

Minutes  
Planning Board  
February 11, 2021  
11:00 a.m.  
via Video-Conferencing and  
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Those present were:

J. Kenneth Wessberg, Chairman  
Bruce A.T. Siska, Member  
Obbron Farber, Member  
John S. Tarbet, Member  
D. Walker Wainwright, Member  
Elizabeth Baldwin, Village Attorney  
Billy Hajek, Village Planner  
Rick Slater, Applicant on behalf of 31 Cooper Lane LLC and Kim B. Slater  
Leonard I. Ackerman, Attorney on behalf of Furtherfarm, LLC  
Linda Margolin, Attorney on behalf of Furtherfarm, LLC  
Jody Gambino, LTV Moderator  
Pamela J. Bennett, Village Clerk

Mr. Wessberg: Good morning everyone, today is Thursday, February 11, 2021, it is the Village Planning Board meeting today. Great day, good snowy day.

1. Minutes

Mr. Wessberg: Did everybody have an opportunity to go over the minutes from last month?

Mr. Wainwright: Yes.

Mr. Siska: Yes.

Mr. Wessberg: Can I have a motion to accept them?

Mr. Siska: I will make that motion.

Mr. Wessberg: Do I have a second?

Mr. Wainwright: Second.

Mr. Wessberg: Okay, thank you. Pam, can we go over the agenda for today, please.

2. **31 Cooper Lane LLC – 31 Cooper Lane and Kim B. Slater – 29 Cooper Lane**

Ms. Bennett: Sure, we have 31 Cooper Lane LLC at 31 Cooper Lane and Kim B. Slater at 29 Cooper Lane, they are first up.

Mr. Wessberg: Okay. Are the Slaters on? Is Mr. Slater on?

Mr. Slater: Good morning.

Mr. Wessberg: Good morning.

Mr. Slater: Thank you for having us and I thank you for your time this morning to listen to our request. My wife Kim and I own number 29 and 31 Cooper Lane, we have owned 29 for over 20 years, we just purchased 31 in August. We come before you today to make the request to amend the Board's prior resolution dated March 9, 2000, Suffolk County Tax Map 301-1-2-40.1 and 2. It is our request that the existing driveway utility easement as reflected, I think you have the map before you, July 12, 1999, depicts a 15-foot right-of-way easement, utility easement, which is directed in a cumbersome manner which was convenient for the folks back 50 years ago to access number 29's main, and only entrance, on the north side. It is our request today to straighten that easement out, maintaining 15 feet as per the resolution of 2000, it would make it so much more desirable and convenient with no impact on neighboring properties to just straighten that easement out in a direct direction to 29. Would there be any questions? It is relatively simple, we are just taking that bend out of the driveway which really, again, it was for convenience, and as we develop these properties or improved these properties, it would be of great help.

Mr. Wessberg: Anybody have any questions for Mr. Slater?

Mr. Siska: No, I think this looks pretty good.

Mr. Wessberg: I have no problem with it. Anybody else? John Tarbet?

Mr. Tarbet: No problem.

Mr. Wessberg: Obron?

Ms. Farber: I fully support the Slater project.

Mr. Wessberg: Walker?

Mr. Wainwright: Fine.

Mr. Wessberg: Can I have a roll call please, Pam, to accept this?

Ms. Baldwin: You need to do SEQR first.

Mr. Hajek: Mr. Chairman, I prepared a draft EAF Part II and III, you just have to make a Negative Declaration.

Mr. Wessberg: Okay.

Ms. Bennett: So I will do the roll call for that first? Yes?

Mr. Wessberg: Yes.

Ms. Bennett: Okay. Mr. Wessberg?

Mr. Wessberg: Yes.

Ms. Bennett: Mr. Siska?

Mr. Siska: Yes.

Ms. Bennett: Mr. Tarbet?

Mr. Tarbet: Yes.

Ms. Bennett: Mr. Wainwright?

Mr. Wainwright: Yes.

Ms. Bennett: Ms. Farber?

Ms. Farber: Yes.

Mr. Wessberg: And we accept the assessment from Billy, you need a vote on that also, Pam?

Ms. Bennett: I did that first and then, what should I, do you want, Beth, should I poll the Board for the...

Ms. Baldwin: I just want to clarify. So originally, they were asking for a 12-foot wide and they have changed that back to 15, right?

Ms. Bennett: Yes.

Mr. Wessberg: Correct.

Ms. Baldwin: Okay, I just wanted to make sure that that is clear.

Mr. Hajek: So there is no variance required now.

Ms. Baldwin: Right, the variance is not required any more, just so everybody is aware of that.

Mr. Wessberg: Thank you.

Ms. Baldwin: Yes, I think if you want to poll the Board then Pam, we can do that, and then I can do the resolution for the next meeting.

Mr. Wessberg: The March meeting.

Ms. Baldwin: Yes.

Ms. Bennett: Good. Mr. Wessberg?

Mr. Wessberg: Yes.

Ms. Bennett: Mr. Siska?

Mr. Siska: Yes.

Ms. Bennett: Mr. Tarbet?

Mr. Tarbet: Yes.

Ms. Bennett: Mr. Wainwright?

Mr. Wainwright: Yes.

Ms. Bennett: Ms. Farber?

Ms. Farber: Yes.

Mr. Wessberg: Thank you very much Mr. Slater.

Mr. Slater: We thank you for your time this morning.

Mr. Wessberg: Okay, Pam, we will move onto the next hearing.

2. **Furtherfarm, LLC – 218 Further Lane and EH 226 LLC –  
226 Further Lane**

Ms. Bennett: Sure, it is Furtherfarm, LLC at 218 Further Lane and EH 226 LLC at 226 Further Lane.

Mr. Wessberg: I saw Mr. Ackerman before, I believe was on, yes?

Ms. Bennett: He is there.

Mr. Wessberg: Mr. Ackerman?

Mr. Ackerman: Yes, hi, good morning. Thank you for the opportunity to be heard this morning and the re-opening of the hearing. I do not have very much to say other than just to reflect that we submitted on the 15<sup>th</sup>, we submitted a list of the conditions with respect to our application that we propose the shared driveway agreement, utility easement, the C and R's with respect to location of the gate, landscaping. On the 26<sup>th</sup> of February, I think it was the 26<sup>th</sup> of January, we submitted the full-sized maps showing the transfer of the 38-foot strip between the two lot owners, the shared driveway for both lots, the proposed gate to be no closer than 30 feet, the easement for the utilities and the covenant restriction with respect to the eight-foot strip on the northerly boundary to contain only grass and no fencing.

Mr. Wessberg: Everybody have an opportunity on the Board to read the, I have January, Mr. Ackerman, I have January 25<sup>th</sup>.

Mr. Ackerman: Yes, I am sorry, I put February by mistake, it is January...

Mr. Wessberg: It is January 25<sup>th</sup> that we are referring to. Mr. Siska, Bruce? Did you have an opportunity to read this?

Mr. Siska: Yes, no I think that this is kind of what we were sought of hoping for a while back. I do have just a couple of questions. The gate, I think we settled on 30 feet back, will that gate serve for both properties?

Mr. Ackerman: Yes.

Mr. Siska: And should that be shown on the final plan? I am just throwing that out there, I do not know.

Mr. Ackerman: I do not believe, Bruce, I do not believe they have settled on the design and the location exactly and that is going to be taken up with the Building Department when apply for the opening.

Mr. Siska: Okay, that was just a question. Other than that, I think I am good, I had a question about the eight feet along the road, is that an arbitrary dimension, how did that come about? That is just another general question, eight feet sounds a little...

Ms. Margolin: Do you want me to answer?

Mr. Ackerman: Yes, would you, Linda.

Ms. Margolin: When our traffic engineers were at the site early on in this application, and most of the Planning Board Members at that time came out to the site, the traffic engineer said that with respect to vehicles exiting the property, the typical driver of a vehicle was no further away from the edge of the road when they pulled their vehicle up to the edge of the road than five feet. In other words, we wanted to make sure that we had a little bit more than that in order to make sure that even if it was a somewhat larger vehicle that the driver would be able to see clearly.

Mr. Siska: Okay, all right. That is all I had.

Mr. Wessberg: Walker?

Mr. Wainwright: I am fine with it.

Mr. Wessberg: John Tarbet?

Mr. Tarbet: Yes, I am fine.

Mr. Wessberg: Obron?

Ms. Farber: My thoughts are all on the record.

Mr. Wessberg: Okay. So it is going to be another two votes again, Pam, with this, or Beth? For the environmental assessment which I have gotten, everybody should have a copy of that.

Ms. Bennett: Okay. Mr. Wessberg?

Mr. Wessberg: Yes.

Ms. Bennett: Mr. Siska?

Mr. Siska: Yes.

Ms. Bennett: Mr. Tarbet?

Mr. Tarbet: Yes.

Ms. Bennett: Mr. Wainwright?

Mr. Wainwright: Yes.

Ms. Bennett: Ms. Farber?

Ms. Farber: This is the environmental assessment?

Ms. Bennett: Yes.

Ms. Farber: Yes.

Mr. Wessberg: Okay, then we will go on and vote to accept this? Pam?

Ms. Bennett: Okay. Mr. Wessberg?

Mr. Wessberg: Yes.

Ms. Bennett: Mr. Siska?

Mr. Siska: Yes.

Ms. Bennett: Mr. Tarbet?

Mr. Tarbet: Yes.

Ms. Bennett: Mr. Wainwright?

Mr. Wainwright: Yes.

Ms. Bennett: Ms. Farber?

Ms. Farber: I abstain.

Mr. Wessberg: Okay, so we have the vote to go forward with this. Beth, the next will be..

Ms. Baldwin: For March, I will have the resolution for March.

Mr. Wessberg: Okay, thank you, now I see it, okay. So the last thing I have, thank you Mr. Ackerman.

Mr. Ackerman: Thank you.

3. **Jack Levy – 39 Georgica Road and  
Georgica Road LLC - 47 Georgica Road**

Mr. Wessberg: The last thing I have is, hang on here, I have the paper somewhere, for a resolution, Beth, if you could prepare a resolution for the March meeting also for Jack Levy for 39 Georgica Road and for 47 Georgica Road.

Ms. Baldwin: Yes, just to update the Board. The Zoning Board will be adopting tomorrow the variances that they needed for the lot line modification so that is, unfortunately why, because of the timing, why we had to do it, so the Zoning Board will adopt that resolution tomorrow so then for March I can come back with the Planning Board's resolution so you will be ready to...

Mr. Wessberg: For that same meeting, March 11<sup>th</sup>?

Ms. Baldwin: Right.

Mr. Wessberg: Okay, so we will have the three resolutions for next month.

Ms. Baldwin: Correct.

Mr. Wessberg: Okay, that is all I have. Does anybody want to bring anything up before the Board before I adjourn? (no) Can I have a motion to adjourn the meeting?

Mr. Siska: I will make that motion.

Ms. Farber: I will second.

Mr. Wessberg: All right, thank you everyone. Have a great day.



FILED  
VILLAGE OF EAST HAMPTON, NY  
DATE: March 11, 2021  
TIME: 11:30 a.m.

