



# TOWN OF EAST HAMPTON

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March 7, 2019

**TO:** Planning Board

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

**RE:** Roy Tucill - Site Plan/Special Permit  
SCTM# 300-50-1-25.1

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**Last Review Date:** Public hearing held on March 6, 2019

**Items and Date Received:** N/A

**Background Information:** Application has been made to enlarge a pre-existing, non-conforming single-family residence. The existing 629 square foot (gross floor area) one-story residence is proposed to have a 260 square foot first-floor addition, a 396 square foot new second-story and an attached 354 square foot second-story deck. Access to an existing foundation via Bilco doors is also proposed.

The property is zoned RS: Resort and is situated in downtown Montauk immediately adjacent to the Atlantic Ocean. The property contains a portion of the primary dune crest which protects downtown Montauk from the Ocean and the property contains duneland soils and beach vegetation throughout. The single-family residence was built before the adoption of zoning in 1957. The neighboring properties all contain Resort or Transient Motel uses.

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is a Type II action.

### Issues for Discussion:

#### Public Hearing

A public hearing for this application was held on March 6, 2019. No members of the public spoke at the hearing and no written public comments have been received.

#### Town Engineer

By memo dated August 4, 2019 the Town Engineer reviewed the application and offered no comments

**Office of Fire Prevention**

By letter dated August 16, 2016 the Office of Fire Prevention has stated that no further review for fire-fighting purposes is required.

**Zoning Board of Appeals**

By resolution dated October 16, 2018 the Zoning Board of appeals granted the necessary relief for the proposed project.

**Conclusion**

In conclusion, it appears that the application is ready for approval.

**Items to be approved:**

- Site Plan/Survey prepared by George Walbridge Surveyors, P.C., dated revised January 22, 2019
- Set of plans prepared by Zwirko, Ortman & Hugo Architects dated revised October 31, 2017 including: Existing Plan and Elevations (EX.4.1), Proposed Plans (A-2.1), Proposed Elevations (A-4.1) dated revised September 6, 2017, Additional Details I/A Residential Wastewater Treatment (C-2), and Sanitary Details I/A Residential Wastewater Treatment (Z-1) dated August 31, 2017
- Revegetation Plan prepared by East Hampton Land Planning dated revised January 3, 2019

**Conditions of Approval:**

- Approval of the ARB
- Approval of the SCDHS
- Re-vegetation of the property as illustrated on the approved plan before the issuance of a certificate of occupancy.

ES

*Is the application ready for approval?*

Additional comments: \_\_\_\_\_  
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**Additional Board Comments:**

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