



TOWN OF EAST HAMPTON

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To: Planning Board

From: JoAnne Pahwul, AICP
Assistant Planning Director

Re: AMG 531 Site Plan/Special Permit Modification Request
SCTM#300-172-2-33.1

Background Information:

The subject 4.6 acre site is located on Montauk Highway in Amagansett and is zoned A Residence/AHO/LBO. Site Plan approval was granted on June 6, 2018 for the construction of 37 affordable housing units in the form of attached apartments, an 1,872 sq. ft. common building, 74 parking spaces, and a sewage treatment plant and an associated 493 sq. ft. mechanical building.

The applicant has submitted a memorandum dated January 16, 2018 and the following revised plans prepared by R & M Engineering, stamped by Christopher W. Robinson, and dated January 17, 2019.

- SP-1 Cover Sheet,
- SP-2 Alignment Plan,
- SP-3 Grading & Drainage Plan,
- SP-4 Utility Plan,
- SP-5 Demolition & Erosion Control Plan,
- SP-6 Construction Details,
- SP-7 Construction Details,
- SP-8 NYSDOT Details,
- SP-9 NYSDOT Details,
- SP-10 Drainage & Utility Details,
- SP-11 Erosion & Sediment Control Details,
- SP-12 WZTC Details,
- PH_! Photometric Plan,
- LS-1 Landscape Plan.

- EX-1 Existing Conditions Plan,
- SAN-1, Overall Sewer and Water Plan,
- SAN-2 Sewer Profile Plan,
- SAN-3 Sewer Details,
- SAN-4 Sewer Details,
- SAN-5 Water Main Details, and
- SAN-6 RPZ & Booster Pump Details.

Description of Modification Request

A number of changes to the interior and exterior of the buildings and to the site are proposed. Those changes include interior and exterior revisions to the buildings including adding steps to the porches, reducing cellars to crawl spaces for utility lines, reducing building footprints of the various building by 108 sf., 235sf, and 366 SF, revising stair layouts, reducing ceiling heights, removing stone veneer, adding storage and mechanical room space to the interior of the Common Room, and the location and number of entrance doors, and roof lines.

Site changes include the elimination of the solar panels proposed over the carports and changing the walkways from brick to concrete due to budget constraints, and removal of the vegetable garden. A booster pump was also added for the STP and the RPZ device was relocated to the east side, closer to the STP.

Issues for Discussion:

By memorandum, the applicant has clarified the building and total coverage calculations and these calculations appear to be correctly depicted on the SP-1 Site Plan. The LS-1 Landscape Plan has been revised to depict the grasses proposed to buffer the access across the front of the site and to show the meadow to be planted. The SP-4 Utility Plan and SAN-1 Overall Sewer and Water Plan have been revised to reflect a Suffolk County Water Authority requirement that the below grade water meter be located closer to Montauk Highway. No revisions have been made to the other plans.

Conclusion

The information necessary to complete the request for a modification of the site plan approval has been submitted and the request to be complete.

Planning Board Consensus:

The Planning Board should determine if the modification request is complete and ready for approval.

Additional comments: _____

Additional Board Comments:

JP