



# 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

July 30, 2020

**TO:** Planning Board

**FROM:** Eric Schantz *E.S.*  
Senior Planner

**RE:** Twin Forks Mini Storage Site Plan/Special Permit Modification II  
SCTM# 300-192-3-43.1 & 54  
75 & 77 Industrial Road, Wainscott

---

**Last Review Date:** Modified July 8, 2020

**Items and Date Received:** Site improvement plan (Sheet C-1) prepared by TF Engineering, PLLC dated last revised July 22, 2020

**Background Information:**

The subject 4.5 acre site is located on Industrial Road and owned by and leased from the Town of East Hampton. The parcel is located in the Pine Barrens, South Fork Special Groundwater Protection Area, and Suffolk County Groundwater Management Zone V. A trail runs east to west in the wooded area of the southerly portion of the property.

The approved project includes the following:

- Conversion of an existing 23,700 sq. ft. film production studio to 16,352 sq. ft. of storage for moving containers, 9,002 sq. ft. of mini storage space, 1,395 sq. ft. of mechanical and storage space, and 691 sq. ft. of office space;
- Construction a two-story, 23,700 sq. ft. min-storage building with a full basement, with a total of approximately 550 self-storage units;
- Demolishment of a 3,500 sq. ft. metal shop building.

**Proposed Modification**

This application was recently modified in order to have the sanitary calculations on the approved site plan match those related to the Suffolk County Department of Health Services (SCDHS) requirements.

The applicants now plan to modify the approval by phasing the project into two phases. This will allow them to begin construction on the mini-storage building as Phase I, which

does not contain improvements which require SCDHS approval. Phase II would be completed after SCDHS approval is granted and will include the remainder of the site improvements. No certificate of occupancy would be issued until both Phases I & II are completed. The Planning Department has no objection to this proposal, the Board should determine if it agrees.

**Items to be approved:**

- Site improvement plan (Sheet C-1) prepared by TF Engineering, PLLC dated last revised July 22, 2020

**Conditions of Approval**

- No building permit shall be issued for Phase II until SCDHS approval has been received.
- No certificate of occupancy shall be issued until both Phases I & II are complete.

**Planning Board Consensus:**

*Does the Planning Board wish to grant the requested modification?*

**Additional Board Comments:**

---

---

---

---