

1. 6:30 P.M. January 24,2017 Notice Of Public Hearing

Documents:

[JANUARY 24, 2017.NOTICE.PDF](#)

2. 6:30 P.M. Applicant - Dana Termini

Documents:

[APPLICANT DANA TERMINI EAF.PDF](#)

3. 6:50 P.M. Applicant - Ralph Lange

Documents:

[APPLICANT RALPH LANGE EAF.PDF](#)

4. 7:10 P.M. Applicant - Thomas Walsh

Documents:

[WALSH THOMAS EAF.PDF](#)

5. 7:30 P.M. Applicant - John Hall & Anne Gilchrist Hall

Documents:

[JANUARY 24, 2017.NOTICE.PDF](#)

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of East Hampton, NY, will hold public hearings at the Town Hall, 159 Pantigo Road, East Hampton, N.Y., on Tuesday, January 24, 2017 on the following applications at the times indicated:

TIME: 6:30:00 PM **APPLICANT:** Dana Termini
SIZE/LOCATION: 40,916 sq. ft. (total), 116 West Lake Drive, Residential Section, Subdivision 6, Block 150 Lot 3, p/o lots 4&5, and abndnd parts of Gerard Place & South Fern Street, map # 1016., Montauk (300-019-10-10.3)
DESCRIPTION: To allow a residence to have no interior access to the basement level.
RELIEF SOUGHT: One variance from §255-11-67A(3) is required for this application to allow the exterior access to be the only means of access to the basement; and any other relief necessary.
ZONING DISTRICT: A2 Residence Zone X Flood Zone
SEQRA CLASS: Type II

Rescheduled from 12/6/16 Public Hearing Notice

TIME: 6:50:00 PM **APPLICANT:** Ralph Lange
SIZE/LOCATION: 26,780 sq. ft., 123 Marine Blvd., Map 1203; Beach Hampton Sec.; Block 15 Lots 27-32, Amagansett (300-176-08-10)
DESCRIPTION: To construct a 384 sq. ft. swimming pool and 452 sq. ft. of patio on a parcel with beaches and bluffs.
RELIEF SOUGHT: A Natural Resources Special Permit pursuant to §255-4-20 of the Town Code.
ZONING DISTRICT: B Residence, VE velocity flood zone
SEQRA CLASS: Type II

TIME: 7:10:00 PM **APPLICANT:** Thomas Walsh
SIZE/LOCATION: 31,501 sq. ft. (total), 209 Three Mile Harbor Hog Creek Hwy., Springs (300-077-05-03.1)
DESCRIPTION: To construct an approximately 659 sq. ft. addition and pergola onto an existing residence and to demolish an existing boat house and construct an 1,194 sq. ft. two story residence with a 326 sq. ft. screened porch, 346 sq. ft. second story deck and 120 sq. ft. patio on a parcel of land adjoining tidal wetlands and surface waters.
RELIEF SOUGHT: A Natural Resources Special Permit pursuant to § 255-4-20 and three variances from § 255-4-30 (wetland setbacks), § 255-3-75 [Harbor Protection Overlay District (HPOD)]; § 255-11-10 (Dimensional Regulations) of the Town Code and any other relief necessary. The following wetland setback variances are necessary where a 100' setback is required: (1) & (2) Variances of 54.4' & 45.6' are required to construct the addition and pergola 45.6' & 43' respectively from wetlands; (3), (4) & (5) variances of 26', 40' & 45.1' are required to construct the 2nd residence, porch and patio 74', 60' & 55.9' respectively from wetlands; (6) an approximately 4.1' side yard variance is required to construct the pergola 5.2' from the southern side yard lot line where a 9.3' setback is required and (7) a variance is required to allow the property to temporarily increase the amount of clearing allowed in the HPOD.
ZONING DISTRICT: A Residence Zone X Flood Zone
SEQRA CLASS: Type II

rescheduled from 1/28/14 Public Hearing Notice

TIME: 7:30:00 PM **APPLICANT:** John Hall & Anne Gilchrist Hall
SIZE/LOCATION: 1.59 acres (9 Assoc. Rd); 1.5 acres (7 Piersons Way), 29 Association Road & 7 Piersons Way, Wainscott (300-200-03-22& 300-201-01-05)
DESCRIPTION: Not Applicable
RELIEF SOUGHT: An Appeal of the Principal Building Inspector pursuant to § 255-8-35A(1) of the Town Code. Appellants seek to challenge the determination dated October 20, 2015 finding that the two properties are not merged and remain two single and separate lots.
ZONING DISTRICT: A5 Residence AE Flood Zone, el 13 ft.; 15 ft.; 16 ft. & Velocity Zone 17'
SEQRA CLASS: Type II

Rescheduled from 4/5/16 and 11/28//16 Public Hearing Schedule

Said Board of Appeals will at said time and place hear all persons who wish to be heard in connection with these applications. Interested parties may appear in person or by agent or by attorney.

Dated Thursday, December 15, 2016

**By Order of the Zoning Board of
Appeals Town of East Hampton,
NY Philip Gamble,**



TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

BY: _____
NOV 9 2016
RECEIVED

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

Technical Analysis Memo

Lead Agency: (not applicable)
Planner: Tyler Borsack *TB mw*
Date completed: October 31, 2016
SEQRA class: Type II
Physical Location: 116 West Lake Drive
School District: Montauk
Zoning District: A2 Residence
Overlay District: N/A
Tax Map Number: 300-019-10-10.3
Applicant: Dana Termini
P.O. Box 1236
Montauk, NY 11954

Site Plan
Sub Waiver
Subdivision
Special Permit
Zone Change
Variance XX
Natural Resources
Special Permit
Other:

Telephone: 516 -383-6620
FEMA ZONE: X Flood Zone
Soil Type: Bridgehampton silt loam, till substratum, 2-6% slopes (BhB);
Bridgehampton silt loam, 0-2% slopes (BgA)
Map of Property: Montauk Beach Development Corp., South Portion of West Lake
Residential Section, Subdivision 6, Block 150 Lot 3, p/o lots 4 & 5, and
abandoned parts of Gerard Place & South Fern Street, map # 1016.
Size of Parcel: 40,916 sq. ft. (total)

Project Description:

To allow a residence to have no interior access to the basement level.

Relief Requested:

One variance from §255-11-67A(3) is required for this application to allow the exterior access to be the only means of access to the basement; and any other relief necessary.

Property Conditions and History:

The parcel is currently improved with an approximately 1,203 sq. ft. one story residence with 746 sq. ft. finished lower level, 142 sq. ft. deck and 432 sq. ft. screened porch. All of the structures are depicted on the George Walbridge Surveyors, P.C. survey dated revised May 4, 2015 and on the D.B. Bennett, P.E., P.C. Consulting Engineer plans dated received May 23, 2016. No C.O. has been issued on the property. This parcel has not appeared before the Zoning Board previously.

Planning Department Analysis and Recommendations for the Boards Consideration:

The applicant is currently before the Board for approval to allow their residence to exist with an exterior set of stairs as the only means of access to the basement. An interior access to the basement is required under §255-11-37A(3) of the Town Code, which reads; "There shall be at least one common entrance on the ground floor, through which every room, other than a utility room, shall be readily accessible by passage through the interior of the residence. This subsection shall not apply to an affordable accessory apartment approved pursuant to § 255-11-63 of this chapter."

A submission to the file from the applicant states that the applicant received a building permit with the same plans that were constructed. It appears that the error was missed by the Building Department until their final inspection for a C.O. This submission also details the applicants

reasoning for requesting the variance vs. making the residence comply with the code.

The ZBA approved a similar application in 2012 under the name Pushelberg (SCTM# 300-131-08-15) to allow a residence, which had previously received a NRSP and bluff variances, to continue to exist with only an exterior entrance to the second story. The majority of the Board approved the project with the exception of one member dissenting. This is the only other application requesting relief from this section of the code that the Planning Department is able to find.

The Zoning Board needs to decide if the applicant meets the variance standards in §255-8-50 of the Town Code. The applicant needs to show that the proposed project will not create a detriment to nearby properties, that the benefits cannot be achieved by some other method, that the project is not substantial, and will not have an adverse impact on the physical or environmental conditions.

Recommended Project Conditions:

1. N/A

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| <input type="checkbox"/> Sag Harbor Village Clerk | <input type="checkbox"/> East Hampton Town Highway Department |
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Suffolk County Planning Commission

EAF's to be routed with full referrals

- Zoning, Attn: Chief Planner
 Subdivisions, Attn: Principal Planner
PO Box 6100
Hauppauge, NY 11788-0099

Suffolk County Department of Health Services
Division of Environmental Quality
Office of Ecology
360 Yaphank Avenue, Suite 2B
Yaphank, NY 11980

New York State Department of Transportation, Attn: Permit Engineer CE1
NYS Office Building
Veterans Memorial Highway
Hauppauge, NY 11788

Long Island Regional State Park and Recreation Commission
PO Box 247
Babylon, NY 11702

NYS Department of State Division of Coastal Resources
Attn: Consistency Review & Analysis
41 State Street
Albany, NY 12231-0001

Suffolk County Department of Public Works, Attn: Chief Engineer
335 Yaphank Avenue
Yaphank, NY 11980

New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-1750

New York State Department of Environmental Conservation
Regional Permit Administrator
50 Circle Rd.
SUNY @ Stony Brook
Stony Brook, NY 11790-3409
DEC Permit # _____

New York State Department of Environmental Conservation
Bureau of Marine Habitat Protection
Building 40, SUNY
Stony Brook, NY 11790-2356

Federal Aviation Administration
Airport Program Manager
600 Old Country Road, Suite 446
Garden City, NY 11530

State Clearinghouse
New York State Division of Budget
State Capital
Albany, NY 12224

Federal Emergency Management Agency
Regional Director
26 Federal Plaza
New York, NY 10278

US Fish & Wildlife Service
Long Island Field Office, Attn: Supervisor
PO Box 608
Islip, NY 11751-0608

US Army Corps of Engineers
Manager
26 Federal Plaza, Room 1937
New York, NY 10278-0098

Suffolk County Water Authority
Director of General Services
PO Box 38
Oakdale, NY 11769-0901

USDA Natural Resource Conservation Service
District Manager
County Center
Riverhead, NY 11901

Applicant



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DEC 12 2016

TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

BY: _____

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

Technical Analysis Memo

Lead Agency: (not applicable)
Planner: Lisa D'Andrea *LD MW*
Date completed: July 11, 2016
SEQRA class: Type II
Physical Location: 123 Marine Blvd.
School District: Amagansett
Zoning District: B Residence
Overlay District: Coastal Erosion Overlay Zone 1
Tax Map Number: 300-176-08-10
Applicant: **Ralph Lange**
c/o Land Planning Services
PO Box 1313
East Hampton, N.Y. 11937

Site Plan
Sub Waiver
Subdivision
Special Permit
Zone Change
Variance
Natural Resources
Special Permit XX

Telephone: (631)537-8500

FEMA ZONE: VE 17 Flood Zone

Soil Type: Dune land

Map of Property: Map 1203; Beach Hampton Sec.; Block 15 Lots 27-32

Size of Parcel: 26,780 sq. ft.

Project Description: To construct a 384 sq. ft. swimming pool and 452 sq. ft. of patio on a parcel with beaches and bluffs.

Relief Requested: A Natural Resources Special Permit pursuant to §255-4-20 of the Town Code.

Property and History:

The parcel comprises approximately 26,780 sq. ft. , is situate on Marine Blvd. in Amagansett, is in B Residential zoning and the soil type present on this parcel is Dune land as per Suffolk county Soil survey. The parcel is located on the seaward side of Marine Boulevard. It should be pointed out that the entire parcel is located seaward of the State Designated Coastal Erosion Hazard Area and is within a Velocity Flood Zone.

The premises were improved with a 1,825 sq. ft. two story residence erected before zoning. In 2006 a NRSP and variances were granted for a 247 sq. ft. first floor addition, a 468 sq. ft. second floor addition , 88 sq. ft. covered porch addition and a detached garage. In October of 2007 a stop work order was issued for construction of the detached garage not conforming to the approved ZBA plans. Another stop work order was issued in November 2007 for failure to comply with Town zoning code for additions to existing residence and detached garage. A ZBA determination filed January 30, 2008 allowed for the reconstruction of the 1,825 sq. ft. residence. A building permit was then issued on February 11, 2008 for the reconstruction and 270 sq. ft. first floor and 399 sq. ft. second floor additions and the 504 sq. ft. detached garage subject to the ZBA decisions dated 5/24/06 and 1/30/08. The most recent Certificate of Occupancy was issued June 4, 2009.

All existing and proposed structures are depicted on a Barylski Land Surveying survey dated revised May 25, 2016.

Planning Department Analysis and Recommendations for the Board's Consideration:

The applicant is proposing to construct a 384 sq. ft. swimming pool and 452 sq. ft. of patio in a

location that meets the minimum 100 ft. setback from the dune crest. The area that the pool and patio is to be constructed is not pristine dune land. The vegetation in this area is a mixture of lawn, landscape ornamental vegetation and some non-native shrubs. The area next to the house and west of the proposed pool has been revegetated with American beach grass that is well established.

It appears that a permit from New York State Department of Conservation may be required as the pool and patio are proposed seaward of the coastal erosion hazard line and in a VE Flood Zone.

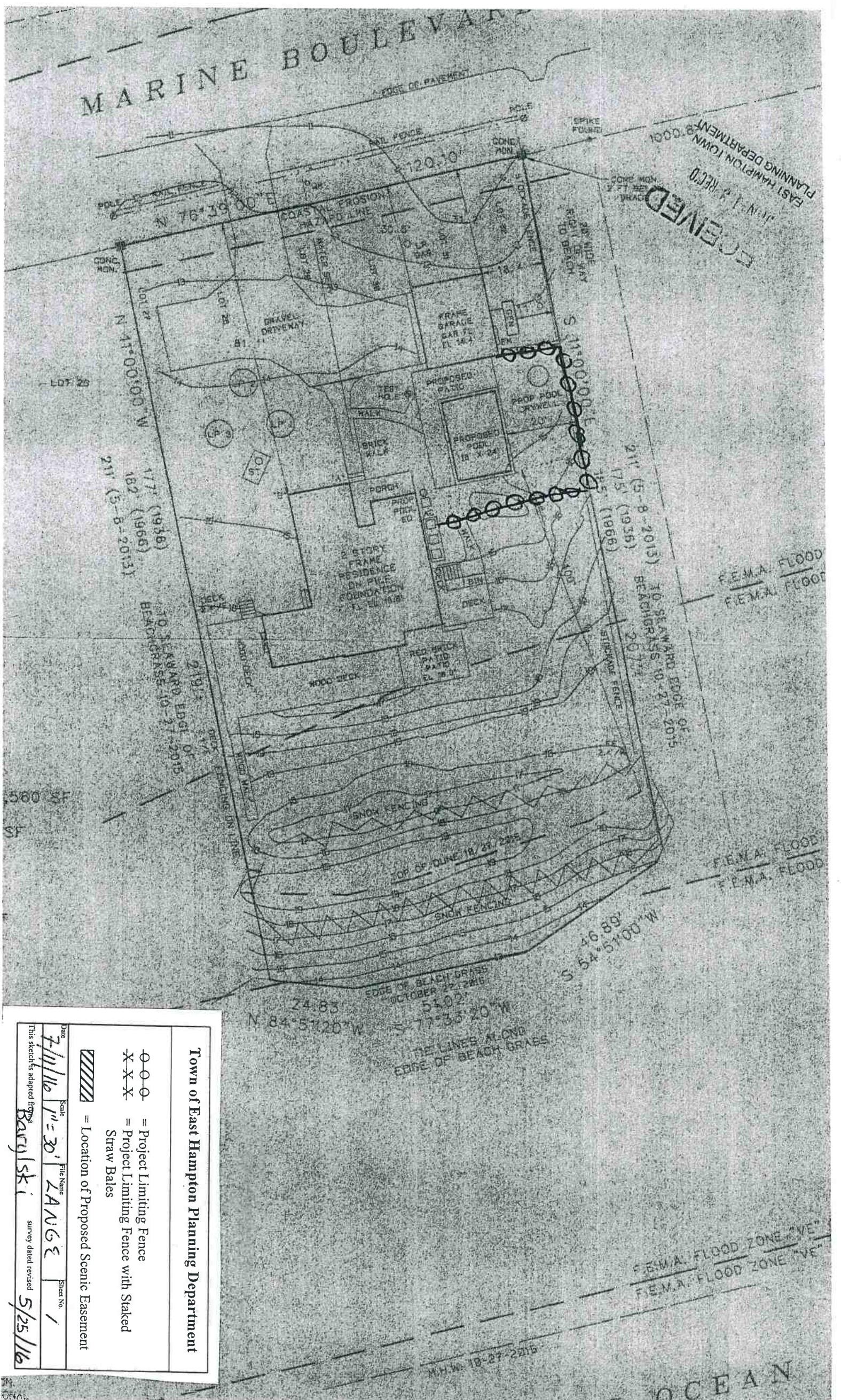
Access for the excavation of the pool will be from Marine Blvd utilizing the existing driveway. The existing driveway and walkway will also serve as the staging area to be used for storage and containment of the material associated with the construction of the pool and patio. Excavated material is to be removed and taken to a proper disposal site. The work is to be at grade and no retaining wall will be required. The Planning Department has no objection to the project as proposed.

Recommended Project Conditions:

- a. Project limiting fencing with staked straw bales should be erected to limit land disturbance and prevent sedimentation of the wetlands in the location depicted on the Planning department sketch dated July 11, 2016.
- b. The Board, or their delegate, prior to the issuance of a building permit, should inspect the project limiting fencing and straw bales for adequacy.
- c. All areas disturbed by construction activities should be revegetated with Beach Grass or (*Ammophila breviligulata*) planted 12" on centers in culms of three or more in staggered rows. Other native plants/shrubs appropriate for the dune land habitat may be planted with prior approval from the Planning Department.
- d. The establishment of turf, lawn, sod or ornamental vegetation should be prohibited.
- e. All structures should be situated at least 2' above the seasonal high groundwater table.
- f. The swimming pool should utilize a chlorine reducing sanitation system and all pool water should be discharged into a drywell located at least 100' from the wetlands on the survey.
- g. An Article 34 Coastal Erosion Management permit or statement of non-jurisdiction should be obtained from the New York State Department of Environmental Conservation (NYSDEC) prior to the issuance of a building permit for this project.
- h. A copy of the Natural Resources Special Permit and the approved survey and building plans shall be available on the parcel at all times.

MARINE BOULEVARD

APPROVED
 JUN 14 2013
 EAST HAMPTON TOWN
 PLANNING DEPARTMENT



Town of East Hampton Planning Department

- ○ ○ ○ = Project Limiting Fence
- X X X X = Project Limiting Fence with Staked Straw Bales
- ▨ = Location of Proposed Scenic Easement

Date: 7/11/16
 Scale: 1" = 30'
 File Name: LANG E
 Sheet No: 1
 This sketch is adapted from: Parylski
 survey dated revised: 5/25/16

FEMA FLOOD ZONE "VE"
 FEMA FLOOD ZONE "VE"

OCEAN

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| <input type="checkbox"/> Sag Harbor Village Clerk | <input type="checkbox"/> East Hampton Town Highway Department |

Suffolk County Planning Commission

EAF's to be routed with full referrals

Zoning, Attn: Chief Planner

Subdivisions, Attn: Principal Planner

PO Box 6100

Hauppauge, NY 11788-0099

New York State Department of
Environmental Conservation
Bureau of Marine Habitat Protection
Building 40, SUNY
Stony Brook, NY 11790-2356

Suffolk County Department of Health
Services

Division of Environmental Quality

Office of Ecology

360 Yaphank Avenue, Suite 2B

Yaphank, NY 11980

Federal Aviation Administration
Airport Program Manager
600 Old Country Road, Suite 446
Garden City, NY 11530

New York State Department of
Transportation, Attn: Permit Engineer CE1
NYS Office Building
Veterans Memorial Highway
Hauppauge, NY 11788

State Clearinghouse
New York State Division of Budget
State Capital
Albany, NY 12224

Long Island Regional State Park and
Recreation Commission
PO Box 247
Babylon, NY 11702

Federal Emergency Management
Agency
Regional Director
26 Federal Plaza
New York, NY 10278

NYS Department of State Division of Coastal
Resources
Attn: Consistency Review & Analysis
41 State Street
Albany, NY 12231-0001

US Fish & Wildlife Service
Long Island Field Office, Attn: Supervisor
PO Box 608
Islip, NY 11751-0608

Suffolk County Department of Public
Works, Attn: Chief Engineer
335 Yaphank Avenue
Yaphank, NY 11980

US Army Corps of Engineers
Manager
26 Federal Plaza, Room 1937
New York, NY 10278-0098

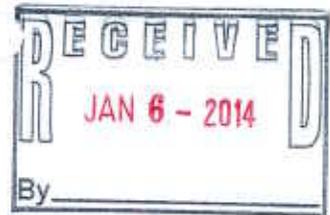
New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233-1750

Suffolk County Water Authority
Director of General Services
PO Box 38
Oakdale, NY 11769-0901

New York State Department of
Environmental Conservation
Attn: Deputy Regional Permit Administrator
Region 1, Regulatory Affairs
Building 40, SUNY
Stony Brook, NY 11790-2356
DEC Permit # _____

USDA Natural Resource
Conservation Service
District Manager
County Center
Riverhead, NY 11901

Applicant



TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
Marguerite Wolffsohn
Director

Telephone (631) 324-2178
Fax (631) 324-1476

Technical Analysis Memo

Lead Agency: (not applicable)

Planner: Lisa D'Andrea

Date completed: December 10, 2013

SEQRA class: Type II

Physical Location: 209 Three Mile Harbor Hog Creek Hwy.

School District: Springs

Zoning District: A Residence

Overlay District: Harbor Protection Overlay District (HPOD)

Tax Map Number: 300-077-05-3.1

Applicant: Thomas Walsh
c/o Tarbet & Lester, PLLC
PO Box 2635
Amagansett, N.Y. 11930

Site Plan

Sub Waiver

Subdivision

Special Permit

Zone Change

Variance

Natural Resources

Special Permit XX

Telephone: (631) 907-3500

FEMA ZONE: X Flood Zone

Soil Type: Plymouth loamy sand, 8-15% slopes (Plc)

Map of Property:

Size of Parcel: 31,501 sq. ft. total

Project Description: To demolish an existing cottage and replace it with a 1,676 sq. ft. two story residence with 132 sq. ft. of deck and an upgraded sanitary system.

Relief Requested: A Natural Resources Special Permit pursuant to § 255-4-20 and three variances from § 255-4-30 (wetland setbacks) of the Town Code. Variances of 41.1 ft. and 45.6 ft. are respectively required to construct the residence 58.6 ft. and the deck 54.4 ft. from the wetland where a minimum 100 ft. setback is required. A 4.2 ft. variance is required to install the sanitary system 145.8 ft. from the wetland where a 150 ft. minimum is required.

Property Conditions and History:

The parcel comprises approximately 31,501 sq. ft., is situated on Three Mile Harbor Hog Creek Hwy. in Springs, is in A Residential zoning and the soil type present on this parcel is Plymouth loamy sand as per Suffolk county Soil survey. The property is in Harbor Protection Overlay District (HPOD).

The premises are improved with a one story residence with a brick patio. It also has a one story detached cottage with living quarters and a deck in dilapidated condition. All structures were erected before the adoption of zoning. The most recent Certificate of Occupancy (CO) was issued on May 31, 2013.

All existing and proposed structures are depicted on a George Walbridge Surveyors survey dated revised July 31, 2013 and received by the Board on August 5, 2013.

Planning Department Analysis and Recommendations for the Board's Consideration:

The premises have two pre-existing non-conforming residences on a parcel zoned for single family residence.

The primary residence is non-conforming in regards to bluff crest setback, pyramid, and side yard setback. The premises are under new ownership as of June 9, 2011. It appears the detached

cottage in dilapidated condition as described in the CO has not been a functional residence for some time. The demolition of the dilapidated cottage creates the opportunity for the applicant to design a project that complies with zoning or if that is not feasible to create a project that complies with zoning as much as is practicable. The existing cottage is 200 sq. ft. with decks. The demolition of the existing cottage removes the pre-existing non-conformities and is therefore not subject to the 50% rule of Town Code §255- 8-60. The new house is proposed to be a 1,676 sq. ft. two story residence with 132 sq. ft. of decks which will be substantially larger and closer to the wetlands than the existing cottage. This application before the Board proposes to increase the non-conformities even more than what exists now.

The fact that the wetland edge has been altered by a bulkhead does not decrease its importance as a wetland. The wetland is directly connected to Three Mile Harbor and the water quality of the harbor. Bulkheads are not water tight and are not intended to block groundwater flow. The bulkhead does not have significant impact on groundwater flow or ground water elevation. Water flows through or around it depending on the depth that the sheet pile has been driven. Bulkheads have weep holes and allow for seepage. This wetland edge also lacks any kind of vegetated buffer on the three sides of the bulkhead. That is to say there is no root system anchoring the soil and absorbing nutrients, and pollutants carried in storm water runoff.

As the application is presented, the new sanitary system is proposed to be located 78 ft. from the northern neighbor's well and would require a 21.3 ft. variance from Suffolk County Health Department (SCHD). Public water, it appears is not available at this time in this area. The closest water mains are about 3,300 feet away.

It appears an application has been filed with the SCHD for the new sanitary system. According to the comments submitted by the SCHD in response to the application, the SCHD is requiring certification that the existing sanitary system for the primary residence is precast. If it is not precast, that system according to the SCHD will have to be upgraded. The proposed new sanitary system for this project has been located in the most conforming location given the proximity of the neighbor's well and the wetlands. As stated above, this system will require a substantial variance from the SCHD's minimum 100 ft. setback from wells. However, if public water becomes available and the well on the property to the north can be abandoned, the sanitary system could be located further from the wetland. Moving the sanitary system closer to Three Mile Harbor/Hog Creek Hwy would, in turn, allow the proposed new residence to be located in a more conforming location reducing the size of the wetland setback variances that would be required.

The property is in HPOD and the clearing that exists is pre-existing non-conforming and therefore the maximum allowed. The survey indicates that 1,731 sq.ft. of revegetation is proposed for the area required to be cleared for the installation of the sanitary system. No further details about the revegetation have been submitted with this application. The revegetation of 1,731 sq. ft. would not bring the property into closer compliance with HPOD but would maintain the present pre-existing nonconformity.

A new well has been proposed in between the existing house and proposed new house to service both residences and this new well will meet the 100 ft. minimum sanitary system setbacks. It should be noted that at the writing of this analysis the location of the well on the property to the south has not been determined.

The Board must determine if the project complies with the Natural Resources Special Permit standards of § 255-5-40 in order to issue a NRSP permit.

The applicant must also demonstrate compliance with the Variance standards of § 255-8-50 of the Town Code in order to be eligible for the issuance of the requested variances. The Board must determine whether the variances sought are the minimum necessary.

Recommended Project Conditions:

- a. Project limiting fencing with staked straw bales should be erected to limit land disturbance and prevent sedimentation of the wetlands in the location depicted on the Planning Department sketch dated December 10, 2013.
- b. The Board, or their delegate, prior to the issuance of a building permit, should inspect the project limiting fencing and straw bales for adequacy.

- c. The applicant shall prepare and submit a declaration of covenants and restrictions, incorporating the provisions of the appropriate paragraphs {(d), (e), (f)} of this determination in standard form acceptable to and approved by Counsel to this Board. The said declaration shall provide for its modification or termination only upon the approval of the East Hampton Town Zoning Board of Appeals, after a public hearing held on ten (10) days' notice. Said declaration, after approval by counsel, shall be recorded at the Office of the Suffolk County Clerk. Copies of the same, with proof of recordation shown thereon, shall be returned to the Town Clerk prior to the issuance of a building permit.
- d. The parcel should be revegetated in accordance with a plan approved by the Board. The plan should include species, sizes, spacing and number of plants proposed. The revegetation should be completed prior to the issuance of a Certificate of Occupancy.
- e. All roof runoff should be directed by leaders and gutters into subsurface drywells.
- f. All structures should be situated at least 2' above the seasonal high groundwater table.
- g. An Article 25 Tidal Wetland permit or statement of non-jurisdiction should be obtained from the New York State Department of Environmental Conservation (NYSDEC) prior to the issuance of a building permit for this project.
- h. A copy of the Natural Resources Special Permit and the approved survey and building plans shall be available on the parcel at all times.

MAP OF PROPERTY

SITUATE

THREE MILE HARBOR

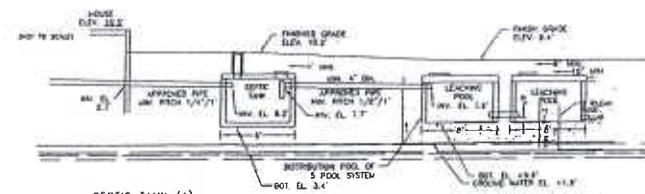
Town Of East Hampton, Suffolk Co., N.Y.

Scale: 1"=40'

Area: 31,501 S.F. or 0.723 Acres To Tie Line

Lot Area: 30,723 S.F. or 0.705 Acres To Top Of Bluff
Harbor Protection Overlay District

Certified To:
Thomas Walsh

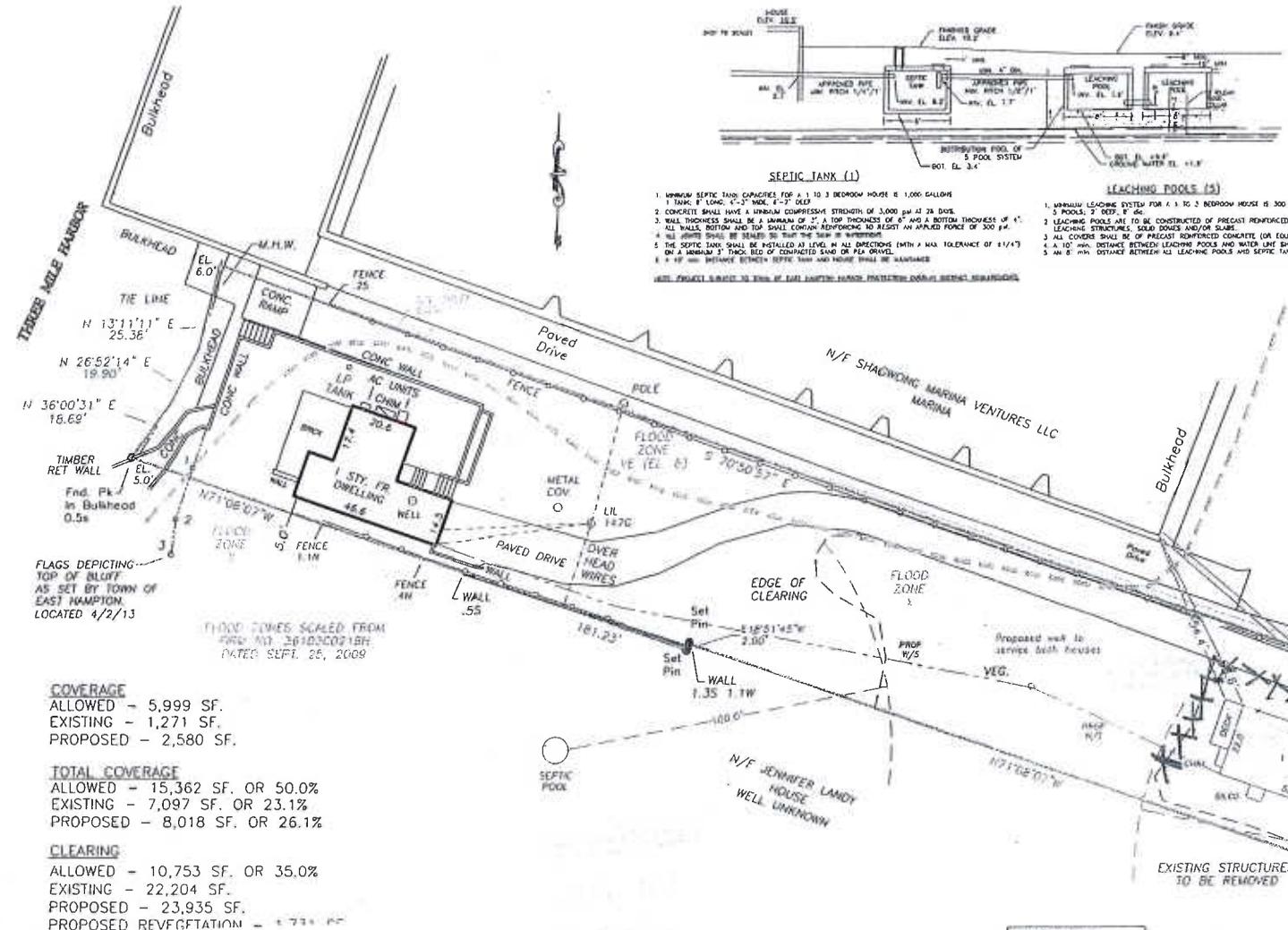
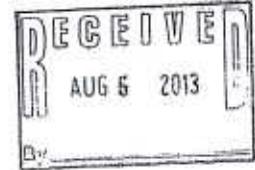


- SEPTIC TANK (1)**
- MINIMUM SEPTIC TANK CAPACITY FOR A 1 TO 3 BEDROOM HOUSE IS 1,000 GALLONS
 - TANK IF LONG 4'-3" WIDE 4'-7" DEEP
 - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS
 - WALL THICKNESS SHALL BE A MINIMUM OF 12" A TOP THICKNESS OF 8" AND A BOTTOM THICKNESS OF 4"
 - ALL WALLS, BOTTOM AND TOP SHALL CONTAIN REINFORCING TO RESIST AN APPLIED FORCE OF 300 PSI
 - ALL JOINTS SHALL BE SEALED TO PREVENT LEAKAGE
 - THE SEPTIC TANK SHALL BE INSTALLED AT LEVEL IN ALL DIRECTIONS (WITH A MAX TOLERANCE OF ±1/4") ON A MINIMUM 3" THICK BED OF COMPACTED SAND OR PEA GRAVEL
 - A 10' MIN. DISTANCE BETWEEN SEPTIC TANK AND HOUSE SHALL BE MAINTAINED
 - A 10' MIN. DISTANCE BETWEEN SEPTIC TANK AND BULKHEAD SHALL BE MAINTAINED
- LEACHING POOLS (5)**
- MINIMUM LEACHING SYSTEM FOR A 1 TO 3 BEDROOM HOUSE IS 300 sq ft AREA
 - POOLS: 2' DEEP, 3' DIA.
 - LEACHING POOLS ARE TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE (SEE PLAN)
 - LEACHING STRUCTURES: SOLID DOGS AND/OR SLABS
 - ALL COVERS SHALL BE OF PRECAST REINFORCED CONCRETE (OR EQUAL)
 - A 10' MIN. DISTANCE BETWEEN LEACHING POOLS AND WATER LINE SHALL BE MAINTAINED
 - A 10' MIN. DISTANCE BETWEEN ALL LEACHING POOLS AND SEPTIC TANK SHALL BE MAINTAINED
- NOTE: PROJECT SUBJECT TO STATE OF FULL LEACHING HARBOR PROTECTION OVERLAY DISTRICT REGULATIONS

SANITARY CALCULATIONS:

SANITARY USE: SINGLE-FAMILY RESIDENCE
TWO (2) DRAINABLE BEDROOMS PER SCDS POLICY #19
GROUNDWATER MANAGEMENT ZONE 'N'
DEPTH TO GROUNDWATER: 6.4'

ALTERNATIVE SYSTEM REQUIRED:
DITFALL #7 - PROPOSED DWELLING:
SEPTIC TANK: (1) 1,000 GAL. SEPTIC TANK
LEACHING POOLS: (5) 8' DIA., 2' DEPTH LEACHING POOLS



- COVERAGE**
- ALLOWED - 5,999 SF.
EXISTING - 1,271 SF.
PROPOSED - 2,580 SF.
- TOTAL COVERAGE**
- ALLOWED - 15,362 SF. OR 50.0%
EXISTING - 7,097 SF. OR 23.1%
PROPOSED - 8,018 SF. OR 26.1%
- CLEARING**
- ALLOWED - 10,753 SF. OR 35.0%
EXISTING - 22,204 SF.
PROPOSED - 23,935 SF.
PROPOSED REVEGETATION - 1,731 SF.

3.0'	Mixed Sand & Loom
5.0'	Brown Silty Sand SM
6.4'	Brown Fine To Coarse Sand SW
7.0'	Water in Brown Fine To Coarse Sand SW
13.0'	Water in Brown Fine To Medium Sand SF

TEST HOLE DATA
2/4/13
McDonald Geoscience

SANITARY DESIGN BY:
D.B. Bennett, P.E., P.C.
Consulting Engineer
3 Railroad Ave.
East Hampton, NY 11937
Tel/Fax: (631)-907-0023
WWW.DBB-PE.COM

Drew B. Bennett, P.E.
Lic. # 075744

Town of East Hampton Planning Department

- ○ ○ = Project Limiting Fence
- × × × = Project Limiting Fence with Staked Straw Bales
- ▨ = Location of Proposed Scenic Easement

Prop. Well
Well
Prop. Sani.
Adjoiners & SCWA
Proposed Sanitary
- Proposed
- Lot Area & Calcs
Bluff Crest
- Flood Zones, Corner Elev's, Calcs.
Adj. Bulkhead
pdate

GEORGE WALBRIDGE SURVEYORS, P.C.
Land Surveyors & Land Planners
300 Pantigo Place - Suite 116
East Hampton, Long Island, N.Y. 11937
Phone: (631) 324-0412 Fax: (631) 324-9849
E-mail: ehsurveyor@aol.com

Date: 12/10/13
Scale:
File Name: WALSH
Sheet No.: 1
This sketch is adapted from a survey dated revised 7/31/13
George Walbridge

ROUTING LIST

Directions: Check to indicate recipients. Initial after material has been routed.

* = Routed via e-mail

Routing of material to be mailed by:

- | | |
|----------------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> Planning Department | <input checked="" type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Town Clerk | <input type="checkbox"/> Planning Board |
| <hr/> | |
| <input type="checkbox"/> Architectural Review Board | <input type="checkbox"/> Sanitation Inspector |
| <input type="checkbox"/> Natural Resources Director | <input type="checkbox"/> Planning Board |
| <input checked="" type="checkbox"/> East Hampton Town Trustees | <input type="checkbox"/> Town Board |
| <input type="checkbox"/> Building Department | <input type="checkbox"/> Fire Prevention Department |
| <input type="checkbox"/> Zoning Board of Appeals | <input checked="" type="checkbox"/> Planning Director |
| <input type="checkbox"/> Town Engineer | <input type="checkbox"/> East Hampton Village Clerk |
| <input type="checkbox"/> Sag Harbor Village Clerk | <input type="checkbox"/> East Hampton Town Highway Department |
| <hr/> | |

Suffolk County Planning Commission

EAF's to be routed with full referrals

Zoning, Attn: Chief Planner

Subdivisions, Attn: Principal Planner

PO Box 6100

Hauppauge, NY 11788-0099

Suffolk County Department of Health Services

Division of Environmental Quality

Office of Ecology

360 Yaphank Avenue, Suite 2B

Yaphank, NY 11980

New York State Department of Transportation, Attn: Permit Engineer CE1

NYS Office Building

Veterans Memorial Highway

Hauppauge, NY 11788

Long Island Regional State Park and Recreation Commission

PO Box 247

Babylon, NY 11702

NYS Department of State Division of Coastal Resources

Attn: Consistency Review & Analysis

41 State Street

Albany, NY 12231-0001

Suffolk County Department of Public Works, Attn: Chief Engineer

335 Yaphank Avenue

Yaphank, NY 11980

New York State Department of Environmental Conservation

625 Broadway

Albany, NY 12233-1750

New York State Department of Environmental Conservation

Attn: Deputy Regional Permit Administrator

Region 1, Regulatory Affairs

Building 40, SUNY

Stony Brook, NY 11790-2356

DEC Permit # _____

New York State Department of Environmental Conservation
Bureau of Marine Habitat Protection
Building 40, SUNY
Stony Brook, NY 11790-2356

Federal Aviation Administration
Airport Program Manager
600 Old Country Road, Suite 446
Garden City, NY 11530

State Clearinghouse
New York State Division of Budget
State Capital
Albany, NY 12224

Federal Emergency Management Agency
Regional Director
26 Federal Plaza
New York, NY 10278

US Fish & Wildlife Service
Long Island Field Office, Attn: Supervisor
PO Box 608
Islip, NY 11751-0608

US Army Corps of Engineers
Manager
26 Federal Plaza, Room 1937
New York, NY 10278-0098

Suffolk County Water Authority
Director of General Services
PO Box 38
Oakdale, NY 11769-0901

USDA Natural Resource Conservation Service
District Manager
County Center
Riverhead, NY 11901

Applicant

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Town of East Hampton, NY, will hold public hearings at the Town Hall, 159 Pantigo Road, East Hampton, N.Y., on Tuesday, January 24, 2017 on the following applications at the times indicated:

TIME: 6:30:00 PM **APPLICANT:** Dana Termini
SIZE/LOCATION: 40,916 sq. ft. (total), 116 West Lake Drive, Residential Section, Subdivision 6, Block 150 Lot 3, p/o lots 4&5, and abndnd parts of Gerard Place & South Fern Street, map # 1016., Montauk (300-019-10-10.3)
DESCRIPTION: To allow a residence to have no interior access to the basement level.
RELIEF SOUGHT: One variance from §255-11-67A(3) is required for this application to allow the exterior access to be the only means of access to the basement; and any other relief necessary.
ZONING DISTRICT: A2 Residence Zone X Flood Zone
SEQRA CLASS: Type II

Rescheduled from 12/6/16 Public Hearing Notice

TIME: 6:50:00 PM **APPLICANT:** Ralph Lange
SIZE/LOCATION: 26,780 sq. ft., 123 Marine Blvd., Map 1203; Beach Hampton Sec.; Block 15 Lots 27-32, Amagansett (300-176-08-10)
DESCRIPTION: To construct a 384 sq. ft. swimming pool and 452 sq. ft. of patio on a parcel with beaches and bluffs.
RELIEF SOUGHT: A Natural Resources Special Permit pursuant to §255-4-20 of the Town Code.
ZONING DISTRICT: B Residence, VE velocity flood zone
SEQRA CLASS: Type II

TIME: 7:10:00 PM **APPLICANT:** Thomas Walsh
SIZE/LOCATION: 31,501 sq. ft. (total), 209 Three Mile Harbor Hog Creek Hwy., Springs (300-077-05-03.1)
DESCRIPTION: To construct an approximately 659 sq. ft. addition and pergola onto an existing residence and to demolish an existing boat house and construct an 1,194 sq. ft. two story residence with a 326 sq. ft. screened porch, 346 sq. ft. second story deck and 120 sq. ft. patio on a parcel of land adjoining tidal wetlands and surface waters.
RELIEF SOUGHT: A Natural Resources Special Permit pursuant to § 255-4-20 and three variances from § 255-4-30 (wetland setbacks), § 255-3-75 [Harbor Protection Overlay District (HPOD)]; § 255-11-10 (Dimensional Regulations) of the Town Code and any other relief necessary. The following wetland setback variances are necessary where a 100' setback is required: (1) & (2) Variances of 54.4' & 45.6' are required to construct the addition and pergola 45.6' & 43' respectively from wetlands; (3), (4) & (5) variances of 26', 40' & 45.1' are required to construct the 2nd residence, porch and patio 74', 60' & 55.9' respectively from wetlands; (6) an approximately 4.1' side yard variance is required to construct the pergola 5.2' from the southern side yard lot line where a 9.3' setback is required and (7) a variance is required to allow the property to temporarily increase the amount of clearing allowed in the HPOD.
ZONING DISTRICT: A Residence Zone X Flood Zone
SEQRA CLASS: Type II

rescheduled from 1/28/14 Public Hearing Notice

TIME: 7:30:00 PM **APPLICANT:** John Hall & Anne Gilchrist Hall
SIZE/LOCATION: 1.59 acres (9 Assoc. Rd); 1.5 acres (7 Piersons Way), 29 Association Road & 7 Piersons Way, Wainscott (300-200-03-22& 300-201-01-05)
DESCRIPTION: Not Applicable
RELIEF SOUGHT: An Appeal of the Principal Building Inspector pursuant to § 255-8-35A(1) of the Town Code. Appellants seek to challenge the determination dated October 20, 2015 finding that the two properties are not merged and remain two single and separate lots.
ZONING DISTRICT: A5 Residence AE Flood Zone, el 13 ft.; 15 ft.; 16 ft. & Velocity Zone 17'
SEQRA CLASS: Type II

Rescheduled from 4/5/16 and 11/28//16 Public Hearing Schedule

Said Board of Appeals will at said time and place hear all persons who wish to be heard in connection with these applications. Interested parties may appear in person or by agent or by attorney.

Dated Thursday, December 15, 2016

**By Order of the Zoning Board of
Appeals Town of East Hampton,
NY Philip Gamble,**