



# TOWN OF EAST HAMPTON

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February 5, 2020

**TO:** Planning Board

**FROM:** Eric Schantz *ES*  
Senior Planner *JP*

**RE:** 51 South Edgemere, LLC – Site Plan  
SCTM# 300-52-1-1.2  
51 South Edgemere Street, Montauk

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**Last Review Date:** October 17, 2019

**Items and Date Received:** Applicant submission; cover letter, re: ten (10) original surveys/site plan by James P. Walsh Land Surveyor P.C. dated revised, November 5, 2019, ten (10) original sets of building plans prepared by Marta Sanders dated September 30, 2019 (A-001.00 Cover Sheet), (A-002.00 Landscape Plan), (A-004.00 Seating Chart), (A-100.00 Construction Plan-Cellar), (A-101.00 Construction Plan- 1st Floor), (A-102.00 Construction Plan – 1st Floor), (A-103.00 Construction Plan – 1st Floor), (A-104.00 Construction – 2nd Floor), (A-105.00 Construction Plan – 2nd Floor), (A-106.00 Construction Plan 2nd Floor), (A201.00 Existing Exterior Elevations), (A202.00 Exterior Elevations), (A203.00 Proposed Exterior Renderings) and ten (10) copies of a legal memorandum.

**Background Information:** Site plan application has been made to make interior renovations to a motel and restaurant, changes to the roof and facade (including the dormers and the addition of solar panels) of the motel and restaurant buildings, the demolition of an exterior bar and staircase and reconfiguration of the entranceway to the restaurant, and to remove a concrete patio and platform adjacent to Fort Pond. Also proposed is the addition of outdoor showers on the first and second floor of the motel building.

The property is currently improved with a two story, sixteen (16) unit motel and two story, two hundred (200) seat restaurant along with parking, landscaping and associated accessory structures. It is zoned B: Residence and is within the Harbor Protection Overlay District (HPOD). Both uses are prohibited in this zoning district but both are legally pre-existing, non-conforming. The parcel is nearly 100% cleared of naturally-occurring vegetation and is situated on Fort Pond just north of downtown Montauk.

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

**Issues for Discussion:**

**Site Plan Elements**

At the time of the last review, the applicants were directed to submit a site plan with all the required elements. This item has been submitted.

**Landscaping/Re-Vegetation**

The applicants have submitted a landscaping plan which mostly details the existing plantings on the site. This plan does not outline the details of the proposed re-vegetation adjacent to Fort Pond. The plan should be amended to provide this information. The Planning Department recommends a mixture of switch grass (*Panicum virgatum*), bayberry (*Myrica pensylvanica*) and inkberry (*Ilex glabra*). All of these species are already planted on the site in various locations.

**Natural Resources Special Permit (NRSP)**

The Zoning Board of Appeals (ZBA) has elected to allow the NRSP application to be handled administratively. This application is currently being processed. A condition of this permit (among others) will be the placement of straw bales along Fort Pond to prevent run-off during the time of the demolition and construction of the rear entryway.

**Conclusion**

In conclusion, it appears that the application will be complete and ready to be scheduled for a public hearing once the details of the re-vegetation plan have been provided.

ES

**Planning Board Consensus**

*Should detailed information about the proposed re-vegetation be submitted?*

Additional comments: \_\_\_\_\_  
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**Additional Board Comments:**

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