

1. August 28, 2019 Agenda

Documents:

[0828.PDF](#)

2. Site Plan Review - Lakeview Condominiums

Documents:

[SITE PLAN LAKEVIEW CONDOMINIUMNS10827420190823125551.PDF](#)

3. Site Plan Review - T-Mobile At Home Sweet Home PWSF

Documents:

[SP T MOBILE NORTHEAST LLC HOME10827720190823130441.PDF](#)

**PLANNING BOARD
TOWN OF EAST HAMPTON**

AGENDA FOR MEETING OF:

August 28, 2019

Board of Review:

Stephen Puglia – SCTM# 300-28-6-24.1; Map# 1013; Block# 41; URP 59 in MN-2; Lots: 3, 4 _____

Planning Board:

REGULAR MEETING

SUBDIVISIONS:

SUBWAIVER:

Field Property Section II LLM	Schedule Public Hearing	McCobb/Amagansett
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SITE PLAN:

Gangsei Existing Decking and Hot Tub Hostway Inn	Approval Modification	Cortese/Montauk Cortese/Amagansett
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OTHER:

Adoption of Minutes: August 14, 2019

URBAN RENEWAL:

COMPREHENSIVE PLAN:

OLD FILED MAPS:

PUBLIC HEARINGS:

**PLANNING BOARD
TOWN OF EAST HAMPTON
WORK SESSION:
August 28, 2019**

SUBDIVISION REVIEW:

SUBWAIVER REVIEW:

SITE PLAN REVIEW:

Lakeview Condominiums
T-Mobile at Home Sweet Home PWSF

Cortese/Pahwul/Montauk
Parsons/Schantz/Wainscott

COMPREHENSIVE PLAN:

ZONE CHANGES:

OTHER:

URBAN RENEWAL:

OLD FILED MAPS:



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

August 21, 2019

To: Planning Board

From: JoAnne Pahwul, AICP
Planning Director

Re: Lakeview Condominiums Site Plan/Special Permit Modification Request
SCTM#300-12-1-3, 13

Background Information

The subject 2.28 parcel is located on West Lake Drive in Montauk in a Resort/Harbor Protection Overlay zoning district. On February 6, 2013, the Planning Board approved a site plan/special permit for the construction of seven, two-story condominium units in two buildings, each having a 500 sq. ft. footprint, a 10' x 17' or 14' x 17' rear deck, and a second floor balcony. The project also included a parking area containing nineteen parking spaces and an enclosed dumpster area. The Board approved a modification request on June 25, 2014 with regard to a change to a notation regarding the conservation easement on a number of the approved plans.

The project was constructed and a request was submitted to modify the approval with regard to the dumpster location and extent and amount of clearing. Under the Harbor Protection Overlay District regulations, 50% of the parcel is permitted to be cleared. The previous site plan approved reducing clearing on the site to 31,771 sq. ft., representing 32%, after a significant amount of revegetation. This additional revegetation was proposed by the applicant as mitigation at a time when the project had been issued a positive declaration under SEQRA for a more aggressive project. The project was subsequently revised to eliminate a proposal for boat slips and a dock and to reduce the number of condominium units proposed.

At this time, the applicant is requesting that the amount of clearing permitted be increased to 49,381 sq. ft., representing 49.6% of the lot. It is noted that although the plan indicates that the existing clearing is 50,641 sq. ft., this number does not represent the amount of clearing that is pre-existing or that has been approved.

During the last review, the Planning Board requested that the trash enclosure be relocated to meet side yard setback requirements, that it be located on a concrete pad, and that the height of the fence be increased to provide better screening. The Board deferred to the

Zoning Board as to whether the increase in clearing requested was acceptable, however requested that the applicant consider the installation of a reactive barrier or the filing of a covenant that would ban the use of fertilizers, pesticides and irrigation on the site as mitigation for this additional clearing. The Board also requested revisions to the Landscape Plan as outlined in the Planning Department memorandum dated March 26, 2019.

Issues for Discussion:

In response to these requests, the applicant has submitted C1 Landscape Plan prepared by D.B. Bennett, P.C. and dated revised May 20, 2019.

Revised Trash Receptacle Area

The Landscape Plan was revised to move the enclosure for the trash bins out of the turnaround area in the parking lot and behind the curb. The plan depicts a detail for a 4' high wood slat fence around the trash receptacle enclosure.



Trash receptacle enclosure to be moved behind the curb

The revised Landscaping Plan depicts a number of requested revisions including indicating the conservation easement, relocating the area of the site to be revegetated to an area within NRSP jurisdiction, decreasing the spacing of the plants in the proposed revegetation to 3' o.c. to be consistent with the Town's revegetation standards, and planting in a more natural juxtaposition and not in a landscaped manner. The revegetation plan was also revised to include several trees that will represent a canopy.

The plan does not depict a concrete pad under the trash receptacle area and the enclosure is located 13.6' from the side property line, where the minimum setback requirement under zoning is 15'. The applicant is requesting that the Planning Board relax the setback requirements for the dumpster enclosure pursuant to §255-6-63 of the Town Code.

§ 255-6-63 Accessory buildings and structures in business and commercial-industrial use districts.

Pursuant to Table IV of § 255-11-10 hereof, the Planning Board shall have power during site plan review to reduce the yard setbacks which would otherwise apply to accessory buildings and structures in business or commercial-industrial use districts. In making a determination to approve such reduced yard setbacks, the Planning Board shall find that doing so serves the interests of good planning. The Board shall consider in this regard:

A. Size and shape of lot: the size and configuration of the lot on which the structures are proposed.

B. Residential property: the proximity of the structures to residential property and the effect which the proposed structures might have on an existing or future residential use of that land.

C. Coordinated development: the potential for coordinating development with adjacent property and the extent to which lessening the accessory structure setbacks might aid such coordination.

D. Buffering and screening: the degree to which buffering or screening is necessary or can be provided for the structures.

The Landscape Plan includes a note "No fertilizer or pesticide treatment permitted on property" and the applicant proposes that a covenant be filed that bans fertilizer and pesticide treatment on the property.

Request to Replace Approved Site Plan with Landscape Plan

The applicant requests that a revised site plan not be required to be submitted, as the Landscape Plan represents an as built plan. The Planning Department notes that a number of elements of the site plan have been transferred to the landscape plan, including parking and coverage calculations, however the Department is concerned that calling the approved site plan a landscaping plan may be confusing in the future. The Board has approved site plans that include lighting and landscaping before, but not a landscaping plan that represents a site plan. For this application, the Planning Board approved a separate site plan, landscape plan, and lighting plan. The modification depicted the lighting and landscaping on the Alignment/Site Plan. If there is to be a single plan replacing the approved plans, it is recommended that it be labeled a site plan.

It is also noted that the Landscape Plan does not indicate the survey date of the as built.

In comparing the current Landscape Plan with the approved site plan, SP-2 (Alignment Plan prepared by RMS Engineering and dated revised June 21, 2013), there are a number of other minor changes that require modification of the approval. The mechanical equipment that was approved as being located on the roof, is located on the ground on the northerly and southerly sides of buildings. The decks and staircases are larger than on the approved plan. This increases the coverage slightly and the coverage calculations should be updated to reflect this. The dimensions of the decks were called out on the approved site plan and should be on the revised plans.

The approved site plan indicated lighting fixtures in locations that corresponded to the approved Lighting Plan (Photometrics Plan PH-1 dated revised September 6, 2012). In the prior modification, the lighting schedule was included on SP-2, representing the site plan. There were no revisions to lighting proposed. The current Landscape Plan depicts light fixture locations, but does not include the lighting schedule, utilizes a different referencing system, and does not depict lights in all the same locations. The plan should be updated to provide information on the approved lighting plan including the lighting schedule or should reflect any changes in the lighting schedule.

The Natural Resources Special Permit jurisdiction line is depicted on the approved site plan, but is not depicted on the current plan. This line should be indicated as the applicant will need to request a modification of the approved NRSP from the Zoning Board of Appeals.

Planning Board Consensus:

The Planning Board should discuss whether it is acceptable not to have the cement pad under the trash receptacle enclosure and whether to relax the side yard setback from 15' to 13.6' for the receptacle.

Additional comments: _____

The Board should discuss whether a single plan should replace the site plan, landscaping plan, and lighting plan, and if so whether it should address the above issues.

Additional comments: _____

Additional Board Comments:

JP



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

August 13, 2019

TO: Planning Board

FROM: Eric Schantz 
Senior Planner

RE: T-Mobile Northeast LLC Home Sweet Home Site Plan/Special Permit
Personal Wireless Service Facility (PWSF)
SCTM# 300-197-2-3.2 & 16
342 Montauk Highway, Wainscott

Last Review Date: June 28, 2019

Items and Date Received: Applicant submission; Cover letter; RE: Request to modify an existing base station, including ten (10) copies of revised drawings in response to the June 27, 2019. Drawings prepared by John S. Stevens dated July 15, 2019 (Sheet T-1 Title Sheet), (Sheet C-1 Site Plan), (Sheet C-2 Compound Plan & Elevation), (Sheet C-3 Equipment Details), (Sheet C-4 Equipment Specifications), (Sheet C-5 Equipment Specification), (Sheet C-6 APU Schematic & Details)(Sheet C-6A Lighting Details), (Sheet C-7 Generator Details), (Sheet E-1 Electrical Site Plan), (Sheet E-2 Electrical), (Sheet E-3 Coax/Fiber Plumbing Diagram), (Sheet G-1 Grounding and Power Diagrams), (SheetG-2 Grounding Details), (Sheet G-3 Ground Details), (Sheet N-1 General and Electrical Notes), (Sheet N-2 Zoning Setbacks), (Sheet S2-S10 Structural Cupola Design), Ten (10) sets of drawings prepared by John S. Stevens dated July 15, 2019 (Sheet Z01 – Site Plan), (SheetZ01A – Vicinity Plan), (Sheet Z02 – Enlarged Site Plan)(Sheet Z03 – Details), (Sheet Z04 – Siting Elevations), (Sheet Z04A – Siting Elevations),(Sheet Z04B – Siting Elevations), (Sheet Z04C – Sitting Elevations) (Sheet Z05 – Site Lines), (Sheet Z06 – Site Lines), and (Sheet Z06 – Site Lines).

Background Information: Application has been made to create a Personal Wireless Service Facility (PWSF) in the form of sixteen (16) panel antennas, twenty-four remote radio heads and a microwave to be located within a new rooftop cupola. Also proposed is a 288 sq. ft. (12' X 24') fenced-in equipment area.

The parcel is situated at the corner of Georgica Drive and Montauk Highway in Wainscott. It is zoned CI: Commercial Industrial. It is 100% cleared of native vegetation.

Issues for Discussion:

Equipment Shelter

At the time of the last review the Board had requested that the equipment shelter be moved back off of the front property line and thoroughly screened. The equipment shelter has been moved back 5' as requested.

Landscaping/Screening

No information pertaining to the heights, quantities & species of screening has been provided, only a notation for mixed deciduous and evergreen trees. A landscaping plan should provided

Lighting

Sheet 6A of the newly submitted set of plans indicates that lighting is proposed. A 8' 6" tall post-mounted light which according to the illustration will be aimed at an angle rather than directing light downward, is proposed. This would not appear to meet the Town Code or Planning Board policy that lighting be full cutoff or fully shielded.

§255-1-20

LIGHT FIXTURE, FULLY SHIELDED

A light fixture with an opaque shield above the light source so that, as designed and installed, the light fixture projects all its light below the horizontal plane. Full cutoff fixtures are considered fully shielded.

Sheet 6A also does not indicate the model light fixture and its proposed location could not be determined. Lumen levels and color temperature have not been provided. This information should be provided. The small size and design of the shelter should not necessitate a significant amount of light.

Conclusion

In conclusion, the application appears to be incomplete pending the resolution of the aforementioned issues and the submission of the required items.

ES

Planning Board Consensus

Should additional information pertaining to proposed lighting and landscaping be submitted?

Additional comments: _____

Additional Board Comments:
