



TOWN OF EAST HAMPTON

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September 25, 2018

TO: Planning Board

FROM: Eric Schantz
Senior Planner *ES. mw*

RE: Montauk Sportsman's Dock Bathroom Expansion - Site Plan
SCTM# 300-6-3-22, 23, 24 & 25

Last Review Date: December 7, 2017

Items and Date Received: Applicant submission; Cover letter: ten (10) prints of survey prepared by George Walbridge Surveyors, P.C. last revised on September 6, 2018.

Background Information: Site plan application has been made for a 9' X 16' (144 sq. ft.) addition to an existing restroom building to add three (3) bathrooms for a total of five (5) for marina slip holders. Also proposed is a re-configuration of a previously approved parking layout.

The property is situated along West Lake Drive in Montauk and is zoned WF: Waterfront and is within the Harbor Protection Overlay District (HPOD). It is partly cleared of natural vegetation with areas of lawn to the east along Lake Montauk and areas of deciduous woodlands to the west along West Lake Drive.

Site plan approval was last granted on May 13, 1998. This included the building of an L-shaped floating dock with a maximum of 30 slips, a boat waste holding tank, bathrooms, a fish cleaning station, and 35 parking spaces and drainage structures.

Issues for Discussion:

Parking Layout & Access

The applicants have submitted a revised site plan which shows a 20' wide access lane as opposed to the previous 29' wide lane, as requested by the Board.

Conclusion

In conclusion, should the Board agree, it appears that the application is complete and ready to be scheduled for a public hearing

ES

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

Additional comments: _____

Additional Board Comments:
