

1. October 26, 2016 Agenda

Documents:

[1026.PDF](#)

2. Subwaiver Review - Dittmer

Documents:

[DITTMER02827620161021093908.PDF](#)

3. Site Plan Review - Ross School Founders Memorial Plaza

Documents:

[ROSS02827420161021093647.PDF](#)

4. Site Plan Review - Three Mile Harbor Marina

Documents:

[THREE MILE HARBOR02827220161021093510.PDF](#)

5. Public Hearing - Pantigo Hill Preliminary Subdivision

Documents:

[PANTIGO HILL PSD.PDF](#)

6. Public Hearing Notice - 240 Fort Pond, LLC Site Plan (The Arbor)

Documents:

[240 FORT POND LLC SP THE ARBOR.PDF](#)



**SUBDIVISION REVIEW:**

**SUBWAIVER REVIEW:**

Dittmer

Calder-Piedmonte/Pahwul/East Hampton

**SITE PLAN REVIEW:**

Ross School Founders Memorial Plaza  
Three Mile Harbor Marina

Weir/Schantz/Wainscott  
Cunningham/Schantz/East Hampton

**COMPREHENSIVE PLAN:**

**ZONE CHANGES:**

**OTHER:**

**URBAN RENEWAL:**

**OLD FILED MAPS :**

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## TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105  
East Hampton, New York 11937-2684

Planning Department  
Marguerite Wolffsohn  
Director

Telephone (631) 324-2178  
Fax (631) 324-147

October 20, 2016

**TO:** Planning Board

**FROM:** JoAnne Pahwul, AICP   
Assistant Planning Director

**RE:** Dittmer Subwaiver  
SCTM#300-136-6-1.1, 2.1, 4, 5

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**Last Review Date:** September 14, 2016

**Items and Date Received:** Revised subdivision map prepared by William R. Simmons, L.S.P.C. and dated October 3, 2016.

**Issues for Discussion:**

**Lot Width Variance**

The applicant has submitted an application to the Zoning Board of Appeals for variances from the minimum lot width requirement. The subdivision map has been revised to propose two lots oriented in a north/south direction, instead of the previous east/west direction. With this layout the lots, the proposed lot would not require these variances. However, the topography on this parcel complicates the identification of best layout for the subdivision of this parcel into two lots.

**Topography and Building Envelopes**

The map was revised to provide 2' topographic contours and building envelopes. The topography shows that the site has knob and kettle topography typical of a glacial moraine. The contours indicate that elevations along Stephen Hands Path are 108', falling 28' to an elevation of 80' in the center of the parcel, and rising 28' to an elevation of 108' along Park Street, resulting in a large depression in the middle of the property and high areas on both the easterly and westerly sides.

The Town Code discourages massive grading and requires that steep slopes of 20% and greater be excluded from building envelopes.

§ 220-1.06 Subdivision requirements

(2). The standard subdivision design shall exclude the following listed features as buildable area:

(e) Horizontal areas of slopes which exceed a grade of 20%.

§220-1.08 of the Town Code states that building envelopes shall be designed based on criteria that include relatively flat terrain, both at the home site and along access drives, requiring a minimum of filling or cutting.

The building envelopes depicted on the map, do not exclude all areas with 20%. The Planning Department has utilized the map submitted and identified the 20% and greater slopes in red and the 15-20% slopes in orange on the attached sketch. The proposed building envelopes are outlined in blue. This sketch shows that the building envelopes include a number of areas with slopes of 20% and greater. Areas where slopes are 15% to 20% combined with the areas of 20% and greater represent sides of hills or depressions.

Additionally, the building envelope on Parcel 1 is very irregular in shape. Irregularly shaped lines as depicted are difficult to discern in the field and are more likely to be forgotten and disregarded over time. For this reason, it has been the Board's policy that building envelopes be regular in shape. The Planning Department recommends that the building envelopes be squared off to a more regular shape and that the areas of 20% or greater slopes be excluded.

**Front Yard Setback**

The building envelope on Parcel 2 depicts a front yard setback of 20' and needs to be revised to provide the minimum front yard setback of 40'. Even though Parcel 2 is connected to Park Street by a 20' wide strip of land it has frontage on Stephen Hands Path, and is not classified as a flag lot under the Town Code and therefore not entitled to the lesser 20' along Stephen Hands Path. This increase in setback requirements along Stephen Hands Path will further reduce the available building envelope.

**§255-1-20 Flag Lot**

A type of lot (commonly flag-shaped in configuration) in which the street frontage is provided by a strip of land which is narrow in relation to the remainder of the lot and which extends from the main body of the lot to the street. A lot which does not physically front on or about a street, but which has access to a street by means of an easement over other property, shall be deemed to be included in this definition.

**Summary**

A revised map that identifies the 15-20% and 20% and greater slopes with revised building envelopes that respect the 40' front yard setbacks and exclude areas with 20% slopes should be submitted. The applicant needs to demonstrate that two lots with viable building envelopes can be accomplished.

**Planning Board Consensus**

The Planning Board should advise the applicant as to whether a revised map that meets the Town Code by providing building envelopes that exclude steep slopes and provide minimum yard setbacks should be provided.

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

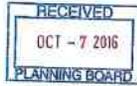
**Additional Board Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sketch prepared by Planning Dep. 10/20/16

**"DITTMER SUBWAIVER"**

PROPERTY OF  
BEYOND BUILDERS  
LOCATED AT:  
EAST HAMPTON, SUFF. CO., NY.  
LOTS: 1 TO 33 INCL. - BLOCK 20  
MAP OF "COBBLERS HILL HEIGHT, SEC. 2"  
(MAP#284-FILED; SEPT. 13, 1911)  
SCALE 1"=30'



CLEARING LIMIT CALCULATIONS:  
**PARCEL (1)**  
LOT AREA=40,040 SF  
MAX. CLEARING PERMITTED  
10,000 SF + (40,040 X 0.125)=15,006 SF  
**PARCEL (2)**  
LOT AREA=42,760 SF  
MAX. CLEARING PERMITTED  
10,000 SF + (42,760 X 0.125)=15,345 SF

S.C.T.M.#0300-136-06-  
LOTS: 1.1, 4.5 & 2.1

**ZONE "A" RES.**

WATER RECHARGE OVERLAY DISTRICT  
SCHOOL DIST.: EAST HAMPTON

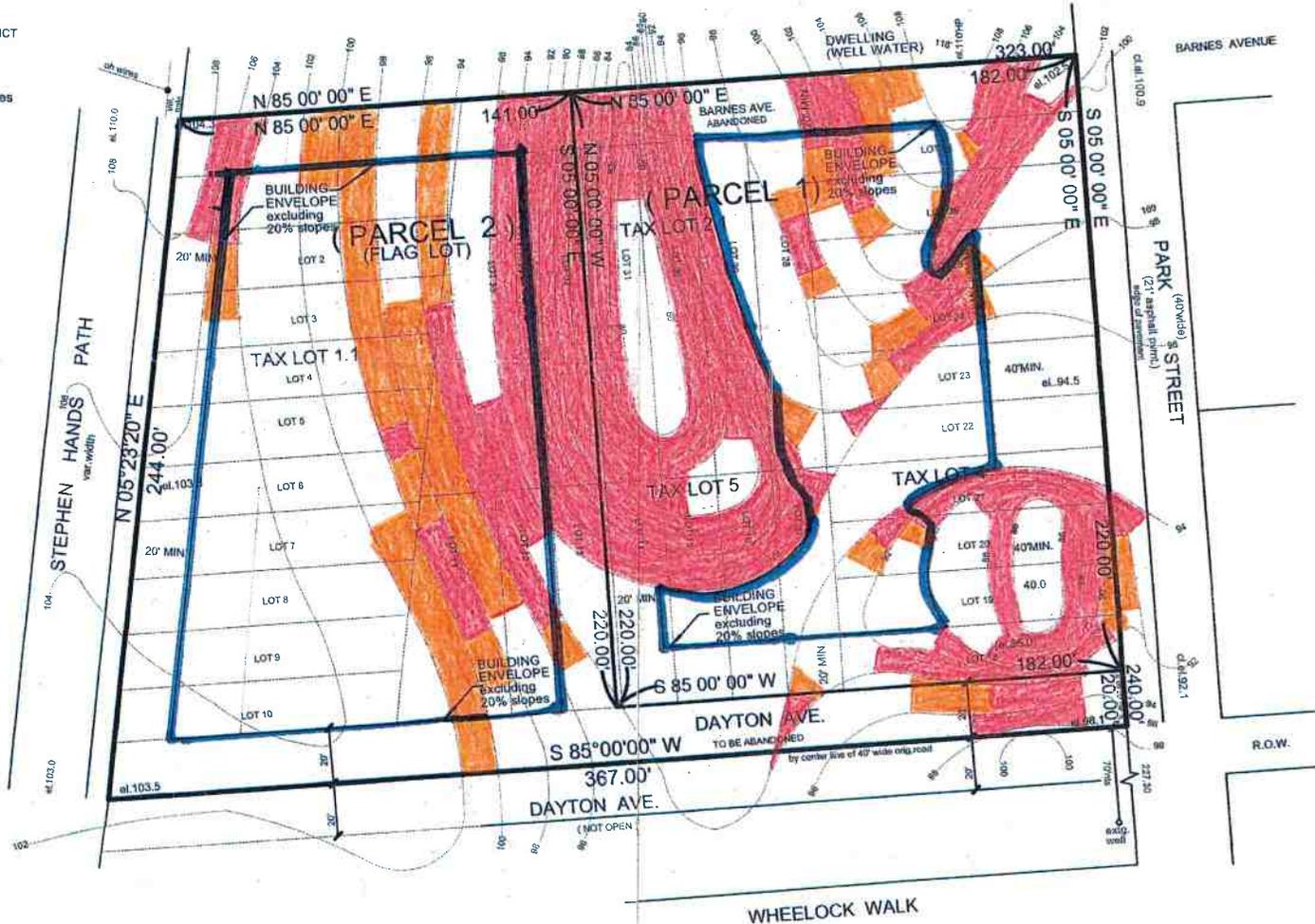
TOTAL LOT: 82,800 sq. ft. or 1.9 acres

PARCEL (1)  
LOT AREA: 40,040 SQ. FT.

PARCEL (2)  
LOT AREA: 42,760 SQ. FT.

ELEVATIONS IN NAV1988 DATUM

Red - Slopes 20%+  
Orange - Slopes 15-20%  
Blue - proposed building envelope



REVISED  
10-3-2016  
REVISED  
9-29-2016  
REVISED  
9-22-2016  
Amended  
5-17-2015

FILE# 50025

FILE# 50025

WILLIAM R. SIMMONS 3RD L.S.P.C.		
128 CARLETON AVE, EAST ISLIP, NY, 11730		
PH 631-581-1686 FX 631-581-1681		
DATE: 8/28/2016	SCALE: 1"=30'	DRAWN BY: E.S.





# TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105  
East Hampton, New York 11937-2684

Planning Department  
Marguerite Wolffsohn  
Director

Telephone (631) 324-2178  
Fax (631) 324-1476

October 20, 2016

**TO:** Planning Board

**FROM:** Eric Schantz  
Senior Planner *ES mw*

**RE:** Ross School Founders Memorial Plaza – Site Plan  
SCTM# 300-156-1-9.2

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**Last Review Date:** Public hearing held on October 19, 2016

**Items and Date Received:** Set of revised plans (Sheet C-100, Sheet C-200) both dated revised 8/25/16, updated survey dated last revised August 10, 2016

**Background Information:** Site plan application has been made in order to construct a plaza consisting of brick and stone walkways, areas of lawn, artwork, drainage, lighting and landscaping.

The subject parcel is zoned A5: Residence and is situated on Goodfriend Drive in East Hampton. It contains the wellness center, playing fields and recreational facility for the Ross School

## Issues for Discussion:

### Public Hearing

A public hearing for this application was held on October 19, 2016. No members of the public spoke at this hearing and no letters have been written to date.

### SEQRA

The Planning Department has prepared the attached EAF Parts II & III. A negative declaration is recommended.

### Town Engineer Comments

By memo dated July 22, 2016 the Town Engineer found the engineering elements satisfactory.

**Office of Fire Prevention**

By letter dated August 12, 2016 the Office of Fire Prevention has stated that no further review for fire-fighting purposes is required.

**Architectural Review Board (ARB)**

The Planning Board should make ARB approval a condition of site plan approval, should they choose to grant it.

**Conclusion**

In conclusion, should the Board agree, the application is ready for approval.

**Items to be approved:**

- Site Plan (Sheet C-200) prepared by P.W. Grosser Consulting Engineer & Hydrogeologist, P.C. dated last revised 8/25/2016
- Set of plans prepared by prepared by P.W. Grosser Consulting Engineer & Hydrogeologist, P.C. including: Lighting Plan (Sheet C-300), Site Materials and Layout Plan (Sheet LM -101), Site Details (LM – 501), Landscaping Plan (LP – 101), Planting Details (Sheet LP – 501), Tree Protection Details (Sheet LP – 502)

**Conditions of approval:**

- Approval of the ARB

ES

*Is the application ready for approval?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

**Additional Board Comments:**

\_\_\_\_\_

Project: Ross School Founders Memorial Plaza

Date: 10/26/16

***Short Environmental Assessment Form  
Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	Ross School Plaza
Date:	10/26/16

### *Short Environmental Assessment Form Part 3 Determination of Significance*

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Site plan application has been made in order to construct a plaza consisting of brick and stone walkways, areas of lawn, artwork, drainage, lighting and landscaping.

The subject parcel is zoned A5: Residence and is situated on Goodfriend Drive in East Hampton. It contains the wellness center, playing fields and recreational facility for the Ross School.

The plaza consists mostly lawn and brick and/or stone walkways. No buildings are proposed. The submitted plans indicate that the parcel will be at 28% cleared whereas it is currently 27% cleared. The Water Recharge Overlay District (WROD) standards of section 255-3-65 allow for up to 50% of the lot to be cleared. Additionally, it appears that all applicable dimensional regulations of section 255-11-10 will be complied with regarding property line setbacks, maximum allowable coverage, etc. There are no protected natural features such as wetlands within 200' of the proposed additions.

Based upon the aforementioned mitigation measures, the Planning Board does not find the potential for any significant adverse environmental impacts and a negative declaration is hereby made.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
East Hampton Planning Board	10/26/16
Name of Lead Agency	Date
Reed Jones	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



# TOWN OF EAST HAMPTON

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East Hampton, New York 11937-2684

Planning Department  
Marguerite Wolffsohn  
Director

Telephone (631) 324-2178  
Fax (631) 324-1476

October 20, 2016

**TO:** Planning Board

**FROM:** Eric Schantz *ES mu*  
Senior Planner

**RE:** Three Mile Harbor Marina – Site Plan  
SCTM#300-120-1-2, 3 & 10

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**Last Review Date:** Public hearing held on October 19, 2016

**Items and Date Received:** N/A

**Background Information:** Site plan application has been made for a project to legalize a roof overhang, a number of concrete slabs, a 2<sup>nd</sup>-story deck added to the boatyard storage building and to legalize an area of decking designated as a picnic area adjacent to a proposed new restroom building with mechanical equipment which is to be connected to an upgraded sanitary system which is proposed on Lot 10.

The property is zoned WF: Waterfront and is situated on Three Mile Harbor and is within the Harbor Protection Overlay District (HPOD). It is situated on Boat Yard Road in Springs and contains a 72 – slip recreational marina with associated floating docks, pilings and bulkhead, boatyard storage building, repair shop & store, concrete slabs and decking. It is 100% cleared of native vegetation.

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is a Type II action.

## Issues for Discussion:

### Public Hearing

A public hearing for this application was held on October 19, 2016. Three (3) members of the public spoke at this hearing in support of the proposed project and no letters have been written to date.

**Zoning Board of Appeals**

By resolution dated August 9, 2016 the Zoning Board of Appeals granted the required Natural Resources Special Permit

**Town Engineer Comments**

By memo dated October 28, 2015 the Town Engineer found the engineering elements satisfactory.

**Office of Fire Prevention**

By letter dated July 12, 2016 the Office of Fire Prevention has stated that no further review for fire-fighting purposes is required.

**Architectural Review Board (ARB)**

The Planning Board should make ARB approval a condition of site plan approval, should they choose to grant it.

**Conclusion**

In conclusion, should the Board agree, the application is ready for approval.

**Items to be approved:**

- Site Plan (Sheet C- 1) prepared by D.B. Bennett, P.E., P.C. dated last revised June 14, 2016
- Sanitary Details (Sheet C – 2) prepared by D.B. Bennett, P.E., P.C. dated last revised May 11, 2016
- Landscaping/Lighting Plan (Sheet C – 3) prepared by D.B. Bennett, P.E., P.C. dated last revised June 14, 2016.
- Building Plans (A1.1 - Bathroom Plans, A-1.2 - Bathroom Elevations, A-2.1 - Proposed & Existing (East & North)Store Elevations, A-2.2 - Proposed & Existing (South & West) Store Elevations); all prepared by D.B. Bennett, P.E., P.C. and all dated revised 09/17/15

**Conditions of approval:**

- Approval of the ARB
- Approval of the Suffolk County Department of Health Services

ES

*Is the application ready for approval?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

**Additional Board Comments:**  
\_\_\_\_\_

**PUBLIC HEARING NOTICE**

TAKE NOTICE, that a public hearing will be held before the East Hampton Town Planning Board at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, October 26, 2016, at 7:00 p.m. or as soon thereafter as this matter may be heard, to consider the application of Pantigo Hill Preliminary Subdivision approval pursuant to Chapter 220 (Subdivision of Land) and Chapter 193 (Open Space) of the East Hampton Town Code, to subdivide a 22.394 acre (975,482 square foot) parcel into four (4) lots served by two common driveways and two reserve areas. Proposed Lot 1 will contain 109,388 square feet. Proposed Lot 2 will contain 143,735 square feet. Proposed Lot 3 will contain 113,865 square feet. Proposed Lot 4 will contain 98,324 square feet. Proposed Reserved Area A will contain 152,354 square feet. Proposed Reserved Area B will contain 344,426 square feet. The property is located on the east side of Spring Close Highway, East Hampton and is situate in an A3-Residence zoning district as shown on the official Zoning Map of the Town of East Hampton and is identified on the Suffolk County Tax Map as parcel #300-166-4-22. Subject application is classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), Part 617 of the New York Code of Rules and Regulations, and Chapter 128 (Environmental Quality Review) of the Town Code. A yield map prepared by George Walbridge Surveyors, P.C., dated revised September 3, 2013; and a Preliminary Subdivision Map prepared by George Walbridge Surveyors, P.C., dated revised September 15, 2016 are available for inspection at the Planning Board offices, 300 Pantigo Place, Suite 103, East Hampton, New York.

DATED: October 5, 2016

Reed Jones, Chairman

## PUBLIC HEARING NOTICE

TAKE NOTICE, that a public hearing will be held before the East Hampton Town Planning Board at Town Hall, 159 Pantigo Road, East Hampton, on Wednesday, October 26, 2016, at 7:00 p.m. or as soon thereafter as this matter may be heard, to consider the application of 240 Fort Pond, LLC (The Arbor) Site Plan approval pursuant to Article VI of Chapter 255 of the East Hampton Town Code, to add two patios for outdoor dining to an existing one-story, 5,711 square foot restaurant. A partial second-story is utilized for employee housing. The first 20' x 45' (900 square foot) patio is on the southerly side containing a service bar and a 240 square foot seating area. The second 12' x 30' (360 square foot) patio is on the westerly side. A 400 square foot arbor, revisions to the parking lot that includes the realignment of parking spaces and the removal of paving, and the provision of landscaping are also proposed. Subject property is located on the east side of Fort Pond Road with frontage on Edgemere Street and Flamingo Avenue, Montauk and is situate in a Neighborhood Business (NB) zoning district as shown on the official Zoning Map of the Town of East Hampton and is identified on the Suffolk County Tax Map as parcel #300-16-2-38. Subject application is classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), Part 617 of the New York Code of Rules and Regulations, and Chapter 75 (Environmental Quality Review) of the Town Code. A site plan prepared by George Walbridge Surveyors, P.C., dated revised August 12, 2016; a Floor/Seating Plan prepared by William A. Schulz Architect, P.C., dated revised August 11, 2016; an Exterior Fixture Specifications Book prepared by Orsman Design, Inc. dated revised September 29, 2016; a set of plans prepared by Orsman Design, Inc. dated revised September 29, 2016 including: Existing Lighting Removal & Replacement Plan (1.0), Point by Point Illuminance Calculation Plan (2.0), and Hanging Neclace Light & Under Bar Linear LED Details and Elevations (3.0); and a Planting Plan prepared by Brook Landscape dated revised August 12, 2016 are available for inspection at the Planning Board office, Suite 103, 300 Pantigo Place, East Hampton, New York.

DATED: October 5, 2016

Reed Jones, Chairman