

1. February 15, 2017

Documents:

[0215.PDF](#)

2. Subwaiver Review - Field LLM

Documents:

[FIELD03568820170208150008.PDF](#)

3. Subwaiver Review - Dittmer

Documents:

[DITTMER 2-1103579720170210151617.PDF](#)

**PLANNING BOARD  
TOWN OF EAST HAMPTON**

**AGENDA FOR MEETING OF: February 15, 2017**

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**Board of Review:**

**Planning Board Log:**

**REGULAR MEETING**

**SUBDIVISIONS:**

Hren's Preliminary

Approval

Leber/Amagansett

**SUBWAIVERS:**

**SITE PLANS:**

New Cingular Wireless

at East Hampton Recycling Center PWSF

Approval Cunningham/East Hampton

**OTHER:**

Adoption of Minutes: February 8, 2017

**URBAN RENEWAL:**

**COMPREHENSIVE PLAN:**

**OLD FILED MAPS :**

**PUBLIC HEARINGS :**

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**PLANNING BOARD  
TOWN OF EAST HAMPTON  
WORK SESSION:  
February 15, 2017**

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**SUBDIVISION REVIEW:**

**SUBWAIVER REVIEW:**

Field LLM  
Dittmer

Leber/Schantz/Amagansett  
Calder-Piedmonte/Pahwul/East Hampton

**SITE PLAN REVIEW:**

**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) 324-1476

## SUBDIVISION INITIAL EVALUATION Field – Lot Line Modification & Zone Change Request SCTM# 300-171-2-9.3

Prepared by: Eric Schantz  
Senior Planner *ES mw*

Date: February 8, 2017

### 1. APPLICATION INFORMATION:

- A. **INFORMATION RECEIVED:** Applicant submission; cover letter; 1 original & 9 copies of LLM application/EAF Part I/Short EAF; 10 prints of survey, copy of deed
- B. **DATE SUBMITTED:** January 19, 2017
- C. **OWNER:** Herebert E. Field & Thomas F. Field
- D. **APPLICANT/AGENT:** Tina Piette, Esq.
- E. **SCHOOL DISTRICT:** Amagansett
- F. **STREET NAME:** 263 Montauk Highway
- G. **TYPE OF STREET:** State (Town)
- H. **ZONING DISTRICT:** CB: Central Business (A2: Residence, Agricultural Overlay District)
- I. **SEQRA - TYPE OF ACTION:** Unlisted
- J. **INVOLVED AGENCIES:** Suffolk County Department of Health Services, Town Board
- K. **OTHER REVIEW:** Town Engineer, Office of Fire Prevention, Suffolk County Planning Commission
- L. **WAS PROPERTY PREVIOUSLY SUBDIVIDED:** Yes, Herbert Field SW
- M. **IF YES, DATE OF SUBDIVISION:** 1992

### 2. DESCRIPTION OF PROJECT

- A. **TYPE OF SUBDIVISION PROPOSED:** Lot line modification
- B. **TOTAL ACREAGE:** ~8.4
- C. **YIELD (NUMBER OF LOTS):** 2

- D. RANGE OF LOT SIZE (SQUARE FEET):** Lot 1 (SCTM#300-171-2-9.3) proposed @ 21,780 sq. ft., Lot 2 (SCTM#300-171-2-9.1, 9.2 & 1.2) proposed @ 345,138 sq. ft.
- E. ACRES OF RESERVED AREA:** N/A
- F. ACRES OF SCENIC EASEMENT:** N/A
- G. PERCENT OF RESERVED AREA:** N/A
- H. PERCENT OF TOTAL OPEN SPACE:** N/A
- I. TYPE OF ACCESS PROVIDED:** access easement
- J. LENGTH OF ACCESS:** 20' wide X ~120'
- K. IS SIGHT DISTANCE ACCEPTABLE:** To be determined by the Town Engineer (no change)
- L. IMPROVEMENTS ON SUBJECT PARCEL:** Lot 1 contains various accessory structures associated with the neighboring residential parcel. Lot 2 contains a barn, single-family residence and various associated accessory structures.
- M. MOST RECENT CERTIFICATE OF OCCUPANCY (date & description):** SCTM#300-171-2-9.3 is vacant, SCTM#300-171-2-9.1, 9.2 & 1.2: 11/20/03 - C.O. 20695 (4433) - HERBERT E. FIELD - 2-STORY, FRAME, 1-FAMILY RESIDENCE HAVING 1 KITCHEN & PORCH ALL ERECTED BEFORE THE ADOPTION OF ZONING; WITH 256 SQ. FT. 1-STORY ADDITION.
- N. VARIANCES REQUIRED:** None appear necessary

**3. SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 220 (LIST ITEMS & SECTION NUMBER FOR ITEMS NOT SUBMITTED)**

Required changes to the map:

- The rear lot (Lot 2) is shown as being zoned A: Residence but is zoned A2: Residence as per the notation near the northwestern property line dividing Lots 1 & 2
- The map contains notations identifying two (2) Lot 1s and one Lot 2. This notation should be clarified so that only two (2) lots are existing/proposed.
- The total lot area of both lots both currently and as proposed should be provided (Note that an access easement as discussed below will affect these figures).
- The total area to be transferred between each lot should be provided
- The access easement over proposed Lot 1 for proposed Lot 2 should be illustrated (see issues for discussion, below)
- The Suffolk County Tax Map identification on the survey is confusing, it reads: "S.C.T.M. 300-171-2-9.1; 9.2; 9.3 & 1.2". Lot 1 is identified as SCTM#300-171-2-9.3 and Lot 2 is the combination of SCTM#s 300-171-2-1.2, 9.1 & 9.2. This should be clarified on the map.

**4. SITE ANALYSIS**

- A. SOIL TYPE:** BgA: Bridgehampton silt loam, 0 – 2% slopes BgB:

- Bridgehampton silt loam, 2 – 6% slopes
- B. FLOOD HAZARD ZONE:** X
  - C. DESCRIPTION OF VEGETATION:** 100% cleared of naturally-occurring vegetation
  - D. RANGE OF ELEVATIONS:** 30' – 45' AMSL
  - E. NATURE OF SLOPES:** Gently sloping/flat
  - F. TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** None
  - G. SETBACK FROM ANY WETLAND OR WATER BODY:** N/A
  - H. ARE THERE TRAILS ON SITE?** No
  - I. DEPTH TO WATER TABLE:** Information not provided
  - J. DISTANCE TO PUBLIC WATER:** @ Montauk Highway
  - K. SOURCE OF WATER SUPPLY:** Public
  - L. NUMBER OF ACCESS POINTS:** Two
  - M. METHOD OF WASTE DISPOSAL:** Individual sanitary system
  - N. DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** None have been identified
  - O. IS THE SITE CONTAINED WITHIN:**

NYS Significant Coastal Fish & Wildlife Habitat	No
Local Significant Coastal Fish & Wildlife Habitat	No
US Fish & Wildlife Significant Ecological Complex	No
PEP CLPS list	No
Town Community Preservation Fund List	Yes
Scenic Area of Statewide Significance	No
Suffolk County designated Pine Barrens	No
South Fork Special Groundwater Protection Area	No
Town Overlay District	Agricultural Overlay District

**Other Background Information:**

Application has been made to modify the lot lines of two (2) parcels. Lot 1 is currently 21,780 sq. ft. and Lot 2 is currently 345,138 sq. ft. Lot 1 is a vacant CB: Central Business-zoned parcel and Lot 2 is an A2: Residence, Agricultural Overlay District-zoned parcel with a single-family residence, barn, and other various accessory structures. The proposed lot line modification will not reduce or enlarge the lot area of either lot (except as effected by the proposed access easement) but will instead effectively move the boundaries of Lot 1 roughly 167' to the west, southwest so that it will abut the Town's municipal parking lot. An equal portion of the easternmost part of Lot 1 (as it is currently configured) would in turn be transferred to Lot 2.

The proposed project also includes a request to re-zone portions of both properties. Whereas Lot 1 is currently entirely within the boundaries of the CB: Central Business Zoning District and Lot 2 is currently mostly within the A2: Residence Zoning District but also partially within the CB: Central Business Zoning District, the proposed zone change would place Lot 1 entirely (and only) within the CB: Central Business Zoning

District and would place Lot 2 entirely (and only) within the A2: Residence Zoning District.

The Town of East Hampton intends to purchase Lot 1 for the purposes of extending/expanding the municipal parking lot. It appears based upon rough estimates that an additional 45 parking spaces could be provided. The lot line modification would also allow more room for Lot 2 along its southwestern boundary where development on this lot (namely a driveway and some minor accessory structures) already encroaches onto the boundaries of Lot 1.

The parcels are situated along off of Montauk Highway in Amagansett with Lot 1 currently taking access from the municipal parking lot via an access easement over Lot 2. Lot 2 currently has access at Montauk Highway and an additional access point at the municipal parking lot. Access to the parking lot is proposed to remain via a new access easement over Lot 1. Both lots are bordered to the south and west by commercially-zoned and commercially-used parcels and to the north and east by residential zoning and residential uses. Both lots are 100% cleared of naturally-occurring vegetation and have historically been used for agriculture.

### **Issues for Discussion:**

#### **State Environmental Quality Review Act (SEQRA)**

Pursuant to SEQRA and Chapter 128 of the Town Code, the proposed project is an unlisted action. The Planning Department recommends that the Town Board declare lead agency status given the inclusion of the zone change request as part of the proposed project.

#### **Lot Line Modification**

The Planning Department does not object to the proposed lot line modification, primarily as it would make Lot 1 more rectangular in shape, in keeping with the intentions of the Town Code, and as doing so would make it easier to provide additional public parking on this lot, should the Town choose to purchase it. It does not appear that the lot line modification would impede the future development of the lot in keeping with allowable CB: Central Business uses or the residential development of Lot 2 as both lots are still proposed to have unobstructed access from the municipal parking lot.

#### **Access Easement**

The applicants have stated that an access easement over Lot 1 would be provided for Lot 2. This easement should be a minimum 25' wide pursuant to section 220-3.02 F 1 (d) of the Town Code as Lot 2 was a potential yield under current zoning of four (4) lots and this is the minimum unobstructed width required for a common driveway which serves this number of lots. The easement should be added to a revised survey.

#### **Zone Change**

The applicants are also requesting a modification of the zoning boundary so that Lot 1 will be zoned (entirely) CB: Central Business and Lot 2 will be zoned (entirely) A2:

Residence by adjusting the zoning boundary to match the new boundaries of the lots. The Board should discuss whether or not this is appropriate and send comments to the Town Board. Provided the Planning Board finds the lot line modification acceptable then it would seem prudent to also support the zone change.



Rough sketches showing approximate location of the existing lots (purple and green), areas to be transferred between lots (blue), and zoning boundary (yellow) and proposed lots and zoning boundary

### **Necessary Map Elements**

A number of required map elements have not been provided. These items have been listed in Part 3 above and the map should be amended accordingly.

### **Town Engineer**

The Board should read the comments of the Town Engineer.

### **Suffolk County Department of Health Services (SCDHS)**

Approval from the SCDHS will be needed for this project. The applicants are urged to contact this other involved agency as soon as possible if they have not already done so.

### **Fire Protection**

The Office of Fire Protection will review this application and comments are pending.

### **Conclusion**

In conclusion, The Board should discuss the aforementioned issues and once a SEQRA declaration is made by the Town Board then it appears that the application will be complete and ready to be scheduled for a public hearing.

ES



**Planning Board Consensus**

*Does the Board find the general configuration proposed by the lot line modification acceptable?*

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

*What are the Planning Board's comments to the Town Board regarding the requested zone change?*

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

*Should the survey be revised as noted in Part 3 of this memorandum?*

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

**Additional Board Comments:**

\_\_\_\_\_



Basemaps: 2013 NYS Digital Ortho Photography  
 Suffolk County Real Property Tax Service  
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 Real Property Taxmap parcel linework, used with permission of  
 Suffolk County Real Property Tax Service Agency (RPTSA)



1" = 300 feet  
 Feet  
 0 75 150

**THE TOWN  
 OF  
 EAST HAMPTON**

**FIELD  
 LLM/ZONE  
 CHANGE**

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Prepared by  
**THE TOWN OF EAST HAMPTON**  
 Suffolk County, New York  
 Dept. of Information Technology  
 Date Prepared: <Month day, Year>



## 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

February 8, 2017

**TO:** Planning Board

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

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

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**Last Review Date:** January 11, 2017

**Items and Date Received:** Two revised subdivision maps, both prepared by William R. Simmons, L.S.P.C. and dated January 18, 2017 were received on January 31, 2017.

**Background Information & Project Description:**

The parcel is located in three groundwater protection areas; the Town designated Water Recharge Overlay District and the County designated Pine Barrens and South Fork Special Groundwater Protection Area. The site contains rolling to steep slopes with knob and kettle topography and a large kettlehole. The parcel is vacant and wooded with oaks (*Quercus*) and Pitch pines (*Pinus Rigida*) with an understory of huckleberry (*Gaylussacia*). A large stand of *Kalmia latifolia*, a New York State protected plant species is also located on the site.

The applicant proposes to subdivide the parcel into two lots of 40,080 and 42,720 sq. ft., respectively, with both lots having frontage on both Park Street and Stephen Hands Path. The property is included in the Old Filed Map Study that requires a 50' wide scenic easement along all parcels that front on Stephen Hands Path. The study further recommends that the subject block of lots be acquired for park purposes.

## **Issues for Discussion:**

### **Access**

Given the requirement for a 50' wide scenic easement along Stephen Hands Path, the proposed lots must take access from Park Street. The parcel consists of several areas of steep slopes along Park Street. The Planning Board requested that the applicant depict the location of separate access points or a common driveway on the map in order to ensure that the steep slopes were avoided and to evaluate the impact to the topography. The applicant has submitted one map depicting a common access extending for a distance of approximately 38' from the edge of paving in Park Street and approximately 25' within the lots and then branching into individual driveways. The second map depicts the location of a separate driveway to each of the lots.

Both plans proposed driveways in areas that are not shown on the map as having slopes in excess of 20%. Based on the Town Engineer's evaluation that a turnaround area is required for the common driveway and the fact that the common driveway is located on the side of a hill, it appears that the plan depicting individual driveways would result in less clearing and grading.

### **Building Envelope**

At the last work session, the Board also requested that the scenic easement be expanded to protect the Mountain laurel (*Kalmia latifolia*), a New York State protected plant species and that the building envelope on Lot 2 be revised to exclude the area where these plants are located.

The map has been revised to expand the scenic easement over the area of the Mountain laurel, but the building envelope has not been revised to exclude all of the easement covering this plant. The building envelope includes a corner of the scenic easement approximately 200 sq. ft. in size. The building envelope is intended to be a designated area where clearing, grading and construction can occur. Including a portion of a scenic easement, where no clearing and grading is permitted, within the building envelope is contrary to that purpose. It is recommended that the area of the scenic easement be eliminated from the building envelope.

### **Summary**

Given the constraints, the applicant appears to have submitted a map that represents the most feasible layout available for the subdivision of this parcel into two lots. At the last work session the Board agreed to send comments to the ZBA, that the parcel was a difficult lot to subdivide given the steep slopes. After the Planning Board indicates which type of access to the lots is preferable, it is recommended that the applicant submit this map to the Zoning Board of Appeals so that the application for lot width variances can proceed.

**Planning Board Consensus**

The Planning Board should discuss the two alternative plans for driveway access to the lots and determine which is preferable.

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

The Planning Board should discuss whether the building envelope on Lot 2 should be revised to exclude the scenic easement over the Mountain laurel.

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

The Planning Board should advise the applicant whether to submit the preferred map to the ZBA and proceed with application for lot width variances.

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

**Additional Board Comments:**

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

JP



# Town of East Hampton

300 Pantigo Place  
East Hampton, NY 11937-2684

THOMAS D. TALMAGE, P.E.

Town Engineer


DEPARTMENT OF ENGINEERING

Telephone (631) 324-1624  
Fax (631) 324-1476

## MEMORANDUM

February 10, 2017

TO: Planning Board

FROM: Thomas Talmage, P.E. Town Engineer 

RE.: Dittmer Subwaiver  
621 Stephen Hands Path & 5 and 7 Park Street  
SCTM# 300-136-6-1.1, 2.1, 4 and 5  
Old File - Map 284 – Urban Renewal Parcel# 81, Block 19 – Lots 1-33

As requested, I have reviewed the above submission including two maps prepared by William Simons dated August 28, 2014 and last revised January 18, 2017 received by Planning Board on January 31, 2017. Please be advised there are two maps with the same title name.

The difference between the maps is, one map displays two singular driveways and the second map, illustrates a common access point. The map showing two singular driveways is required to have a cleared width of 16 ft and an improved width of 12 ft. The owner would prefer this plan with two separate driveways.

The map showing an access point does not meet Town Code. Our Town code requires common driveways to have an emergency turn around area including a detail of the turn around and a cleared width of 18 feet with an improved width of 14 feet. The improved roadways are to have two coats of oil and stone or better.

The Planning Board will need to decide whether they prefer a singular driveway or a common driveway. A driveway detail should be shown on the map for whichever driveway layout is decided.

Should you have any questions or concerns, please do not hesitate to contact my office.

Cc: L. Wiltshire  
J. Pahwul