



TOWN OF EAST HAMPTON

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Planning Department
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April 8, 2020

TO: Planning Board

FROM: Eric Schantz
Senior Planner

RE: Long & Edwards – Lot Line Modification
SCTM# 300-165-5-11 & 19
Application #A0520190014
38 Maple Lane & 23 Spring Close Highway

Last Review Date: December 11, 2019

Items and Date Received: February 26, 2020: cover letter, surveys for proposed Lot 2 potential new residence prepared by Gary Benz dated last revised January 10, 2020, lot line modification map prepared by Gary Benz, L.S dated last revised January 10, 2020

Background Information: The application is to transfer 4,356 sq. ft. of lot area between two parcels situated on Maple Lane and Spring Cloe Highway in East Hampton through a lot line modification. Lot 1 would be increased in lot area from 12,007 sq. ft to 16,363 sq. ft and Lot 2 would be reduced in size from 35,885 sq. ft. to 31,529 sq. ft.

Both lots are zoned A: Residence and are non-conforming as to required minimum lot area. Lot 1 is improved with a single-family residence and Lot 2 is currently vacant. A lot area variance was granted by the Zoning Board of Appeals (ZBA) for Lot 2 as the proposed lot line modification would make this lot less conforming to required minimum lot area. Neither lot is within any designated areas unique to groundwater protection or within any overlay zone.

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

Issues for Discussion:

Clearing

At the time of the last review, the last outstanding issue was the potential over-clearing of Lot 2. At that time (December 2019), the survey did not illustrate the existing clearing

line and the Planning Department had performed a site inspection and indicated to the Planning Board that this property may be over-cleared. A speaker at the Zoning Board of Appeals (ZBA) public hearing for the required lot area variance had brought up this issue previously. The applicant's have submitted a revised survey which illustrates the existing clearing line on Lot 2. The updated survey and associated clearing calculations demonstrate compliance with the Town Code.

The Planning Department performed a second site inspection on April 8, 2020. Based upon this, it is not totally clear whether or not the property is over-cleared but it appears based on the field visit and the submitted revised survey that it is not. The allowable clearing on this property is nearly 66% of the lot area as it is not within any overlay district with special clearing restrictions and is relatively small in size (31,529 sq. ft. as proposed or 24,611 sq. ft. excluding the flagstrip access), which allows for greater amounts of clearing than comparably larger properties.

Public Hearing

The Board can require a public hearing for this application, but it has been past precedent to waive the hearing where both property owners are co-applicants and no adjoining property owners are affected.

Conclusion

In conclusion, it appears that the application is complete. The Board should form a consensus on whether or not to require a public hearing.

ES

Planning Board Consensus

Is the application complete?

Additional comments: _____

Will a public hearing be required?

Additional comments: _____

Additional Board Comments:

