



TOWN OF EAST HAMPTON

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TO: Planning Board

FROM: Eric Schantz 
Senior Planner

RE: Round Swamp Farm Extension – Site Plan (formerly Snyder Phased
Commercial – Site Plan/Special Permit Modification (Lot 3))
SCTM# 300-143-1-12.5
44 Tan Bark Trail (West Drive), East Hampton

Last Review Date: March 13, 2019

Items and Date Received: Applicant submission, cover letter; One (1) original and ten (10) copies of application, Ten (10) copies of the Project Narrative, Ten (10) sets of Site Plan prepared by DB Bennett, PC Sheet (C1- Civil Site Plan dated March 20, 2019), Ten (10) sets of building plans prepared by DB Bennett, PE PC dated 10/30/18 – (Sheet A1.0 Building 1 Floor Plan), (Sheet A1.1 Building 1 Elevations), (Sheet A1.2 Building 1 Elevation), (Sheet A2.0 Building 2 Floor), (Sheet A2.1 Building 2 Elevation), (Sheet A2.2 Building 2 Elevation), (Sheet A3.0 Building 3 Floor Plan), (Sheet A3.1 Building 3 Elevations) and (Sheet A4 Building Group Elevations.) 05/09/19 Fire Marshal

Background Information: A site plan application was approved in 2013 in order to develop four (4) lots, ranging in size from 57,762 sq. ft. to 82,318 sq. ft., over the course of five (5) phases as follows:

1. Access Road: installation of the access road along with clearing of all lots (64,000 cubic yards), grading, installation of utilities and drainage.
2. Development of Lot 4: construct a one-story 13,793 sq. ft. “Wholesale Bakery” (a permitted use) building (identified on the site plan as “Building #7”) along with a 720 sq. ft. accessory refrigeration unit, 30 parking spaces, drainage, lighting, landscaping, driveways and access.
3. Development of Lot 3: construct a two-story, eight (8) unit, 10,240 sq. ft. (gross floor area is 15,340 sq. ft.) “Service Commercial” (a special permit use) building (identified on the site plan as “Building #6”) along with 35 parking spaces, a

4,859 sq. ft. fenced-in gravel outdoor storage area, two (2) dumpsters on concrete slabs with 6' stockade fencing, drainage, lighting, landscaping, driveways and access.

4. Development of Lot 2: construct a one-story, five (5) unit, 8,000 sq. ft. "Service Commercial" building (identified on the site plan as "Building #5"), a one-story four (4) unit, 6,400 sq. ft. "Service Commercial" (a special permit use) building (identified on the site plan as "Building # 4"), along with 36 parking spaces, an 11,646 sq. ft. fenced-in gravel outdoor storage area, two (2) dumpsters on concrete slabs with 6' stockade fencing, drainage, lighting, landscaping, driveways and access.
5. Development of Lot 1: construct three (3) identical two-story, 3,300 sq. ft. (6,600 sq. ft. gross floor area) multi-unit, mini-storage (identified as "Unlisted Non-Nuisance Industry" in the Town Code) (a special permit use) buildings (identified on the site plan as "Building #3", "Building #2" & "Building #1"), a 6' tall chain link perimeter fence with electronic gate, 12 parking spaces, drainage, lighting, landscaping, driveways and access.

The parcels are located within the CI: Commercial Industrial Zoning District and are situated in East Hampton along West Drive.

The applicants propose to change the development of Lot 3 from a single building housing a service commercial use to three buildings.

Issues for Discussion:

Parking

The applicants have revised the parking and sanitary calculations for Building #3 to meet the requirements of a "major recreational facility". The Board should determine if this is acceptable.

Conclusion

In conclusion, the application is otherwise complete and appears to be ready to be scheduled for a public hearing.

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Planning Board Consensus

Is the application complete and ready to be scheduled for a public hearing?

Additional comments: _____

Additional Board Comments: