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Planning Department
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TO: Planning Board

FROM: Fabiha Mubassirah *FM* 
Planner

RE: Accabonac Grove Cemetery Expansion II – Site Plan
SCTM#300-103-2-4.10

Last Review Date: May 06, 2020

Items and Date Received: Archeological report for the cemetery received September 03, 2020 prepared by Tracker Archeology, and revised surveys showing the proposed scenic easement dated September 01, 2020 and received September 03, 2020 prepared by George Walbridge Surveyors, P.C.

Background Information: The subject 374,997 square foot parcel is utilized as a cemetery currently containing 1,178 plots. Application is made for a second expansion to consist of an increase of 369 plots, consisting of 319 standard and 60 cremains plots, with 10 plots to be abandoned, resulting in a total of 1,547 plots.

The subject parcel is zoned A5: Residence and is within the Accabonac Harbor Critical Environmental Area. The parcel is part of an oak woodland that is partially cleared of natural vegetation and contains lawn and artificial ponds. It is entirely surrounded by residential property and preserved open space.

Issues for Discussion:

Grass Type and Irrigation

The applicants have submitted a narrative stating that Tall Fescue Blend grasses will be used, which are native and are improved with heat, drought and disease-resistance that require less watering and mowing. Also, the existing irrigation will be extended to the new gravesites. The sprinkler system will utilize a number of water-saving measures such as a fully programmable schedule, high efficiency sprinkler heads, and soil-moisture and rain sensors that prevent the sprinklers from running during periods of high moisture. The Board should determine if this is acceptable.

Scenic Easement

The applicant has provided 127,601 sf. area of scenic easement as requested by the Planning Board. The easement is divided in two areas- one 71,382 sf. of area on the north-west and 55,222 sf. of area running from east to the southern boundary of the parcel.

Clearing

It should be noted that the Board agreed to take the provision of a scenic easement into consideration in determining whether to relax the clearing restrictions. §255-2-60 (Residential District Provisions) of the Town Code allows the Planning Board to relax clearing restrictions where the lot area exceeds 280,000 sq. ft. and site plan and special permit approvals are obtained. The property exceeds the 80,000 square feet maximum allowable clearing permitted under §255-2-60 of the Town Code. In 2016, the Board approved additional clearing that increased the total clearing from 159,546 square feet to 181,826 square feet at that time. The current proposal would further increase clearing to 206,730 square feet.

Archeological Study

The applicant has conducted an archeological study for the cemetery and submitted an Archeological report. During the field testing for the report, 20 STs (Shovel Test) were excavated. The report indicates that no historic artifacts or features were encountered and no further archeological work is recommended.

SEQRA

The Planning Department has prepared the attached short Environmental Assessment Form (EAF) Part II. No significant adverse impacts have been identified and a negative declaration pursuant to SEQRA and Chapter 128 of the Town Code is recommended.

Conclusion

In conclusion, if the Planning Board finds the revisions to be acceptable, they should review the attached EAF and make a SEQRA declaration. The project is complete and ready to be scheduled for a public hearing.

FM

Planning Board Consensus

The Planning Board should determine if the narrative for grass species and irrigation is acceptable

Additional comments: _____

The Board should discuss whether to relax the clearing restriction.
Additional comments: _____

The Planning Board should review the attached EAF and make a SEQRA declaration.
Additional comments: _____

The Board should determine whether the application is complete and ready to be
scheduled for a public hearing.

Additional comments: _____

Additional Board Comments:
