

Minutes
Planning Board
February 14, 2019

Those present were:

Philip O'Connell, Chairperson
Obron Farber, Member
John S. Tarbet, Member
D. Walker Wainwright, Member
J. Kenneth Wessberg, Member
Kenneth E. Collum, Code Enforcement Officer
J. Kent Howie, Ordinance Inspector
Billy Hajek, Village Planner
Madeline VenJohn, Attorney on behalf of Jeffrey L. Gates and
R. Michael Moran
Pamela J. Bennett, Deputy Clerk

The Chairperson called the meeting to order at 11:00 a.m., and the following official business was discussed:

1. **Minutes**

Upon motion of J. Kenneth Wessberg, duly seconded by John S. Tarbet, the Board unanimously approved the minutes of January 10, 2019.

2. **Jeffrey L. Gates – 33 Ocean Avenue and Jeffrey L. Gates and R. Michael Moran – 37 Ocean Avenue**

John S. Tarbet abstained from participation and left the building.

The Board is in receipt of a formal application for a Lot Line Modification, marked received February 6, 2019; the Board held a pre-application discussion at their November 8, 2018 meeting.

Madeline VenJohn Esq. appeared on behalf of the applicant and stated that she understands that Mr. Hajek has not had an opportunity to prepare a full report; an application to the Zoning Board has been submitted for lot area variances. Ms. VenJohn stated that the large addition on the house at 33 Ocean Avenue has been removed pursuant to a demolition permit and

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Design Review Board approval. Mr. Wessberg stated that he likes the application because it will straighten the lot line between the two houses and will even out the two lot sizes. Ms. Farber asked about the note on the survey indicating that there is a gore. Ms. VenJohn stated that the surveys of the two properties have not matched up as there is a one-half foot wide strip of land that does not appear to belong to either lot according to the surveyor but the lot line modification will eliminate that problem.

Mr. O'Connell stated that an Environmental Assessment Form Part I will need to be submitted and wondered if the Zoning Board or the Planning Board will act as lead agency. Mr. Hajek stated that that is a question for Linda Riley but historically the lead agency has been the Zoning Board. Mr. Hajek added that the application seems benign as it equals out the sizes of the two lots and will make both lots conforming to lot width; he will visit the site and prepare a report for the next meeting. If the Zoning Board is the lead agency, the Planning Board will provide comments to the Zoning Board.

Mr. O'Connell asked Ms. VenJohn about Mr. Hajek's email dated February 13, 2019, with reference to excluding the area of wetlands from the lot area calculations. Ms. VenJohn stated that the survey will be revised but that she wanted to get comments from the Board and make all the changes at once. Mr. O'Connell asked if there are any Covenants and Restrictions on the property that would affect the lot line modification. Ms. VenJohn stated that she has reviewed them but does not see where the lot line modification would be affected; no one else has access over these two parcels.

The matter was adjourned until the next meeting.

Upon motion of Obron Farber, duly seconded by J. Kenneth Wessberg, the Board unanimously adjourned the meeting at 11:08 a.m.

VILLAGE OF EAST HAMPTON, NY
DATE March 18, 2019
TIME 2:00 p.m.



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