

1. November 28, 2018 Agenda

Documents:

[1128.PDF](#)

2. Site-Plan Twin Forks Mini Storage

Documents:

[TWIN FORKS.PDF](#)

**PLANNING BOARD
TOWN OF EAST HAMPTON**

AGENDA FOR MEETING OF: November 28, 2018

Board of Review:

Planning Board:

REGULAR MEETING

SUBDIVISIONS:

SUBWAIVERS:

SITE PLANS:

Sperber Old Fireplace Road
5 Goodfriend Drive

Schedule Public Hearing
Extension of Time

Cunningham/East Hampton
Parsons/Wainscott

OTHER:

Adoption of Minutes: November 7, 2018

URBAN RENEWAL:

COMPREHENSIVE PLAN:

OLD FILED MAPS:

PUBLIC HEARINGS:

Ed Landscapes and Services Corp. Site Plan

Cunningham/East Hampton

**PLANNING BOARD
TOWN OF EAST HAMPTON
WORK SESSION:
November 28, 2018**

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SUBDIVISION REVIEW:

SUBWAIVER REVIEW:

SITE PLAN REVIEW:

Twin Forks Mini Storage

Parsons/Pahwul/Wainscott

COMPREHENSIVE PLAN:

ZONE CHANGES:

OTHER:

URBAN RENEWAL:

OLD FILED MAPS:



TOWN OF EAST HAMPTON

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East Hampton, New York 11937-2684

Planning Department
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Director

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November 19, 2018

To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: Twin Forks Mini Storage
SCTM#300-192-3-43.1 & 54

Last Review Date: October 24, 2018

Items and Date Received: The following information was received on September 19, 2018.

- C-2 - Lighting Plan prepared by TF Engineering and dated revised October 18, 2018;
- Landscape Plan prepared by Summerhill Landscapes, dated October 29, 2018;
- Revised narrative and application.

Background Information:

The 4.5 acre site is located on Industrial Road and leased from and owned by the Town of East Hampton. The parcel is located in the Pine Barrens, South Fork Special Groundwater Protection Area, and Suffolk County Groundwater Management Zone V. A trail runs east to west in the wooded area of the southerly portion of the property.

The project includes the following:

- Conversion of an existing 23,700 sq. ft. film production studio to 16,352 sq. ft. of storage for moving containers, 9,002 sq. ft. of mini storage space, 1,395 sq. ft. of mechanical and storage space, and 691 sq. ft. of office space;
- Construction a two-story, 23,700 sq. ft. min-storage building with a full basement, with a total of approximately 550 self-storage units;
- Demolishment of a 3,500 sq. ft. metal shop building.

During the last review, the Planning Board found the number of parking spaces and layout to be acceptable and decided to wait until after the public hearing to determine whether filters should be required in the drainage structures in the parking areas.

Issues for Discussion:

Revised Landscaping & Lighting Plans

The Landscaping Plan was revised to include additional White pines (*Pinus strobus*) to buffer the parking area. A staggered, double row of 8-10' high White pines, with the number increased from eight to twenty, will more effectively buffer the parking area from the public trail.

The Lighting Plan was revised to indicate the mounting height of the fixtures at 8' and 10' and the lighting plan is complete.

Revised Application & Narrative

Both the application and narrative were revised to clarify the size of the office as 691 sq. ft.

SEQRA

The Planning Department prepared the attached Environmental Assessment form. No significant environmental impacts were identified and a negative declaration pursuant to SEQRA and Chapter 128 of the Town Code is recommended.

Conclusion

The application appears to be complete and the Planning Department recommends that the Board make a negative declaration pursuant to SEQRA and schedule the project for a public hearing.

Planning Board Consensus:

The Board should make a negative declaration pursuant to SEQRA and Chapter 128 of the Town Code.

Additional comments: _____

The Planning Board should determine whether the application is complete and ready to be scheduled for a public hearing.

Additional comments: _____

JP

Project:	Twin Forks Ministorage Site Plan
Date:	November 19, 2018

**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"/>

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.

Project Description:

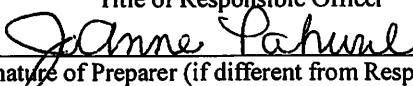
The 4.5 acre site is located on Industrial Road and leased from and owned by the Town of East Hampton. The parcel is located in the Pine Barrens, South Fork Special Groundwater Protection Area, and Suffolk County Groundwater Management Zone V. A trail runs east to west in the wooded area of the southerly portion of the property.

The project includes the following:

- Conversion of an existing 23,700 sq. ft. film production studio to 16,352 sq. ft. of storage for moving containers, 9,002 sq. ft. of mini storage space, 1,395 sq. ft. of mechanical and storage space, and 691 sq. ft. of office space;
- Construction a two-story, 23,700 sq. ft. min-storage building with a full basement, with a total of approximately 550 self-storage units;
- Demolishment of a 3,500 sq. ft. metal shop building.

The parcel is zoned Commercial Industrial and the project is consistent with zoning, existing land uses, and will not have a significant negative impact on the community. Project limiting fencing will be required to be installed prior to commencing any clearing, grading or construction on the site in order to preserve existing vegetation and a row of White pines (*Pinus strobus*) is proposed to be planted to supplement existing vegetation and buffer the parking lot expansion from an existing public trail.

The Fire Marshal has advised that parking in the aisle between the two building would be detrimental to fire and emergency equipment and the plan has been revised to indicate that this area will be a fire lane with no parking permitted.

<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.	
Planning Board _____ Name of Lead Agency Joseph Potter	_____ Date Chairman
Print or Type Name of Responsible Officer in Lead Agency _____ Signature of Responsible Officer in Lead Agency	Title of Responsible Officer  Signature of Preparer (if different from Responsible Officer)