



TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
JoAnne Pahwul
Director

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

March 19th, 2020

TO: Planning Board

FROM: Marco Wu
Planner

RE: Hellman Hanger
SCTM# 300-181-2-6

Last Review Date: December 11, 2019

Items and Date Received:

- Hellman Hanger Site Plan Floor Plans and Elevations dated 02/14/2020 prepared by Richard S. Kent of The Kent Architectural Collaborate, PLLC, received 03/09/2020
- Hellman Hanger Site Plan Landscaping Plan dated 02/24/2020 prepared by Lighthouse Land Planning, received 02/25/2020
- Hellman Hanger Site Plan Land Survey dated 02/12/2020 prepared by Tamara L. Stillman of L.K. McLean Associates, P.C., received 02/25/2020

Background Information:

An application has been submitted to construct a 50' x 50', or 2,500 sq. ft. hangar with a 30' x 30' asphalt parking area and a 30' wide taxiway on a 10,553 sq. ft. (0.242 acre) area leased from the Town of East Hampton. The leased area is part of the Town airport and zoned Commercial Industrial. The leased area previously held a hangar that was in a state of disrepair and removed. The size of the proposed hangar is consistent with the sizes of other hangars on the adjoining lots. The hangar directly to the west is 40' x 40' and the hangar to the west of that, 50' x 50'.

Issues for Discussion:

Coverage & Setbacks

The leased area is part of the larger 300 acre airport parcel and building and total coverage restrictions are based on the size of the overall property. Given the size of the parcel and the amount of undeveloped land, building and total coverage restrictions are not issues for the

subject proposal. The subject leased area borders extensive airport land on three sides. The only side where there is a minimum yard setback requirement is along Daniels Hole Road. The hangar is proposed to be constructed at varying distances between 22'- 36' from Daniels Hole Road.

The hangar is considered an accessory structure, but is required to meet principal structure setbacks unless the Planning Board waives the setbacks pursuant to §255-6-63 of the Town Code. The Board stated at the time of the initial review that it agreed to waive the setbacks.

Pyramid Law

The building is subject to the Pyramid Law, and given the proposed 20' height, is required to meet a 20' setback from property lines. The building is proposed to have a 22' setback and thus will be compliant with the Pyramid Law.

Parking

The Board has considered whether the parking area is of sufficient size and deemed it sufficient.

Lighting

Light Fixture 1 is a proposed flood light that is mounted 19 ft. above the hanger doors. The proposed fixture has a 5,000 Kelvin level, above the Town Code's maximum of 3,000 Kelvin. In addition the fixture has a level of 2,700 lumens compared to the Town's recommended guideline of 2,500 lumens. It appears that the fixture will not be shielded or fully cut-off. With the given information, it appears that the proposed fixture is intended to provide greater visibility for the taxiway during plane parking. However, a fixture of such design will most likely produce glare for drivers heading north along Daniel's Hole Road and would require a variance due to color temperature. An alternative fixture (or fixtures) should be proposed at a reduced mounting height as well as a conforming lumen level and color temperature.

Light Fixture 2 meets the Planning Board's Guidelines for Exterior Lighting as well as all applicable provisions of the Town Code. The Planning Department finds this fixture acceptable and the Board should determine if it agrees.

Ground Water Protection

The applicants have submitted a floor and elevation plan prepared by a licensed architect (prepared by Richard S. Kent dated last revised February 14, 2020). This plan notes that the floor of the proposed hangar will be provided a sealant and will be designed to be in compliance with the Planning Board's Groundwater Protection Policy.

Landscaping

At the time of the initial review, the Board stated that the applicants should "...consider a landscaping buffer along Daniels Hole Road." The revised survey has a notation that six (6) evergreen trees will be provided and a re-vegetation plan indicating that these trees will be either 8' - 10' tall white pines (*Pinus strobus*) or 6' tall eastern red cedars (*Juniperus virginiana*) has been submitted. The Planning Department notes that there is currently only a small stand of trees and a post and rail fence screening the lot from Daniel's Hole Road. The Board should determine if additional screening and/or additional information is required at this time.

Sanitary System

The applicants have stated that no restroom is proposed, and therefore no sanitary system, is proposed.

Planning Board Consensus:

Should light fixture #1 be replaced with one or more fixtures conforming to the Planning Board's Guidelines for Exterior Lighting as well as the Town Code?

Additional comments: _____

Is any additional proposed landscaping required?

Additional comments: _____

Additional Board Comments:

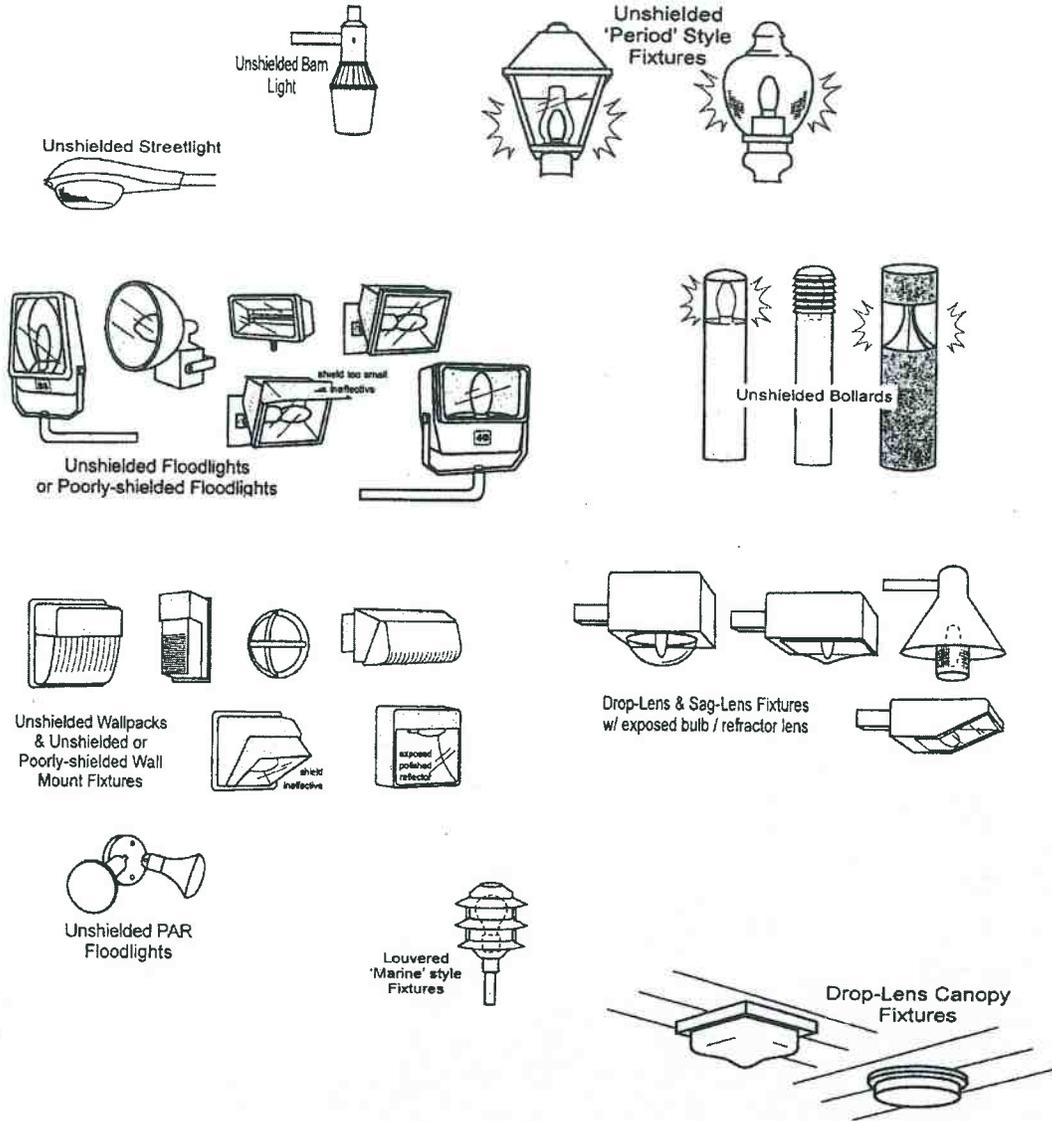
ZONING

255 Attachment 12

Town of East Hampton
Appendix L2

PROHIBITED FIXTURES

**Unless otherwise specifically exempted (i.e. House lights)

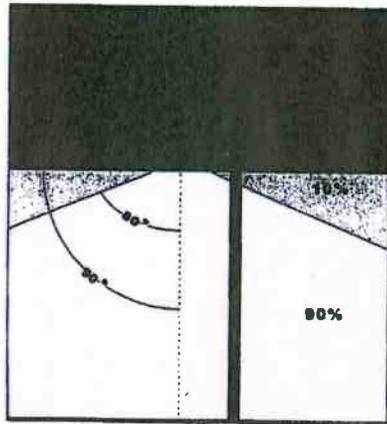
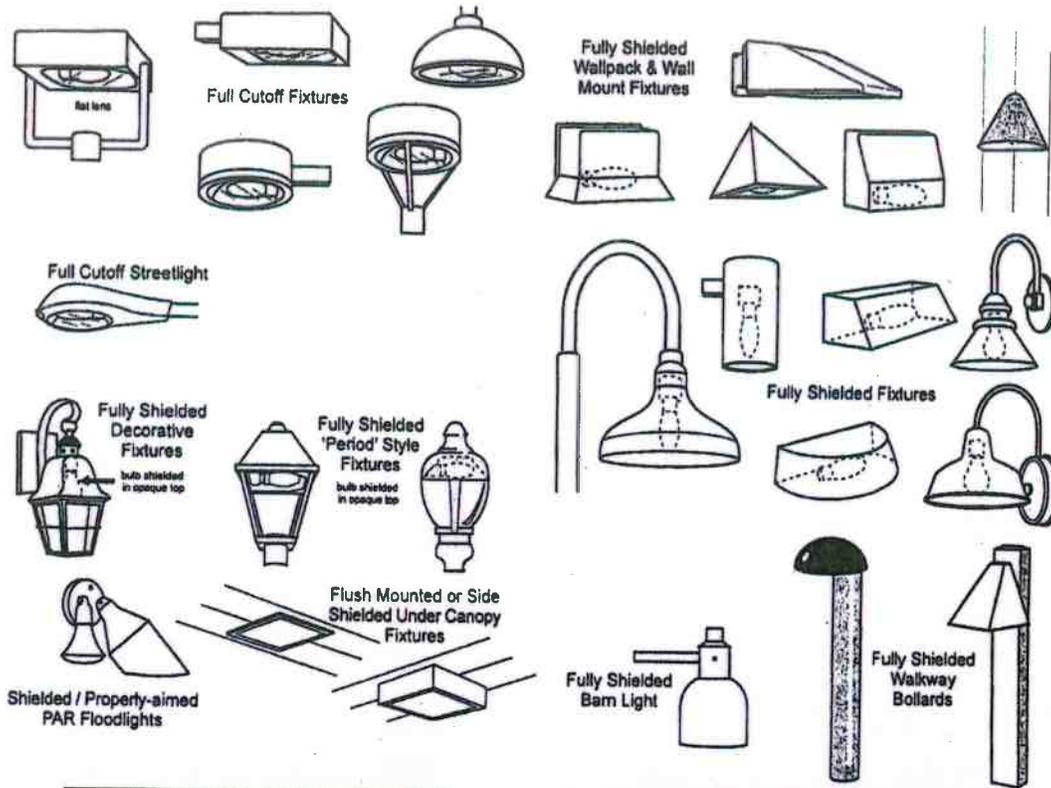


ZONING

255 Attachment 11

Town of East Hampton
Appendix L1

PERMITTED FIXTURES



FULL CUT OFF FIXTURE
Figure A



FULLY SHIELDED FIXTURE
Figure B