



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

May 12, 2020

TO: Planning Board

FROM: Eric Schantz
Senior Planner 

RE: T-Mobile Northeast LLC Home Sweet Home Site Plan/Special Permit
Personal Wireless Service Facility (PWSF)
SCTM# 300-197-2-3.2 & 16
342 Montauk Highway, Wainscott

Last Review Date: December 18, 2020

Items and Date Received: Applicant submission; Ten (10) (Plus three (3) additional copies and survey prepared by Michael K Wicks to be routed to the Architectural Review Board) Revised Plans prepared by John S Stevens dated April 13, 2020. (Z01 – Site Plan), (Z01A – Vicinity Plan), (Z02 Enlarged Site Plan), (Z02A – Enlarged Site Plan), (Z02B – Lighting Plan), (Z03 – Details), (Z03A – Details), (Z04 – Siting Elevations), (Z04B – Siting Elevations), (Z04C – Siting Elevations), (Z04A – Siting Elevations), (Z05 – Site Lines), (Z06 – Site Lines), (Z06 – Site Lines).

Background Information: Application has been made to create a Personal Wireless Service Facility (PWSF) in the form of sixteen (16) panel antennas, twenty-four remote radio heads and a microwave to be located within a new rooftop cupola. Also proposed is a 288 sq. ft. (12' X 24') fenced-in equipment area.

The parcel is situated at the corner of Georgica Drive and Montauk Highway in Wainscott. It is zoned CI: Commercial Industrial. It is 100% cleared of native vegetation.

Issues for Discussion:

Façade

The applicants have relocated the proposed rooftop-access ladder to the north side of the building, as requested by the Board at the time of the last review.

Screening

The proposed screening for the equipment area has been changed to Eastern red cedar (*Juniperus virginiana*) as per the Board’s request.

Pending Site Plan

The Board and the applicants should note that a site plan has been submitted which involves a substantial redesign of the interior of the building, a change of use and significant exterior alterations. The applicants should address what effects this proposed project may have on the subject application.

Minor Site Plan

At the time of the last review, the Board voted to require a public hearing.

Conclusion

In conclusion, the Board should determine if any additional information is required at this time. If not, then the application is complete and ready to be scheduled for a public hearing.

ES

Planning Board Consensus

Is any additional information needed at this time?

Additional comments: _____

Is the application complete and ready to be scheduled for a public hearing?

Additional comments: _____

Additional Board Comments:

December 19, 2019

Robert Gaudioso
Snyder and Snyder, LLP
94 White Plains Road
Tarrytown, NY 10591

Re: T-Mobile Northeast, LLC Home Sweet Home Wainscott Site Plan/Special Permit/PWSF
SCTM #300-192-2-3.2

Dear Mr. Gaudioso:

The East Hampton Town Planning Board reviewed your application at its December 18, 2019 meeting.

Attached is a copy of the planning department's review of the information submitted for your application. The planning board had the following additional comments:

- Additional information is not necessary at this time.
- The board would like the ladder to be relocated to the rear of the building. This will be made a condition of approval.
- The proposed location of the cupola is acceptable.
- The location of the equipment area is acceptable; however, the proposed screening should be changed to red cedar.
- A public hearing will be required.

Please address the issues outlined in the planning department memo as modified by the planning board. If you have any questions or concerns, please contact the planning board committee member for your project, Louis Cortese, or contact the planner assigned to the project.

Please respond within three (3) months of the date of this letter with the required information or with a written reason why the required information cannot be submitted within that timeframe. If we have not received a response by March 20, 2020, your application will be considered to be withdrawn and a new application will need to be filed before review of your project can proceed. Please contact the planner if there are questions regarding this deadline.

Sincerely,

Samuel Kramer
Chairman

SK/jtw
Enc.

cc: Planning Department
ARB