

**PLANNING BOARD OF THE TOWN OF EAST HAMPTON
EAST HAMPTON, NEW YORK**

In the Matter of the Application

of

**LOT LINE
MODIFICATION
APPROVAL**

**LONG AND EDWARDS
LOT LINE MODIFICATION
SCTM #300-165-5-19/166-5-11**

ADOPTED: ____/____/____

FINDINGS AND DETERMINATION OF THE BOARD

The findings of fact, conclusions, and determination set forth herein are made after consideration of the application, any presentations, memoranda or correspondence made or submitted to the Board by staff or interested parties, comments taken at any public hearing on the application, and inspection of the subject property.

A. PROJECT DESCRIPTION

- 1. NATURE OF APPLICATION:** Application for lot line adjustment pursuant to § 220-2.18 et seq. of the East Hampton Town Code.
- 2. OWNERS OF PROPERTY:** Stephen Long & Mark Edwards
- 3. SIZE OF AREA TO BE TRANSFERRED:** 4,356 sq. ft.
- 4. EXISTING SIZES OF PROPERTY:** SCTM#300-165-5-19: 12,007 sq. ft., SCTM#300-166-5-11: 35,885 sq. ft.
- 5. PROPOSED SIZES OF PROPERTY:** Lot 1 - (SCTM#300-165-5-19): 16,363 sq. ft., Lot 2 - (SCTM#300-166-5-11): 31,529 sq. ft.
- 6. PREPARER OF PROPOSED MAP:** Gary Benz, L.S. Surveying and Land Planning
- 7. DATE OF PROPOSED MAP:** Dated last revised January 10, 2020
- 8. DATE OF PUBLIC HEARING ON APPLICATION:** N/A

B. PROPERTY LOCATION AND DESCRIPTION

- 1. SUFFOLK COUNTY TAX MAP DESIGNATION:** SCTM#300-165-5-19, SCTM#300-166-5-11.
- 2. STREET LOCATION:** 38 Maple Lane & 23 Spring Close Highway
- 3. CONTIGUOUS WATER BODIES:** N/A
- 4. HAMLET OR GEOGRAPHIC AREA:** East Hampton
- 5. SITE DESCRIPTION & EXISTING IMPROVEMENTS:** Proposed Lot 1 is developed with a single-family residence and associated accessory structures. Proposed Lot 2 is vacant. Both lots are zoned A: Residence. They are situated off of Spring Close Highway and Maple Lane in East Hampton. Proposed Lot 1 is 100% cleared of naturally-occurring vegetation and

proposed Lot 2 is partially cleared.

- 6. **EXISTING FILED MAP NAME:** N/A
- 7. **EXISTING FILED MAP NUMBER:** N/A
- 8. **FILING DATE OF EXISTING MAP:** N/A
- 9. **BLOCK NUMBER IN EXISTING FILED MAP:** N/A
- 10. **LOT NUMBERS IN EXISTING FILED MAP:** N/A

C. ZONING CLASSIFICATION

- 1. **ZONING DISTRICT:** A: Residence
- 2. **ZONING OVERLAY DISTRICT:** N/A

D. SEQRA REVIEW

- 1. **SEQRA CLASSIFICATION:** Type II
- 2. **LEAD AGENCY:** N/A
- 3. **DETERMINATION OF SIGNIFICANCE:** N/A
- 4. **DATE OF DETERMINATION:** N/A

E. COUNTY COMMISSION REVIEW AND ADDITIONAL FINDINGS OF FACT

- 1. Pursuant to the inter-municipal agreement between the Town of East Hampton and the County of Suffolk, the subject application does not require referral to the Suffolk County Planning Commission (SCPC).
- 2. By report dated March 11, 2020 the Fire Department has informed the Board that no additional fire protection devices are required for this application.
- 3. Stephen Long, owner of SCTM#300-165-5-19 and Mark Edwards, owner of SCTM#300-166-5-11, seek approval of a lot line adjustment, in order to permit the transfer of 4,356 sq. ft. of land from SCTM#300-166-5-11 to SCTM#300-165-5-19.
- 4. The proposed lot line adjustment would increase the area of SCTM#300-165-5-19 to 16,363 sq. ft. and would decrease the area of STCM#300-166-5-11 to 31,529 sq. ft.

F. COMPLIANCE WITH TOWN CODE OR OTHER REQUIREMENTS OF LAW

Based upon the foregoing, the Planning Board finds that the application as approved, subject to any conditions or modifications specified in § H below, meets the following requirements:

- 1. The proposed lots do not conform to lot area and lot width requirements for the A: Residential zoning district. However, SCTM#300-165-5-19 will be made more conforming. SCTM#300-166-5-11 has received a lot area variance from the Zoning Board of Appeals (ZBA) by resolution dated September 10, 2019.

2. The application as approved satisfies the criteria for lot line adjustment set forth in § 220-2.18 of the Town Code.

G. DISPOSITION OF APPLICATION

Approval is hereby granted for the adjustment of lot lines between the aforementioned lots, in accordance with the Map described herein, subject to any conditions or modifications specified in § H below.

1. **NAME OF APPROVED MAP:** Lot Line Modification Map of Long - Edwards
2. **PREPARER OF APPROVED MAP:** Gary Benz, L.S.
3. **DATE OF APPROVED MAP:** January 10, 2020

H. CONDITIONS OF APPROVAL

The lot line modification approval hereby granted is contingent upon full compliance with the conditions set forth in this section. No property may be transferred, nor any improvements made, except in accordance with this conditional approval.

1. The property to be transferred from SCTM#300-166-5-11 to SCTM#300-165-5-19 shall be placed in the same record ownership as SCTM#300-165-5-19 such that no new or additional parcels of land are created.
2. The applicant shall obtain Suffolk County Department of Health Services approval of the map.
3. The applicant shall obtain Suffolk County Department of Health Services approval of the Map. One copy of the approved map containing an original stamp of approval from this agency, not a photocopy, shall be submitted to the Planning Board.
4. All utilities servicing the proposed lots shall be installed belowground, including electric, telephone, and, if available, cable television wiring, in accordance with the requirements of Chapter 131 of the Town Code. Any electric transformers placed, installed, erected, or constructed on this property or on the adjacent highway rights-of-way shall be located below natural grade.
6. All stormwater run-off resulting from the development of the lots shown on the Map shall be contained within the said lots.
7. There shall be no further division of any of the lots shown on this Map.
8. The conveyance of land approved herein shall take place no later than eighteen (18) months from the date of this resolution.
9. All conditions prerequisite to the signing of the Map by the Planning Board Chair shall be met within six (6) months of the date of this resolution.

I. VALIDITY OF APPROVAL

The foregoing constitutes this Board's conditional approval of lot line adjustment for the Map entitled Lot Line Modification of Long and Edwards. If any condition of this resolution is not met, or is not met within the prescribed time period, the approval hereby granted shall become void and of no effect.

DATED: May 6, 2020

cc:

Jeffrey Freireich
PO Box 2759
Amagansett, NY 11930

Planning Department
Building Inspector
Board of Assessors