

Town of East Hampton  
**Inland Wetlands and Watercourses Agency**  
**Regular Meeting**

March 29, 2023 – 6:30 P.M.  
East Hampton Town Hall Meeting Room

**DRAFT MINUTES**

**Present:** Chairman Joshua Wilson, Vice-Chairman Dean Kavalkovich, David Boule, Peter Wall and Scott Hill.

**Absent:** None.

**1. Call to Order:** The meeting was called to order at 6:32 p.m. by Vice-Chairman Kavalkovich.

**2. Seating of Alternates:** None.

**3. Approval of Minutes:**

**A) February 22, 2023 Meeting:** Mr. Wall made a motion to approve the February 22, 2023 minutes as written. The motion was seconded by Mr. Boule. **Vote: 4-0**

**4. Communications, Enforcement and Public Comment:**

Communications: None.

Enforcement: None.

Public Comment: None.

**5. Agent Approval:** None.

**6. Reading of the Legal Notice:** None.

**7. Continued Applications:**

**A. Application IW:23-003: 11 Skinner Street LLC, 11 Skinner St., Installation of new processed gravel driveway (approximate 6100 s.f.)– in upland review area. Map 02A/ Block 49/ Lot 1-1.** Rob Baltramaitis, Project Engineer explained that the current building footprint is 30,700SF and has 24,000SF of paved area. Mr. Baltramaitis discussed drainage swale. Noted James Sipperly provided wetland assessment in area of proposed driveway, flagged wetlands on the site and wetland report is on record. Mr. Baltramaitis explained proposed plans to install four 15' wide overhead doors on the east side of the

building. Mr. Baltramaitis explained to access the doors the applicant is proposing installing a 42' area of processed gravel. Mr. Baltramaitis briefly discussed minimal grading for the proposed access drive and plans for a 32' long retaining wall. Mr. Baltramaitis explained proposed work will take place on the east side of 11 Skinner street and area at 100 Main Street. Mr. Baltramaitis noted the total amount of disturbance in upland review area is 8300SF with no direct wetland impact. Mr. Baltramaitis discussed proposed plans for storm water drainage area to a catch basin and provided erosion control measures. Mr. Hill asked if there is direct wetland impact. Mr. Baltramaitis explained flagged wetlands on the site and noted proposed activity is close to wetlands. Mr. Hill asked how equipment would access the site for proposed work while staying out of wetlands. Mr. Baltramaitis replied erosion controls will be in place on the wetlands line. Mr. Hill expressed concern with proposed equipment entering wetlands. Mr. Hill discussed processed gravel and water runoff plans. Mr. Baltramaitis explained the proposed plans for gravel are designed for possible pavement in future. Mr. Wall asked for clarification of swale location. Mr. Baltramaitis provided swale location on sitemap. Mr. Wall asked for distance between wall and gravel access. Mr. Baltramaitis replied the space is for vegetation, grade, and buffer for vehicles. Mr. Wall asked for information on infiltration galleys. Mr. Baltramaitis briefly discussed infiltration system and swale. Commission Members briefly discussed proposed plans, specifically moving wall further away from wetlands. Vice-Chairman Kavalkovich asked Mr. DeCarli if bond could be required. Mr. DeCarli replied the Commission could require an erosion and sedimentation control bond. Commission Members briefly discussed potential bond. Vice-Chairman Dean Kavalkovich made a motion to approve Application IW:23-003: 11 Skinner Street LLC, 11 Skinner St., Installation of new processed gravel driveway (approximate 6100 s.f.)- in upland review area. Map 02A/ Block 49/ Lot 1-1, using the short form for the following reason: Infiltrated water runoff from impervious site is an improvement to the site. With the following condition: Applicant submit a revised plan to Town Staff showing a revised location for the retaining wall which moves the wall further from the wetland boundary such that the wall base can be installed without encroaching on the wetland. The motion was seconded by Mr. Hill. **Vote: 4-0**

*Chairman Wilson joined the meeting at this time and presided over the remainder of the meeting.*

**B. Application IW:23-004: Craig Parker, 42 Lakewood Road, Construct 34' x 38' addition in upland review area. Map 03A/ Block 44/ Lot C/89.** Craig Parker, property owner of 42 Lakewood Road, explained there is proposed plan to capture 1" of water runoff. Charlie Parsons, Home Designer, Charlie Parsons Home Designs, explained proposed plans for 24' x 38' addition and deck within 38' x 34' footprint and noted erosion control measures. Mr. Parsons explained proposed plans for a drywell to capture 80 cubic feet of water runoff. Vice-Chairman Kavalkovich expressed concern with not knowing deck

details. Chairman Wilson asked for proposed deck location. Mr. Parsons provided deck location and noted proposed addition dimension. Mr. Boule asked if two trees on site plan will be removed and Mr. Parker replied yes. Chairman Wilson asked if 80 cubic feet of storage accounts for 34' x 38' footprint and Mr. Parsons replied yes. Commission Members discussed concern with not knowing full plan of deck plans. Mr. DeCarli clarified addition and deck off northeast side in footprint. Mr. Hill asked for grading details. Mr. Parsons replied there is not a significant grade. Mr. Parker explained current grading of site. Commission Members briefly discussed trees on site. Mr. Boule asked for clarification on drywell. Mr. Parsons explained proposed drywell. Mr. Hill and Mr. Boule further discussed proposed drywell details. Commission Members discussed proposed footprint. Vice-Chairman Kavalkovich made a motion to approve Application IW:23-004: Craig Parker, 42 Lakewood Road, Construct 34' x 38' addition in upland review area. Map 03A/ Block 44/ Lot C/89 using the short form, for the following reasons: increase of impervious surface is handled adequately with infiltration system and do not expect negative impact to wetlands. Mr. Wall seconded the motion. **Vote: 5-0**

**C. Application IW:23-005: Michal Bakaj, 37 South Main, 22 Lot Residential Open Space Subdivision, which includes 8 proposed building lots within the Upland Review Area. Map 20/ Block 51/ Lot 27.** Mr. DeCarli explained the application and Mr. Reynolds will further explain proposed plans. Mark Reynolds, Professional Engineer explained Ian Cole, Soil Scientist, reconfirmed wetland boundaries on site and can provide a written report. Mr. Reynolds explained the site is 20 acres with wetlands and noted topography. Mr. Reynolds briefly explained previous site approvals. Mr. Reynolds explained he had presented application for zone change to PZC and made changes to site plan. Mr. Reynolds explained the updated plans not have a zone change and keep current HOD zone. Mr. Reynolds explained updated proposed plans for 33 units consisting of 11 single family and 11 duplex, open space area of 3.25 acres, wetland area of 1.67 acres and developed area of 18.50 acres. Mr. Reynolds noted what zoning regulations would allow for on the site versus what is proposed. Mr. Reynolds provided and explained open space location on layout plan. Mr. Reynolds explained wetland area, upland review area and further explained three areas of upland review area disturbance. Mr. Reynolds explained the new retention basin location and provided details. Mr. Reynolds noted no wetland disturbance and .55 acres of upland review area disturbance. Mr. Hill asked for clarification on PZC and changes. Mr. Reynolds replied the changes are due to PZC wanting to change HOD zone to R2 before they would consider subdivision plan. Mr. Reynolds explained the R2 zone yield plan only allow 16 lots. Mr. Reynolds noted he expects retention basin will be an easement or fee ownership and expects feedback soon. Mr. Reynolds briefly discussed buildable area outside retention basin. Mr. Hill asked for clarification if units went from 27 to 33 units. Mr. Reynolds replied yes because of regulations and a portion of development will be affordable housing units. Mr. Hill asked for clarification of open space area and Mr.

Reynolds provided location and noted an error on slide. Mr. Reynolds further explained site drainage. Mr. Hill asked if it will be a public street and Mr. Reynolds replied yes. Mr. Boule asked if lots are on sewer. Mr. Reynolds replied yes and briefly discussed proposed low-pressure sewer system and individual wells. Commission Members briefly discussed a possible public hearing. Chairman Wilson asked Mr. DeCarli if he received any public comments. Mr. DeCarli replied he did not receive public comment and only a neighbor asking what the project was, Mr. DeCarli explained PZC will hold a public hearing and the applicant will need to submit a new application to them. Chairman Wilson asked if PZC will get this plan set reflecting HOD design. Mr. Reynolds replied PZC will receive the same plans and does not foresee changes unless to address Town Staff comments received. Mr. Hill asked if the Commission needed to approve before PZC. Mr. DeCarli replied yes and noted PZC cannot approve without IWWA approval. Chairman Wilson asked if there is a report by a Soil Scientist. Mr. Reynolds replied he has wetland delineation on site plan and does not have a written report. Mr. Wilson explained he would like a written report for the record and a drainage report. Mr. Reynolds discussed Commission time lines. Mr. Wall asked if the Town Engineer will review plans and Mr. DeCarli replies yes when he receives a final revised plan set. Commission Members briefly discussed wetland report. Chairman Wilson asked if Mr. Reynolds considered smaller detention across the site rather than one location. Mr. Reynolds replied he did consider smaller detentions across the site but decided on one retention area due to site layout. Commission Members discussed direct wetland impacts, stormwater report and wetland report. Chairman Wilson made a motion to continue Application IW:23-005: Michal Bakaj, 37 South Main, 22 Lot Residential Open Space Subdivision, which includes 8 proposed building lots within the Upland Review Area. Map 20/ Block 51/ Lot 27. Vice-Chairman Kavalkovich seconded the motion. **Vote: 5-0**

**D. Application IW:24-006: James Marino, 65 West High St., Construction of a new residential duplex and associated improvements in upland review area. Map 19/ Block 46/ Lot 14.** Mark Reynolds, Professional Engineer explained he had Ian Cole, Soil Scientist assess the site. Mr. Reynolds explained there is an intermittent watercourse associated with road drainage. Mr. Reynolds explained there is a culvert on neighboring property and proposed installing similar culvert on the property. Mr. Reynolds explained wetland boundary location and septic location. Mr. Reynolds explained the driveway location, proposed duplex location, area of clearing and well location. Mr. Reynolds provided erosion control measure, stock pile location, and discussed site grading. Mr. Reynolds explained there is 2080SF of direct wetland impact and .21 acres upland review area impact. Mr. Reynolds briefly discussed wetlands report by Ian Cole, Soil Scientist. Chairman Wilson noted parcel limitations and possible variance to move proposed duplex closer to property line further away from wetlands. Mr. Reynolds briefly discussed ZBA. Mr. Wilson asked if septic reserve area required to be down gradient. Mr. Reynolds replied it does not have to be down gradient, further explained septic design and requirement. Mr.

Reynolds asked if Commission could provide statement for ZBA application. Vice-Chairman Kavalkovich made a motion to continue Application IW:24-006: James Marino, 65 West High St., Construction of a new residential duplex and associated improvements in upland review area. Map 19/ Block 46/ Lot14 to the next regularly scheduled meeting and stated into the record that the Agency would be more favorable to the application if the ZBA were to grant a variance for the north side yard setback in order to move the structure as far out of the wetland as possible. The motion was seconded by Mr. Hill. **Vote: 5-0**

**8. New Applications:**

**A. Application IW:23-007: Lantern Electrical LLC, 33 Oakum Dock, to Construct a 500SF Deck in upland review area. Map 02/ Block 9A/ Lot Q-2. Brandon Hicks**

*representing 33 Oakum Dock was logged into zoom but was having sound issues.* Mr. DeCarli presented proposed plans. Mr. DeCarli explained there is currently a deck and noted area of deck to be removed permanently, area to be replaced, area that will remain original and new addition of deck with stairs. Mr. DeCarli stated the overall deck stairs will be smaller and techno post will be used. Mr. Wall asked if area of deck connection will be removed and Mr. Hicks replied yes. Vice-Chairman Kavalkovich asked for property location and Mr. DeCarli provided location in the upland review area. Mr. Hill asked if deck area was increasing and Mr. DeCarli replied no. Mr. Wall asked if there is currently footings and Mr. DeCarli replied there is footings but will be replaced with techno post. Commission Members recommend this application be reviewed by Duly Authorized Agent.

**9. Public Hearings:** None.

**10. New Business:** None.

**11. Old Business:** None.

**12. Public Comments:** None.

**13. Adjournment:** Mr. Boule made a motion to adjourn at 8:27p.m., the motion was Seconded by Mr. Hill. The motion was unanimous in favor.

Respectfully submitted,



Cheryl Guiliano, Recording Clerk