

Minutes  
Planning Board  
June 10, 2021  
11:00 a.m.  
via Video-Conferencing and  
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Those present were:

Robert D. Caruso, Chairman  
Bruce A.T. Siska, Member  
Obron Farber, Member  
Carrie Doyle, Member  
Lisa Perillo, Village Attorney  
Timothy Hill, Village Attorney  
Billy Hajek, Village Planner  
Tom Preiato, Building Inspector  
Jonathan Tabet, Attorney on behalf of 40 Middle Lane LLC and 50 Middle  
Lane LLC  
Britton Bistran, Agent on behalf of Hook Pond Lane LLC and  
15 Hook Pond Lane, LLC  
Jody Gambino, LTV Moderator  
Pamela J. Bennett, Village Clerk

Mr. Caruso: Good morning everyone. I call to order the Planning Board for  
June 10, 2021.

1. **Minutes**

Mr. Caruso: The first item on the agenda are the minutes of April 8, 2021.  
Are there any corrections or changes?

Mr. Siska: No, I thought they looked good. I will make a motion to approve  
if no one has any changes.

Mr. Caruso: Thank you, Bruce. And do I have a second?

Ms. Bennett: Obron, you are muted.

Ms. Farber: I will second.

Mr. Caruso: All in favor?

Mr. Siska: Aye.

2. **40 Middle Lane LLC – 40 Middle Lane and  
50 Middle Lane LLC – 50 Middle Lane**

Mr. Caruso: The next item on the agenda is for the lot line modification for 40 and 50 Middle Lane. Is the applicant present?

Mr. Tarbet: Hi, Jon Tarbet for the applicant.

Mr. Caruso: Good morning, Jon. Can you just briefly describe, I know you have been working on this for a while. Do you want to go over the parameters of the proposal?

Mr. Tarbet: Sure. It is basically my client owns two lots and we are looking for a mirror flip. So we are taking property from the larger lot and it is just making the, it is an unimproved larger lot and an improved lot and we are adding it to the improved parcel. The last time I was here the Board had no concerns although I did need a variance so I went to the Zoning Board and got a variance, and we are back to the Board hopefully for approval. I think that is what we were waiting for.

Mr. Caruso: Yes, okay. Bruce Siska, any comments, any input on this?

Mr. Siska: Jon, just to refresh. The scenic easement runs along the road there, you are allowed one curb cut over there?

Mr. Tarbet: Correct.

Mr. Siska: Okay, that is all I had, I think it looks good.

Mr. Caruso: Billy Hajek, I know you worked on this project for a while and what are your findings? What are your opinions?

Mr. Hajek: I have no suggestions for the Board on this. They are transferring a little bit of land; I do not see any planning issues with it.

Mr. Caruso: Perfect, thank you Billy. And Vincent Messina?

Ms. Bennett: He is on vacation.

Mr. Caruso: Oh, okay. We do have a determination from the ZBA and the determination, you probably all received it, is dated April 9, 2021 and at that point in time the determination is to approve the applicant's stipulations regarding that 40 and 50 Middle Lane. So do we have any comments regarding the determination so the ZBA determination is a go. With that said, may I have a motion to approve this application?

Mr. Siska: I will make that motion?

Mr. Caruso: Do I have a second?

Ms. Farber: I second.

Mr. Caruso: Thank you Obron. All in favor?

Ms. Doyle: Aye.

Mr. Siska: Aye.

Mr. Caruso: Aye. Okay, thank you.

Mr. Tarbet: Thank you very much.

Mr. Caruso: You are welcome Jon, have a great day and good luck.

3. **Hook Pond Lane LLC – 11 Hook Pond Lane and  
15 Hook Pond Lane, LLC – 15 Hook Pond Lane**

Mr. Caruso: The second item on the agenda is the Hook Pond LLC at 11 Hook Pond Lane and 15 Hook Pond Lane, that is another...

Ms. Doyle: I am going to recuse myself now. Thank you, bye.

Ms. Perillo: Let us wait...

Mr. Caruso: I am sorry.

Ms. Perillo: No, it is fine. I just wanted to give her a moment to sign off and it looks like she has.

Ms. Bennett: Yes, she has.

Mr. Caruso: Is the applicant present?

Ms. Bistran: Yes, I am here. Britton Bistran for the applicant.

Mr. Caruso: Hi Britton. Can you describe the project briefly?

Ms. Bistran: Sure, the proposal is similar to Jon Tarbet's actually. It is a property on Hook Pond Lane, two properties, 11 and 15, and the intent is to shift lot area from one to the other to make two more reasonably sized lots or equally sized lots. I had come to the Planning Board previously; I do not think there were any planning issues. I went to the Zoning Board and received a lot area variance because both lots are undersized in the zoning district, and I believe the Board should have that in their files so I am hoping to wrap it up with the Planning Board now.

Mr. Caruso: Okay. Bruce Siska, any questions or comments?

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

Mr. Caruso: Billy Hajek, I know you worked a lot on this project and you really have done a beautiful job with it. What is your opinion, analysis?

Mr. Hajek: Well, I provided my written analysis to the Board previously in a prior memo. The applicant has addressed all my questions. As Britton reiterated, it really equals out two parcels so I have no real concerns; it actually eliminated a nonconformity by making one of the lots conform to lot width requirements so I have no concerns or further questions about it.

Mr. Caruso: Thank you and that letter is on file. So, we do have a determination from the ZBA on this and it was granted May 28, 2021 of which the application is granted in all respects. Are there any questions about this determination?

Ms. Farber: No.

Mr. Siska: No.

Mr. Caruso: If not, I would entertain a motion to approve?

Mr. Siska: I will make that motion.

Mr. Caruso: Thank you, Bruce. And do I have a second?

Ms. Farber: I will second.

Mr. Caruso: Okay, thank you.

Ms. Bistran: Thank you very much.

Mr. Caruso: You are welcome.

Mr. Hill: You need to take the vote.

Mr. Caruso: Okay.

Ms. Bennett: Say all in favor, question.

Mr. Caruso: I am sorry. All in favor?

Ms. Farber: Aye.

Mr. Siska: Aye.

Mr. Caruso: Thank you. Are there any other questions or concerns of the Board? Pam, do you have any questions or is there any item that we might be missing.

Ms. Bennett: No, all looks good.

Mr. Caruso: Okay, then may I have a motion to adjourn the meeting?

Mr. Siska: I will make that motion.

Mr. Caruso: Do I have a second? All in favor?

Mr. Siska: Aye.

Mr. Caruso: Great, thank you. And I will see you all at the next meeting.  
Have a great day.

Ms. Perillo: Bye everyone.

The meeting was adjourned at 11:08 a.m.

FILED  
VILLAGE OF EAST HAMPTON, NY  
DATE: 7/9/21  
TIME: 10:29 AM

*Pamela J Bennett*