

**Planning Board
May 9, 2024 – 11:00 a.m.
LTV Studios
75 Industrial Road,
Wainscott, NY 11975**

Those Present Were:

Robert D. Caruso, Chairman

David Driscoll, Member

Jeff Williams, Member

Dennis Limonius, Member

Bill Hajek, Village Planner

Thomas Preiato, Village Building Inspector

Gabrielle McKay, Village Deputy Clerk

Mary Jane Asato, Representative for Gladys W. Collier Revocable Trust – 26 Jericho Road

Robert Caruso: Good morning, everyone, and welcome to the Planning Board. I call to order the Planning Board for Thursday, May 9th, 2024.

MINUTES – APRIL 11, 2024

Robert Caruso: The first item on our agenda are the minutes of April 11th, 2024. Are there any questions or corrections? If not, I would entertain a motion to approve that, I have that motion?

Jeff Williams : So moved.

Robert Caruso: Thank you. Do I have a second?

Dennis Limonius: Second.

Robert Caruso: All in favor?

Board in Unison: Aye.

MINOR SUBDIVISION:
GLADYS W. COLLIER REVOCABLE TRUST
26 JERICHO ROAD
SCTM# 301-12-2-13

Robert Caruso: Great. And the next item on our agenda is the minor subdivision at Gladys Collier Revocable Trust, 26 Jericho Road. Is the applicant present?

Bill Hajek: They're not. Good morning, Board. Billy Hajek for the Village. Uh, the applicant's not present. And we had this on the agenda in the event that they resubmitted a new subdivision

2835

map. Before the meeting, we didn't... We haven't received anything yet. So, um, there's really no action for the Board to take on this application at this time, we're just in a holding pattern waiting for the applicant.

Robert Caruso: Okay, So we'll put that in the holding pattern.

LOT LINE MODIFICATION:
DUNEMERE LANE PROPERTIES II & DUNEMERE PROPERTIES III
57 DUNEMERE LANE & 59 DUNEMERE LANE
SCTM#301-9-4-7.1 & SCTM#301-9-4-7.2

Robert Caruso: And then the next item on our agenda it's a lot line modification at Dunemere Properties II and Dunemere Lane Properties III, 57 to 59 Dunemere Lane is the applicant present? Good morning.

Mary Jane Asato: Good morning I'm Mary Jane Asato , 21 South Main Street, for the applicant. Um, the application before you is a boundary line modification and land transfer. I had submitted the maps in advance. And if you look at it, uh, the previous owners had obtained multiple variances to create these two nonconforming lots. Um, it was a tortuous line. You can see it's like a snake that weaves around existing buildings. I believe that it was done for estate planning purposes, you know, to create two properties with Wainright's. And they already had existing structures, so they had to work around these structures. What we're proposing here are two totally conforming in area and building envelope lots. We want to remove all of the improvements on the, uh I don't know which side of it I believe it's noted.

Wes Robinson: The north side?

Bill Hajek: The west side.

Mary Jane Asato: The west side. So, all of that's going to remove the only thing that will remain are the two buildings on the second lot. Um, and so basically you would have two totally conforming lots. Whatever new construction would go there would have to conform in all respects to current zoning. We're not seeking to maintain or um, keep any variances. So, I think really for planning purposes here and the Village, uh, this is a win-win scenario. Um, you know, anything that would be done to these buildings, which are old, would require variances anyway, and it just doesn't make any sense. With the land here available, it's better to make two regularly shaped lots. Uh, we are before the planning, uh, I mean, the health department. So, you're talking about fully new septic system for anything that would be new, that would be constructed here. So, uh, without belaboring, I do believe that you have a report from your Planner. Um, if you have any questions, I'll certainly answer them. And, oh, by the way, we have no issues with tearing down before the map is filed, because obviously, you know, you don't want buildings that are going to cross lines or something that you already approved. So if you would give a preliminary approval saying we would approve this conditional upon before you can file any map. Um, obviously we need health department approval, but, um, you have to have all of the buildings on that second lot, everything removed that you said, and your Building Inspector

would have to inspect to confirm that. And once that is done, you could sign the mylars that we have, you know, for filing. You have any questions?

Robert Caruso: Any questions, Board members?

Dennis Limonius: I don't have any questions. I think this is very straightforward and a win-win. Planning in the future of these, of this property. It's an opportunity to do what makes more sense. It's angular, there'll be less setbacks for more zoning variances on the properties, it's on going. So, I think this is a very simplified solution.

Robert Caruso: Thank you.

Mary Jane Asato: Thank you.

Robert Caruso: Billy, comments?

Bill Hajek: Thanks. Good morning, Board members. Billy Hajek again for the Village. Um, yeah. From a planning perspective, this is a good project. You know, it's creating rectangularly shaped lots. I think this is more process and procedure at this point. Um, and procedurally, we have to obtain comments from the Fire Department, I mean, it's just a code requirement. I don't expect any issues. There's adequate fire suppression. Um, you know, in the area, there's public water and there are no common driveways proposed. So, I don't think there's going to be any issues, but we technically do have to get comments from the Fire Department. Um, and for a lot line modification, we treat them as minor subdivisions or sub waivers. And the Board has the ability to waive certain requirements as part of a sub waiver review. And one of those requirements is a public hearing. Um, so the Board has to decide whether or not they want to hold a public hearing on this matter or waive the public hearing. Um, historically, the Board has held hearings on lot line modifications just to, you know, ensure that there's no, you know, concern. Here, I can't imagine there would be, but it's just something that you'd have to decide on. Um, and then, you know, as, as Mary Jane Asato mentioned, it's just formulating the conditions of the approval and ensuring that things are done correctly before the map is filed. Okay. Other than that, I have no real comments. Yeah.

David Driscoll: I just have one question. The apron, that's the existing apron on 55, I think it is. Um, is that the proposed entrance and egress from the property?

Bill Hajek: There used to be a driveway here.

Mary Jane Asato: Yes. these are related entities, and they did remove the driveway that went into the lot. What is now lot one. Um, and I believe that they are not proposing a new driveway cut, but I will ask them. Would you prefer another driveway cut?

David Driscoll: So right now, they're going to be using a common driveway for both properties?

Mary Jane Asato: I believe so.

David Driscoll: Well, I think that's preferable from a planning perspective.

Bill Hajek: Yeah. If they want to share a driveway, they can do that.

Mary Jane Asato: For the time being, I believe they want to share a driveway because it's the same family. I mean, these two properties, although they're different entities, are the same family and so I believe that they really wanted to just have one driveway cut, for the time being. So, if you want to, I mean, Billy and I can talk that so long as they're in sort of common ownership that that would continue. Um, and I mean, we will come up, you know... We'll agree to anything that's reasonable. So, I think it's beneficial on this street that you don't have multiple cuts for the time being. I mean, it's really not... I think that that's actually a preferable thing for the Village, in my opinion.

Jeff Williams : It is. It sounds like that, but I wouldn't think that they want the limitation in the future.

Mary Jane Asato: No, no, I don't think they want to common driveway limitation, but right now I know that, and this is going to be a family compound, so, as I said, we don't know what... I can't read the future. But for the immediate future or certainly, uh, it's going to be a single common driveway. That's what they've been doing right now.

Robert Caruso: Great. Thank you. Okay. So, Board members, we have... Billy, we have the procedural items that are coming up with the Fire Department. And as far as this lot line modification, I would recommend to the Board, and it's up to the Board to go ahead and have a public hearing on this. I think that this way everybody is satisfied in the neighborhood, and we don't have any problems. You know, they'll see it, you could explain it, and everything will be much more copacetic.

Mary Jane Asato: That's fine.

Robert Caruso: Yeah. Okay. All right. So then we'll just proceed.

Bill Hajek: We'll proceed and schedule the hearing and the next available.

Robert Caruso: Thank you. Tom, any comments or...?

Tom Preiato: I'll just mention eventually... Tom Preiato for the Village. Eventually, the addresses, you know, there'll be two 911 services, that there'll be two numbers posted. Um, but that's later on.

Robert Caruso: And that's number 57 of 59?

Tom Preiato: Yeah. That all depends if they'll stay the same.

Mary Jane Asato: I think they'll stay the same.

Tom Preiato: They'll stay the same. So, they would just have a driveway.

Robert Caruso: So, one will say 57, the other 59, or something like that, right?

Mary Jane Asato: The numbers will stay the same with lot line modifications, the tax map numbers actually uh, I'm not sure, but I think when we do a transform merger, they actually keep the tax numbers the same as well. However, the driveway is going to have to clearly note that it's 57 and 59 for emergency services. So they know that they come up that driveway, and I don't think the applicant is going to have any problems with that. Certainly, if there is, you know, an unfortunate where emergency services have to be called, they're going to be wanting somebody to get there.

Robert Caruso: And they'll be duly noted. In other words, it'll have signed 57, 59, even though it's a common driveway.

Tom Preiato: That was my concern. That makes great sense.

Robert Caruso: Absolutely. Okay. Well thank you, Board members. Any other comments on this application? Billy? Everybody? Okay. Good. All right then this concludes our agenda for today.

Robert Caruso: Do I have a motion to adjourn?

Wes Robinson: Motion.

Robert Caruso: Thank you. Do I have a second?

Jeff Williams : Second.

Robert Caruso: Thank you. All in favor?

Board in Unison: Aye.

Robert Caruso: See you all at the next meeting. Thank you all.

FILED
VILLAGE OF EAST HAMPTON, NY
DATE: 7/12/2024
TIME: 3:09 PM

Gabrielle McKay

