TOWN OF EAST HAMPTON
300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
JoAnne Pahwul, AICP
Director

Telephone (631) 324-2178
Fax (631) 324-1476

January 9, 2020

TO: Planning Board

FROM: Eric Schantz
Senior Planner

RE: East Hampton Retail – Site Plan
SCTM# 300-87-3-28.1
290 Old Montauk Highway, Montauk

Last Review Date: Public hearing held on January 8, 2020

Items and Date Received: Applicant submission: cover letter re: Ten (10) copies of Davis Landscape Design planting/ lighting plan dated 12/23/2019.

Background Information: Site plan application has been made to convert an existing two-story single-family residence and detached barn into one larger two-story retail store totaling 2,515 sq. ft. of gross floor area. Also proposed are a new garage, new access configuration, parking area, sanitary system, lighting, landscaping and drainage control structures.

The property is zoned NB: Neighborhood Business and has frontage on both Montauk Highway and Skimhampton Road. It is one of four parcels considered part of the Franklin Triangle. These four lots were created as part of the Anderson Subwaiver in 1974. The property is 100% cleared of naturally-occurring vegetation with areas of lawn and mature deciduous trees throughout.

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is a Type II action.

Issues for Discussion:

Public Hearing
A public hearing was held on November 20, 2019. An attorney for the applicants as well an attorney representing a neighbor spoke at the hearing. Three letters have also been received.

The comments at the hearing focused on providing appropriate screening for a neighboring property. It was also requested that a window be removed and a wall for screening be placed on the stairway landing of the proposed second story apartment. The agent for the applicants stated at the hearing that they had no objections to these changes.

The letters received focused on providing adequate screening/landscaping along Skimhampton Road. By letter dated January 6, 2020, the attorney representing a neighborhood group who submitted each of the three letters stated that the most current landscaping plan is acceptable to their clients.

The Board should review all of the public's comments and decide whether or not they have been adequately addressed.

Town Engineer
By memo dated June 18, 2019 the Town Engineer found the engineering elements satisfactory but requested that the handicapped accessible parking space and aisle be changed in dimension and that the proposed grade of the walkway from the space to the building entrance be provided.

The dimensions have been changed as requested on the site plan illustration but not the handicapped parking details. This should be amended.

Grades to the southernmost entrance to the retail building have been provided and appear to demonstrate compliance with the ADA requirement of a no greater than 1:12 rise. Grades to the northernmost entrance do not appear to have been provided. However, the plans identify the same proposed first floor elevation (36.4') for both entrances and both ramps begin at the same spot (adjacent to the parking space). Therefore, it appears that both walkways will be ADA compliant.

The Board will need to determine what is needed to insure ADA compliance for the walkway. For example, if information from a licensed engineer submitted by the applicants is acceptable or if the Town needs to contact a licensed engineer. It is noted that there have been other applications where uncertainty about proposed grades has required significant modification in order to insure ADA compliance and it is in the best interests of the Board and the applicants to make sure no such situation occurs with the subject application.

Office of Fire Prevention
By memo dated November 4, 2019 the Office of Fire Prevention stated that no further information was required.

Conclusion
In conclusion, the Board should discuss the public comments and determine if they have been adequately addressed.

The requested changes to the landscaping plan and building elevations should be submitted. ADA compliance should be demonstrated.

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Conditions of Approval:

- Approval of the Architectural Review Board (ARB)
- Approval of the Suffolk County Department of Health Services (SCDHS)

Planning Board Consensus

Will the application be ready for approval once amended plans have been submitted?

Additional comments: _____

_____

Additional Board Comments:

_____

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_____

_____

Town of East Hampton

300 Pantigo Place
East Hampton, NY 11937-2684

DEPARTMENT OF ENGINEERING

THOMAS D. TALMAGE, PE

Town Engineer

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

MEMORANDUM

June 18, 2019

TO: Planning Board

FROM: Thomas D. Talmage, PE Town Engineer Thomas Talmage

RE: Site Plan: East Hampton Retail
404 Montauk Highway
East Hampton, NY

SCTM# 300-189-1-6.1

As requested, I have reviewed the above reference application stamped received on January 7, 2019 by the planning board including 2 sets of drawings. The first of the two being C-1, C-2, C-3 and C-4 prepared by Paul W. Dilandro PE dated October 16, 2018 with no revision date and A101 dated October 23, 2018 with a revision date of January 29, 2019. I offer the following comments:

1.) In my previous memorandum dated March 7, 2019 item #3 has not been complied with. (Please see attached)

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

Cc. E. Schantz

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Town of East Hampton

300 Pantigo Place
East Hampton, NY 11937-2684

DEPARTMENT OF ENGINEERING

THOMAS D. TALMAGE, PE
Town Engineer

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

MEMORANDUM

March 7, 2019

TO: Planning Board

FROM: Thomas D. Talmage, PE Town Engineer

Thomas Talmage

RE: East Hampton Retail
404 Montauk Highway
East Hampton, NY

SCTM# 300-189-1-6.1

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MAR 11 2019
PLANNING BOARD

As requested, I have reviewed the above reference application stamped received on January 7, 2019 by the planning board including 2 sets of drawings. The first of the two being C-1, C-2, C-3 and C-4 prepared by Paul W. Dilandro dated October 16, 2018 with no revision date and the second A-00, A100, A101, A200 and A201 prepared by October 23, 2018 with no revision date. I offer the following comments:

1.) The site grading of the entrance and the parking is found to be satisfactory however, I recommend Mr. Dilandro consider increasing the slope from 1/8" per foot slope to ¼" per foot of slope. It has been my experience 1/8 of slope will often have bird baths in the asphalt pavement.

2.) The drainage calculation have been found to be satisfactory.

3.) The handicap space is drawn at 11 ft. wide parking space and 5 ft. wide isle for a total of 16 ft. wide while this is a correct detail for additional parking spaces. The first parking space of a parking lot is required to be van accessible space. Van accessible spaces are required to be 8 ft. wide parking space plus 8 ft. wide isle. The parking sign needs to depict van accessibility. In the event the engineer has a different option, I am available for discussion. Additional proposed grades on the handicap accessible walkway are requested.

4.) Details of the asphalt pavement, concrete sidewalk and concrete curb are all found to be satisfactory.

Provided the above reference comments are addressed, I find the engineering elements to have been met.

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

Cc: E. Schantz

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