

**TOWN OF EAST HAMPTON
CONSERVATION-LAKE COMMISSION**

REGULAR MEETING

THURSDAY, MAY 11, 2023

7:00 PM

TOWN HALL 2ND FLOOR MEETING ROOM #201 AND VIA ZOOM

MINUTES

Present: Chairman Chuck Yenknor Vice Chairman Jack Solomon, John Purple (left at 8:12 P.M.), Marty Podskoch, Margaret Wilcox, and Jason Hartling with Parks & Rec Director Jeremy Hall.

Absent: Cheryl Lobo, Victor Rodriguez, and Wes Jenks.

Call to Order: Chairman Yenknor called the meeting to order at 7:00 P.M. at the Town Hall in the 2nd floor meeting room and via Zoom.

Adoption of Agenda: *A motion was made by Mr. Podskoch, seconded by Mr. Solomon, to adopt the agenda as submitted. Voted 7-0 in favor.*

Approvals:

- a. Minutes of Regular Meeting: April 13, 2023:** *A motion was made by Mr. Solomon, seconded by Mr. Podskoch, to approve of the April 13, 2023 regular meeting minutes as submitted. Voted 7-0 in favor.*

Public Remarks: None

Communications and Liaison Reports: Mr. Purple has become an alternate member while Mr. Hartling has become a regular member of the commission. A meeting between Mr. Hall, Town Manager Mr. Cox, and Chairman Yenknor was held to discuss the possible extension of the contract with NEAR. The current contract with NEAR is active through June. Dr. George attended the meeting and decided not to extend the contract with the town. The members discussed the need to find a replacement to continue sampling the lake. It was suggested the commission members look into companies in that area of work. An RFP should be sent out for a bid from interested companies.

Presentation: None

Plan Review:

- a. Proposed Zone Change for Section 8.2 of the Zoning Regulations: Non-Conforming Lots in the R-1 Zone:** The proposed zone change to section 8.2 would formalize non-

conforming items on properties and residential lots. This change would reduce the number of variances that go to the ZBA. There were 87 variance applications, with only 75 applications being approved, 5 applications denied, and 7 applications tabled for further discussion. The members reviewed the handout of the proposed changes. There are new setbacks included in the proposed zone change. There was discussion of the benefits and drawbacks of the proposed revisions to the regulations. It seems the proposed changes to the zone regulation would set the town back instead of moving forward. The current regulations were drafted and put in place for a reason. The members don't think the regulations should be changed just for the sake of easing the load of applications for variances. *A motion was made by Ms. Wilcox, seconded by Mr. Podskoch, to recommend staying with the current regulations to protect the lake and the future of the lake. Voted 6-0 in favor.*

- b. 86 Spellman Point Road- New House Construction:** Gunner Anderson presented the proposed new house construction plans to the commission members. The plan would be to tear down the existing house and build the new house. The homeowner obtained a variance and will be going before the Inland Wetlands Commission. The driveway will have pervious pavers to curb the amount of run-off. The roof gutters lead to the back where the water would drain into an underground water collection system. This would better help absorb the run-off and water coming from the roof and house. It was suggested to have plantings on the property to filter the run-off before reaching the lake. Another suggestion was to add a buffer zone or swale by the waterfront on the property. *A motion was made by Chairman Yenknier to proceed with the proposal as planned.*
- c. 00 Lake Drive- New House Construction:** The property is a separate lot with no address number yet. There will be a detention pond on the property to collect run-off and rain water. Some of the trees would be cleared on the property. Silt fences would be used on the lot during construction. It was suggested to use swales to curb run-off and plantings to absorb nutrients. The gutters from the roof would lead to the back and drain into the detention pond. The trees around the detention pond would remain. The existing driveway is gravel, but there would be a paved section in front of the garage. The proposed house plans went before the Inland Wetlands Commission. There will be soil testing soon. The members suggested looking into the suggested plantings on the commission's website. Incorporate as many silt fences and swales as possible to curb run-off on the property.

Watershed Project (s)/ Federal Funding Update: Priority Landscaping performed the work for the pump station project. The Brookhaven project was finished a few days ago, but some difficulties arose during the project. There is a standstill with the Spellman Point project since there is a neighbor feud about the easement for the property. There is an issue with encroachment on the property where the work will take place. The neighbor next door encroached onto the easement property. The town approached the neighbor next door about an additional easement for that property. The neighbor wants to know how the town will handle the encroachment on the property. The town is working through the issue to obtain both easements. The main construction work has started on the Edgemere project. There is no update on the next round of grant funding. The dam was closed 2 inches before, now it is fully closed. The members also discussed the dredging projects coming up. The Happy Paddler will be the first dredging project to be started.

Old Business:

a. Sub-Committee Report on Education/ Lake Smart Program Sub-Committee

Update: An article was submitted to be in the newspaper. The members discussed curbing the runoff coming from the street into the residential property. Piece of land in front of the property would be a great rain garden for the runoff from the street. It was suggested to talk with Mr. DeCarli and Mr. Walsh from Public Works about using part of the property to filter the rain water from the street. This idea could help curb and filter the water on the road before getting into the lake.

b. Advisory Panel Update: No update.

New Business: The members discussed a 30 acre piece of land up for sale. Chairman Yenknor went to the Town Council about the property. The land would cost around \$295,000 to purchase. The Town Council members recommended to Chairman Yenknor to come back with a different proposal. It was suggested to split off two one to two acre lots for residential houses to be built. The rest of the land would be preserved and transferred into a land trust to be protected. This land could help to further protect the lake and the land around the lake in the watershed. *A motion was made by Mr. Yenknor, seconded by Mr. Podskoch, to table the topic for next month's meeting. Voted 6-0 in favor.*

Public Remarks: None

Adjournment: *A motion was made by Mr. Podskoch, seconded by Mr. Yenknor, to adjourn the meeting at 8:24 P.M. Voted 6-0 in favor.*

Respectfully Submitted,

Katrina Aligata

Recording Clerk