeared on behalf of the land owner noting that Maryann Tracey is the tenant farmer. Years ago, the property was used as a tree farm and more recently the property contained an abandoned farm which had become a mess. The new tenant has cleaned up the property; old structures were removed, the greenhouse was removed, a shed, previously approved by the Board, has been removed. The proposed shed will be

used for storage; the pre-fab shed is 12 feet by 24 feet and will be delivered to the site, no excavation is required.

Village Planner Hajek stated that this is Lot 7 of the Amy's Lane West subdivision. When the lot was created, a good portion of the lot was agricultural and an agricultural easement was dedicated to the Village. The Easement contains parameters of how the agricultural land can be used and what structures and improvements are permitted. The Easement also contains conditions that any improvements or structures or buildings that are reasonably associated with agricultural use, require Planning Board review. The proposed building is set back off the street and it is small in scale relative to the property.

Member Williams asked if there is any relevance of the size of the proposed structure to the last structure. Mr. Hajek did not believe so; the Board had approved the hoop house which has since been removed; other structures, which did not have approval by the Village, have been removed. Member Wainwright asked if it makes a difference that the structure, in theory, is a temporary structure because it can be picked up and removed. Mr. Hajek said no, noting that it does not disturb any of the agricultural soils which is a positive. He also noted that any additional utilities, such as an electric service, has to be buried; no aboveground wires. He noted that the property does have electric service and a well.

Member Williams asked if the structure, plotted on the survey, faces front with the windows and the door. Mr. Hajek stated that technically the property has two front yards; Montauk Highway and Egypt Close. Mr. Hajek stated that the rear portion of the lot, not burdened by the Agricultural Easement, can be developed with two single-family residences. Member Williams stated that the proposal lists various colors different from the building specifications and asked for clarification. Mr. Tarbet stated that the door opens to the street and access to it is from the side. Member Williams stated that the wider part of the structure faces Pantigo Road.

Upon motion of David Driscoll, duly seconded by D. Walker Wainwright, the Board unanimously approved the request.

Upon motion of Jeff Williams, duly seconded by D. Walker Wainwright, the Board unanimously adjourned the meeting at 11:07 a.m.

2828

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 4/12/2024
TIME: 1:51 PM
Danielle McKoy