



TOWN OF EAST HAMPTON

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Planning Department
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December 27, 2018

TO: Planning Board

FROM: JoAnne Pahwul, AICP
Assistant Planning Director

RE: Sperber Old Fireplace Road Site Plan/Special Permit
SCTM#300-123-3-10.1

Background Information:

The applicant proposes to construct a 3,500 sq. ft., one story, metal building that includes 1,150 sq. ft. of office space to be utilized by two service commercial uses and having a 1,016 sq. ft. partial basement for storage and mechanical space. The 25,494 sq. ft. parcel is zoned Commercial Industrial and located on Muir Boulevard at the intersection with Old Fireplace Road.

Public Hearing

A public hearing was held on December 19, 2018. No members of the public spoke at the hearing and no letters have been submitted to the file.

Town Engineer

By memorandum dated November 1, 2018, the Town Engineer found the engineering elements of the project to be satisfactory.

East Hampton Fire Department

By memorandum dated September 11, 2018, the Chief Fire Marshal advised that the proposed project has been reviewed for firefighting purposes and that there are no recommendations for additional fire protection measures.

Zoning Board of Appeals

On July 18, 2018, the Zoning Board of Appeal granted an 11.2' front yard setback variance to allow the building to be located 38.8' from Old Fireplace Road where a 50' setback is required under zoning.

Suffolk County Planning Commission

Pursuant to an inter-municipal agreement, the subject application does not require referral to the Suffolk County Planning Commission.

SEQRA

On June 27, 2018, the Planning Board made a negative declaration pursuant to SEQRA and Chapter 128 of the Town Code.

Conclusion

In conclusion, Planning Department recommends that the application be considered complete and ready for approval.

Items to be approved:

- Site Plan prepared by Saskas Surveying dated revised September 27, 2018.
- Landscaping and Lighting Plan (L2.1) prepared by Richard Sperber Landscaping Associates, with no revision date, stamped received by the Planning Board October 30, 2018.
- Lighting specification sheets stamped received October 30, 2018.
- Building Plans: Foundation Plan (page 1), Floor Plan (page 2), South/East Elevations (page 3), and North/West Elevations (page 4), all prepared by Hollenbeck & Smith Architects P.C. and dated July 26, 2016, and stamped received December 2, 2016.

Conditions of Approval

- Submission of final approval from the Architectural Review Board.
- Submission of a site plan containing an original stamp of approval from the Suffolk County Department of Health.
- Outdoor storage shall only occur in areas designated on the map as “outdoor storage” areas.
- Use of the basement shall be limited to storage for the two service commercial uses approved for the site.
- In order to protect existing oaks that are to remain and are represented as part of the Landscaping Plan, a project limiting fence shall be installed along the edge of the 40’ deep area depicted on the site plan as “proposed vegetated area” prior to commencing any clearing, grading or construction. This fence shall be inspected by the Planning Department prior to the issuance of a building permit;

Planning Board Consensus:

The Planning Board should determine whether the project is ready for approval based on the plans and conditions listed above.

Additional Board Comments:
