



TOWN OF EAST HAMPTON

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SITE PLAN/SPECIAL PERMIT EVALUATION

Montauk Sunset Cottages
SCTM#300-020-02-13.1, 13.2
31 & 41 East Lake Drive
App#: A0520200001

Prepared by: Brian Frank *BF* *JP*

Date: June 18, 2020

1. APPLICATION INFORMATION

A. INFORMATION RECEIVED: 12/18/19 Applicant submission; cover letter re: Ten (10) copies of the application, EAF, project sq. footage & project narrative, Ten (10) copies of Dilandro Engineering site plan/ septic plans October 25, 2019 (Sheet C-1, C—2A, C-2-B, C-2C) Ten (10) copies of AML Architecture architectural filing set dated November 6, 2019 (A-000 Title Sheet), (A-100.1 Overall Site Plan), (A101- Ground Floor Plan), (A-102 Second Floor Plan) (A-103 Basement Floor Plan), (Cottage #1 A-121.1 Basement Plan Ground Floor Plan),(Cottage #1 A-121.2 Basement Plan Ground Floor Plan),(Cottage#2 A-122.1), (Cottage#3 A-123.1 Basement Plan Ground Floor Plan), (Cottage #3 A-123.2 Roof Plan), (Cottage #4&5 A-124.1 Basement Plan Ground Floor Plan), (Cottage #4&5 A-124.2 Roof Plan), (Cottage #6 A-125.1 Basement –Ground Roof Plans), (Cottage #7 A-126.1 Basement Plan Ground Floor plan), (Cottage #8&9 A-127.1 Floor plans Roof plan), (Cottage #10 A-128.1 Basement Plan Ground Floor Plan), (Cottage #11 A-129.1 Basement – Ground Roof Plan), (Cottage #12 A-129.2 Basement – Ground Roof Plan), (Cottage #14 A-130.1 Basement Plan Ground Floor plan), (Pavilion A-140.1 Ground Floor Plan Roof plan), (Storage A-142.1 Ground Floor Plan Roof plan), (Main House A200.1 – Exterior Elevations), (Main House A200.2 Exterior Elevations), (Cottage #1 A-201 – Exterior Elevations), (Cottage #2 A-202 Exterior Elevations), (Cottage #3 A-203 Exterior Elevations), (Cottage #4&5 A-204 Exterior Elevations),(Cottage #6 A-205 Exterior Elevations)(Cottage #7 A-206 Exterior Elevations), (Cottage #8&(A- 207 Exterior Elevations), (Cottage #10 A-208 Exterior Elevations), (Cottage #11 A-209.1 Exterior Elevations), (Cottage #12 A-209.2 Exterior Elevations), (Cottage #14 A-210 Exterior Elevations), (Pavilion A-211.1 Exterior Elevations), (Pavilion A-211.2 Exterior Elevations), (Storage A&B

A-213.1 Exterior Elevations), Ten (10) copies of James Walsh LS proposed site plan/ survey dated December 6, 2019, Ten (10) copies of Summerhills landscape plan dated October 18, 2019. 02/06/2020 Fire Marshal Comments.

- B. DATE SUBMITTED:** 12/18/2019
- C. OWNER:** Montauk Sunset Cottages, LLC
- D. APPLICANT/AGENT:** Britton Bistran / Tiffany Scarlato, Esq.
- E. SCHOOL DISTRICT:** Montauk
- F. STREET NAME:** East Lake Drive
- G. TYPE OF STREET:** Town
- H. ZONING DISTRICT:** A Residential; Harbor Protection Overlay; Coastal Erosion Overlay Zone 2
- I. SEQRA - TYPE OF ACTION:** Unlisted
- J. INVOLVED AGENCIES:** Suffolk County Department of Health Services (SCDHS), New York State Department of Environmental Conservation (NYSDEC), East Hampton Zoning Board of Appeals
- K. OTHER REVIEW:** Office of Fire Prevention

2. DESCRIPTION OF PROJECT

- A. PROPOSED USE(S) AS CLASSIFIED BY TOWN CODE:** Motel, Single-Family Residence
- B. EXISTING USE(S) AS CLASSIFIED BY TOWN CODE:** Motel, Single-Family Residence
- C. ARE THE EXISTING & PROPOSED USES PERMITTED OR SPECIAL PERMITTED BY THE TOWN CODE?** Prohibited, permitted
- D. AREA OF PARCEL (SQUARE FEET):** 166,120 sq. ft. (total)
- E. MOST RECENT CERTIFICATE OF OCCUPANCY:** 4/23/19
- F. DESCRIPTION OF EXISTING STRUCTURES:**

The property is currently improved with a two-story residence, one 1,361 sq. ft. two-story cottage containing two transient motel units upstairs, each with one bedroom and one kitchen and a garage below and ten (10) one-story buildings.
- G. DESCRIPTION OF PROPOSED STRUCTURES:**

The application proposes the demolition of all the existing upland improvements and the construction of a new 6,246 sq. ft. two-story residence in a similar location to the residence to be demolished and a 16' x 56' swimming pool seaward (west) of the residence. The application also proposes the reconstruction of the timber groin, bulkhead and the construction of a dock in the northern portion of the property.
- H. EXISTING & PROPOSED LOT COVERAGE:** 9,695 sq. ft. / 11,985 sq. ft.
- I. EXISTING & PROPOSED TOTAL COVERAGE:** 27,801 sq. ft. / 30,308 sq. ft.
- J. HEIGHT OF PROPOSED STRUCTURES:** 29' 4" (tallest)
- K. NUMBER OF STORIES OF PROPOSED STRUCTURES:** 2.5 stories
- L. NUMBER OF EXISTING PARKING SPACES:** not identified

- M. **NUMBER OF PARKING SPACES REQUIRED:** 20
- N. **TOTAL PARKING SPACES PROVIDED:** 11
- O. **VARIANCES REQUIRED:** Variance is required to reconstruct the bulkhead in Coastal Erosion Overlay District Zone 2
- P. **DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** No lighting details provided
- Q. **DISTANCE TO PUBLIC WATER:** 12" main available
- R. **SOURCE OF WATER SUPPLY:** not specified
- S. **TYPE OF SANITARY SYSTEM:** Fuji Clean Cen-14, Cen-10 & Cen-5
- T. **ARE EXISTING & PROPOSED SANITARY SYSTEMS DEPICTED:** Yes
- U. **DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** Sanitary calculations on sheet 1 of the DiLandro Engineering Plans appear to comply with SCDHS density load requirements
- V. **NUMBER OF ACCESS POINTS:** One
- W. **IS SIGHT DISTANCE ACCEPTABLE?** To be determined; no change in the current access is proposed
- X. **IS THE PROPOSAL ADA COMPLIANT?** To be determined by the East Hampton Fire Marshall

3. SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 255 (LIST ITEMS AND SECTION FOR THOSE ITEMS NOT SUBMITTED)

4. SITE ANALYSIS:

- A. **SOIL TYPE:** Bridgehampton silt loam, till substratum, 2 – 6% percent slopes, Beaches (Bc)
- B. **FLOOD HAZARD ZONE:** VE Flood Zone, el. 10' & X Flood Zone
- C. **DESCRIPTION OF VEGETATION:** Cleared
- D. **RANGE OF ELEVATIONS:** 30' – 2'
- E. **NATURE OF SLOPES:** variable, moderate in location of improvements
- F. **TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** Tidal & freshwater wetlands
- G. **SETBACK FROM ANY WETLAND OR WATER BODY:** variable
- H. **ARE THERE TRAILS ON SITE?** No
- I. **DEPTH TO WATER TABLE:** 30'
- J. **DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** None have been identified
- K. **AGRICULTURAL DATA STATEMENT REQUIRED:** No
- L. **IS THE SITE CONTAINED WITHIN:**

NYS Significant Coastal Fish & Wildlife Habitat	Yes
Local Significant Coastal Fish & Wildlife Habitat	No
US Fish & Wildlife Significant Ecological Complex	No
PEP CLPS list	Yes
Town Community Preservation Fund List	No
Recommended Scenic Area of Statewide Significance	Yes
Suffolk County designated Pine Barrens	No

South Fork Special Groundwater Protection Area	No
Town Overlay District	HPOD, CEOD Zone 2

Other Background Information:

Project Details

The application proposes the demolition of all the existing upland improvements and the construction of a new 6,246 sq. ft. two-story residence in a similar location to the residence to be demolished and a 16’ x 56’ swimming pool seaward (west) of the residence. A Fuji Clean Cen-10 I/A sanitary system is proposed to serve the new residence and three of the motel units (cottages). Two storage buildings, a “pavilion,” dry sauna and pool cabana with sanitary system are proposed in the southern portion of the property. The new residence, swimming pool, sanitary systems and accessory structures are proposed beyond NRSP jurisdiction.

The cottages are primarily concentrated in the northern portion of the property. All are proposed to be reconstructed in-place. Six of the cottages are non-conforming to minimum wetland or bluff crest setbacks and one cottage is non-conforming to side yard and pyramid height restriction setbacks. A Fuji Clean Cen 14 I/A sanitary system has been proposed 94’ and 182’ respectively from the freshwater wetlands to the north and the tidal wetlands to the west to serve the remaining seven cottages. Access to a number of the cottages is obtained from a dirt drive located along the eastern and northern lot lines. The application proposes to formalize this access and establish 8 parking spaces, two of which are ADA compliant as shown on the survey.

The application proposes the reconstruction of the timber groin, bulkhead and the construction of a dock in the northern portion of the property. The reconstruction of the timber groin is prohibited by the Town Code and the reconstruction of the bulkhead will require a variance from the Town’s Coastal Erosion Overlay District regulations. An application has been submitted to the Zoning Board of Appeals.

Existing Conditions

The property is currently improved with a two-story residence, one 1,361 sq. ft. two-story cottage containing two transient motel units upstairs, each with one bedroom and one kitchen and a garage below and ten (10) one-story buildings. The buildings, labeled as cottages on the survey and building plans, are resort units as defined by the Town Code. They each contain one bedroom and kitchen facilities with the exceptions of two (labeled as cottages 4 & 5 and 8 & 9) which are “double” units that contains two kitchen facilities and a total of two bedrooms. The sizes of the cottages range from 336 sq. ft. to 1,032 sq. ft. The cottages are numbered 1-14 on the building plans although it should be noted that there is no cottage # 13 on the plans. Two dilapidated storage buildings are located in the southern portion of the property. The property was developed prior to the adoption of zoning and the structures on 1962 Geographic Information System aerials appear similar

to current conditions. A Certificate of Occupancy was issued on April 23, 2019 for the existing improvements.

The property is located within the A Residential Zoning, Harbor Protection Overlay District and Coastal Erosion Overlay District Zone 2. It is located within the southern portion of Lake Montauk and contains tidal wetlands, coastal bluffs and adjoins freshwater wetlands. The freshwater wetlands consist of an active watercourse located along the northern property boundary within a 4.5 acre partially cleared Town owned property that provides pedestrian access to the shoreline of Lake Montauk. The underwater land adjacent to the shoreline of the property is a 6 acre parcel owned by the Town. The shoreline of the property contains a short stone rubble groin along the northern lot line, a 160 linear ft. timber groin in the central portion of the property and a “U” shaped bulkhead in the southern portion of the property. A sand spit with stone rubble extends into the harbor just north of the bulkhead and is labeled as a stone jetty on the survey.

Issues:

Conforming and Non-Conforming Uses and Structures

The reconstruction and enlargement of the residence and the accessory structures (swimming pool, cabana, etc.) are permitted uses in the A Residential Zoning District. Although a motel use is prohibited in the A Residential district, the reconstruction of existing motel units is not prohibited as long as the extent of non-conformity is not increased.

As previously stated, the cottages are primarily clustered in the northern portion of the property and appear to be somewhat randomly distributed. The cottages along the northern lot line are non-conforming to minimum wetland setbacks, the 35’ principal structure side yard setback and one building (cottage 4 & 5) is non-conforming to Pyramid height setbacks.

The relocation of these units, rather than the proposed reconstruction in place, would improve environmental conditions on the property by improving freshwater wetland setbacks. The property slopes downward towards the northern lot and the location of the buildings and the driveway increase surface runoff into the active watercourse. The elimination of the driveway and the cottages, all located between 7’-40’ from the wetlands, would facilitate the establishment of a wetland buffer, decreasing the extent of non-conformity to clearing and increasing the protection of Lake Montauk which is a New York State Significant Coastal Fish and Wildlife Habitat and a part of the Peconic Estuary Critical Environmental Area.

Parking

Section 255-11-45 of the Town Code (Schedule of off-street parking requirements) requires 2 parking spaces for the residence and 1.25 parking spaces per bedroom for a total of twenty (20) spaces on the property. The survey appears to indicate a total of 11

spaces (including two ADA compliant), nine of which are located along the eastern and northern lot lines.

The plans need to be revised to indicate the type of surface material for the proposed handicapped parking spaces.

The Fire Marshal has reviewed the plans and submitted comments dated January 19, 2020 indicating that the proposed driveway does not comply with the NYS Fire Code. Specifically, the proposed driveway is required to meet the design requirements of 511.2.6, to have an unobstructed width of 20', and a turnaround area is required where the driveway ends in a deadend. A copy of these comments is attached.

Lighting

A lighting plan has not been submitted with the application and prior to any Site Plan or Special Permit. A lighting plan for fully shielded exterior light fixtures as required by § 255-1-83 of the Town Code, and that includes a key to the plan that indicates wattage, bulb type, lumen levels, Kelvin levels, mounting height, and type of control should be submitted. Manufacturer's specification sheets for the fixtures should also be provided.

Landscaping

The extent of clearing on the property (107,809 sq. ft.) pre-dates the clearing restrictions of the Harbor Protection Overlay District (29,113 sq. ft.) by 370%. The Summerhill Landscape Plan appears to indicate areas around the cottages and in the southeast corner of the property to be revegetated with native shrubs, grasses and forbes. The survey indicates that no new clearing is proposed, but no access to the dock, currently proposed in the northern portion of the property, is proposed. Future revisions to the landscaping plan should more clearly label areas to be revegetated and include the square footages of proposed revegetation.

Coastal Structures

The reconstruction of shore perpendicular structures is prohibited by the Town Code and the reconstruction of the timber bulkhead requires a variance from the Town's Coastal Erosion Overlay District regulations. The reconstruction of the bulkhead and the construction of the proposed dock will require approvals from the East Hampton Zoning Board of Appeals and the New York State Department of Environmental Conservation (NYSDEC).

SEQRA

The project is an unlisted Action pursuant to SEQRA and Chapter 128 of the Town Code. It is recommended that the Planning Board request lead agency status for the project.

Title of Plans

All plans submitted for this application, including but not limited to site plans, drainage plans, and landscaping and lighting plans, must be labeled with the title of the project. This title must be consistent with the title that the application was filed under unless an official request is made to modify the application name. All correspondence submitted

should also be consistent with this title. This consistency is essential for record keeping purposes and any plans not so labeled will be required to be revised accordingly.

Planning Board Consensus

1. Does the Planning Board want to encourage the relocation of the cottages located along the northern property boundary?

Additional comments: _____

2. Does the Board want to encourage revisions to the driveway location away from the northern lot line and the depiction of the nine (9) additional parking spaces required by § 255-11-45 of the Town Code?

Additional comments: _____

3. Does the Planning Board want to require a revised landscaping plan that more clearly labels the locations of any new clearing and the location and square footages to be revegetated?

Additional comments: _____

4. Does the Planning Board want to require the submission of an exterior lighting plan for the property?

Additional comments: _____

Additional Board Comments:



1" = 102.32 feet



THE TOWN OF EAST HAMPTON MONTAUK SUNSET COTTAGES

NO PORTION OF THIS MAP MAY BE MAINTAINED, ALTERED, SOLD, DISTRIBUTED, REPRODUCED, STORED IN OR INTRODUCED INTO A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS (ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE), WITHOUT THE PRIOR WRITTEN PERMISSION FROM THE TOWN OF EAST HAMPTON

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Prepared by
THE TOWN OF EAST HAMPTON
Suffolk County, New York
Dept. of Information Technology

Date Prepared: <Month day, Year>



Basemaps: 2018 Picometry Digital Ortho Photography
Suffolk County Real Property Tax Service
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Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)

SITE PLAN/SUBDIVISION REVIEW

Application Type/Name:

Site Plan / Special Permit Montauk Sunset Cottage LLC

Address:

31 East Lake Dr., Montauk

SCTM #

300-20-2-13.1 + 13.2

Map Prepared by

James Walsh Land Surveyor

Date

12/6/19

Fire District:

- East Hampton Amagansett Montauk Springs Bridgehampton Sag Harbor Residential Commercial Other

Fire Marshal Findings:

- The proposed project is adjacent to or within 1000 feet of public water and fire hydrants that provide adequate water supply for fire fighting purposes. Be advised submitted information is sufficient or not relevant to necessitate further review for fire protection purposes. Please find enclosed application to modify previously submitted application. The proposed project is ADA compliant. The proposed project is not ADA compliant, see comments. Other Emergency Vehicle access insufficient see comments

Reviewed by Fire Marshal

[Signature]

Date

1/19/2020

Fire Department Recommendations:

- The proposed project is adjacent to public water and or fire hydrants. No additional water sources are required. Additional fire protection required. This office recommends the installation of: Fire Hydrants(s) Electric Well Other see attached. The proposed project is not adjacent to public water and or fire hydrants. This office recommends the installation of Fire Hydrant(s) Electric Well Other See attached. Additional information submitted for referenced project does not change original recommendations. Additional information submitted for referenced project has changed the original recommendation in regards to fire protection. See attached. The proposed project does not provide adequate access for emergency service vehicles. See attached.

Reviewed by

Date

FEB 16 2020

S. Kramer K. Cunningham R. Parsons B. Frank

COMMENTS:

NYS Fire Code 511.2 Driveways shall be provided ... when located more than 300' from fire apparatus access roads.

511.2.6 Driveways, and portions thereof, that serve more than four buildings shall meet design requirements of fire apparatus access roads in Sec. 503

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.

503.2.3 Surface. Fire apparatus access roads shall be designed to support and loads of fire apparatus in all weather conditions

503.2.5 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved area for turning around.

Driveways that serve more than four building are required to be 20 feet in width. Driveways that are dead end greater than 150 shall be provided with a turn around.

- Map depicting location of recommendations enclosed.