



TOWN OF EAST HAMPTON

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Planning Department
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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. foot footprint, 10' x 17' or 14' x 17' rear decks, 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. 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. The Planning Board previously found the additional clearing to be acceptable given the reduction in the scale of the project and since the proposed clearing limits comply with the clearing restrictions in a Harbor Protection Overlay District. The applicant offered to file covenants and restrictions that would ban the use of fertilizers, pesticides and irrigation on the site as mitigation for this additional clearing.

Several other minor changes 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.

During the last review, the Planning Board agreed to waive the public hearing pursuant to § 255-6-63 of the Town Code.

Issues for Discussion

The applicant has submitted a revised site plan, C1 prepared by D.B. Bennett, P.E. and dated December 18, 2019 containing a revised key to the lighting on the site. This plan indicates Kelvin levels that comply with the Board’s lighting policy and the Town Code. However, the manufacturer’s specification sheets submitted for the proposed fixtures indicate that two of the three proposed fixtures will exceed the recommended 2700 Kelvin level. The lighting plan indicates that a roscolux 3401 film will be applied to the light fixtures to convert the color temperatures of the bulbs from 5000 to 2700 and 3000 Kelvin.

The Planning Department is unaware of the proper use of this film and finds that adding film coverings to lighting may be difficult to enforce and result in noncompliant fixtures. The Planning Department recommends that the applicant propose bulbs that comply with the recommended 2700 Kelvin temperature.

Planning Board Consensus:

The Planning Board should discuss whether the lighting plan should be revised to provide bulbs that comply with the Board’s lighting policy with regard to Kelvin levels or whether to accept the applicant’s proposal to put film over the bulbs to bring the Kelvin levels into compliance.

Additional comments: _____

Additional Board Comments:

JP