



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:** Emergency Services Communication Facility at Springs Fire Department  
– Site Plan/Special Permit  
SCTM#300-62-2-18.2  
179 Fort Pond Boulevard

**Last Review Date:** December 18, 2019

**Items and Date Received:** Applicant submission; cover letter re: Ten (10) sets of Photosimulations, prepared by Creative Visuals, and dated February 26, 2020; Ten (10) sets of drawings prepared by Dewberry Engineering, Inc., and dated March 20, 2020 ( Z-1 Cover Sheet), (Z-2 Site Plan, Notes & Requirements), (Z-3 Aerial Photograph), (Z-4 Compound Plan), (Z-5 Elevation Looking North), (Z-6 Elevation Looking South), (Z-7 Elevation Looking West), (Z-8 Elevation Looking East), (Z-9 Construction Details I), (Z-10 Construction Details II), (Z-11 Antenna & Equipment Details).

**Background Information:** Site plan application has been made to construct a 180' tall monopole with various antennas and a dish for the East Hampton Police Department and Springs Fire Department along with ground level equipment shelter. Also proposed is the removal of an already-built 150' tall stealth monopole.

The property contains a ~11,000 sq. ft. firehouse building, garage, shed, and various other minor accessory structures for the Springs Fire Department. It is zoned NB: Neighborhood Business and situated on Fort Pond Boulevard in Springs. It is mostly cleared of naturally-occurring vegetation with areas of deciduous woodlands mostly in the north corner of the site.

Pursuant to the State Environmental Quality Review Act (SEQRA) and Chapter 128 of the Town Code the proposed project is an unlisted action.

## **Issues for Discussion:**

### **Visualizations**

At the time of the initial review, as well as the subsequent meeting on December 18, 2019, the Board requested that additional visualizations from various points in the surrounding area be submitted.

Additional visualizations from Creative Visuals LLC have been submitted. These include visual renderings from six (6) different locations along Talmage Farm Lane, Springs Fireplace Road and Fort Pond Boulevard. These images were produced based upon a field inspection performed on February 5, 2020.

The Planning Board should review this document and determine if any additional visual information is required. If no additional information is needed at this time then it appears that the application is otherwise complete.

### **SEQRA**

The Board should discuss whether or not the application presents the potential for a significant adverse environmental impact. Accordingly, a consensus over whether or not to make a negative declaration should be formed.

It is recommended that the Board consider the following questions which must be answered under SEQRA:

*“Will the proposed action impair the character or quality of the existing community?”*

*“Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?”*

As indicated in the submitted visualizations, the proposed tower would be visible from both the Springs Historic District and a Scenic Area of Statewide Significance (Accabonac Harbor Subunit).

### **Specific Special Permit Standards**

The Board is reminded that the subject application is for an emergency services facility and not a Personal Wireless Services Facility (PWSF). As such, the specific special permit standards of section 255-5-50 of the Town Code do not apply.

### **Conclusion**

In conclusion, the Board should determine if any additional information is required at this time. If no additional information is required then the Board should form a consensus on a SEQRA declaration.

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**Planning Board Consensus**

*Is the application complete or is any additional information required at this time?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Does the Board wish to make a negative declaration?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

**Additional Board Comments:**

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