

1. April 1, 2020 Agenda

Documents:

[0401.PDF](#)

2. Subwaiver Review - Cinque-Pierce LLM

Documents:

[CINQUE PIERCE LLM12750120200326150919.PDF](#)

3. Site Plan Review - Hellman Hangar

Documents:

[HELLMAN HANGER SP12749820200326150533.PDF](#)

4. Site Plan Review - East Hampton PODS Modification

Documents:

[E HAMPTON PODS SP12749620200326150015.PDF](#)

**PLANNING BOARD  
TOWN OF EAST HAMPTON**

**AGENDA FOR MEETING OF:**

**April 1, 2020**

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**Board of Review:**

**Planning Board:**

**REGULAR MEETING**

**SUBDIVISIONS:**

**SUBWAIVER:**

Cinque-Pierce LLM

Approval

Calder-Piedmonte/Amagansett

**SITE PLAN:**

Verizon Wireless  
at Montauk Community Church PWSF  
Sprint Spectrum at SCWA PWSF

Approval  
Approval

McCobb/Montauk  
Calder-Piedmonte/Montauk

**OTHER:**

**URBAN RENEWAL:**

**COMPREHENSIVE PLAN:**

**OLD FILED MAPS:**

**PUBLIC HEARINGS:**

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**PLANNING BOARD  
TOWN OF EAST HAMPTON  
WORK SESSION:  
April 1, 2020**

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**SUBDIVISION REVIEW:**

**SUBWAIVER REVIEW:**

Cinque-Pierce LLM

Calder-Piedmonte/Wu/Amagansett

**SITE PLAN REVIEW:**

Hellman Hangar  
East Hampton POD's

Krug/Wu/Wainscott  
Parsons/Schantz/Wainscott

**COMPREHENSIVE PLAN:**

**ZONE CHANGES:**

**OTHER:**

**URBAN RENEWAL:**

**OLD FILED MAPS:**

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## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a meeting of the East Hampton Town Planning Board will be held by the on the 1st day of April, 2020, at 7:00 p.m. local time, electronically by teleconference. The meeting will be televised on Local TV (LTV) Channel 22, and the public may also have access to the meeting, to listen, and to comment during any public comment period by teleconference by calling (978) 990-5000 and entering access code 589339. A transcript of the meeting will also be posted to the Town's website after the meeting.

## **NOTICE OF SPECIAL MEETING**

NOTICE IS HEREBY GIVEN that a public meeting will be held by the Town of East Hampton Planning Board on the 13th day of April, 2020, at 6:30 p.m. local time. The Planning Board will meet electronically by video and teleconferencing and will be televised on Local TV (LTV) Channel 22, and available for livestream on the LTV website (LTV.org). The public shall not be permitted to appear in person but may view as noted, and may also listen by telephone by calling (978) 990-5000 and entering access code 589339. Comments on any public hearing may be made as set forth in the Public Hearing Notice.

A transcript of the meeting will also be posted to the Town's website.





# TOWN OF EAST HAMPTON

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

Planning Department  
JoAnne Pahwul  
Director

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

March 10<sup>th</sup>, 2020

**TO:** Planning Board

**FROM:** Marco Wu   
Planner

**RE:** Cinque-Pierce - Lot Line Modification  
SCTM# 300-172-9-28 & 29 & 31  
105, 107, & 109 Meeting House Lane, Amagansett

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**Last Review Date:** March 5, 2020

**Items and Date Received:**

- Land Survey of existing and proposed lot conditions dated 03/03/2020 prepared by David L. Saskas of Saskas Surveying Company, received 03/04/2020

**Background Information:**

Application has been made to modify the lot lines of parcels located on Meeting House Lane in Amagansett such that the number of lots will be reduced from 3 to 2. The proposal will eliminate SCTM#300-172-9-28, giving roughly half of its square footage to SCTM#300-172-9-29 and the other half to SCTM#300-172-9-31. Parcel 31 will increase from 17,044 sq. ft. to 21,412 sq. ft. and represent Lot 1. Parcel 29 will increase from 11,072 sq. ft. (including right-of-way) to 17,994 sq. ft. The existing house on Parcel 28 will be removed. The current landowners of Parcels 28 and 31 are Richard Pierce & Donna Francis. The current landowner of Parcel 29 is Michael Cinque, Trustee of the Credit Shelter Trust.

All three parcels have a two-story single family residence with varying accessory structures. Parcel 31 has a two story garage in the rear; Parcel 29 has a one story garage in the rear; and Parcel 28 has a swimming pool in the rear. The proposal will split Parcel 28 in half, the Western half with the house to be removed to Parcel 29 and the Eastern half with the pool to Parcel 31.

**Issues for Discussion:**

**Lot Area & Coverage**

The applicant had previously submitted a survey with lot area calculations that did not follow the Town Code's method of calculation as defined in §220-1.04 Definition of Lot

Area. The Planning Department has received a new survey dated March 3<sup>rd</sup>, 2020 that corrects the aforementioned issue. The existing parcels are non-conforming with regard to the required minimum lot area of 20,000 sq. ft. in a B Residence zoning district. With the new proposed changes, the lot area of Lot 1 is given as 21,412 sq. ft. and Lot 2 as 17,994 sq. ft., both becoming more conforming. The lot area calculation for Lot 1 now excludes the area of the flag strip as per the Town Code.

**Public Hearing**

A public hearing was deemed unnecessary by the Planning Board and one was not held.

**Amagansett Fire Department**

The Fire Marshall's comments has found that no additional fire measures will be required.

**Suffolk County Department of Health Services (SCDHS)**

The proposed lot line modification will require approval from the Suffolk County Department of Health Services.

**Suffolk County Planning Commission (SCPC)**

Pursuant to the inter-municipal agreement between the Town of East Hampton and the County of Suffolk, the subject application does not require referral to the Suffolk County Planning Commission (SCPC).

**SEQRA**

The application is a Type II action, SEQRA is not required.

**Conclusion**

In conclusion, provided the Board agrees, the application is ready for approval.

**Items to be approved:**

- Lot Line Modification dated March 3, 20 20 prepared by David L. Saskas of Saskas Surveying Company. P. C.

**Conditions of Approval**

- Submission of a site plan containing approval from the Suffolk County Department of Health.

**Planning Board Consensus:**

*Does the Board find the application ready for approval?*

**Additional Board Comments:**

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East Hampton, New York 11937-2684

Planning Department  
JoAnne Pahwul  
Director

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

March 19<sup>th</sup>, 2020

**TO:** Planning Board

**FROM:** Marco Wu  
Planner

**RE:** Hellman Hanger  
SCTM# 300-181-2-6

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**Last Review Date:** December 11, 2019

### Items and Date Received:

- Hellman Hanger Site Plan Floor Plans and Elevations dated 02/14/2020 prepared by Richard S. Kent of The Kent Architectural Collaborate, PLLC, received 03/09/2020
- Hellman Hanger Site Plan Landscaping Plan dated 02/24/2020 prepared by Lighthouse Land Planning, received 02/25/2020
- Hellman Hanger Site Plan Land Survey dated 02/12/2020 prepared by Tamara L. Stillman of L.K. McLean Associates, P.C., received 02/25/2020

### Background Information:

An application has been submitted to construct a 50' x 50', or 2,500 sq. ft. hangar with a 30' x 30' asphalt parking area and a 30' wide taxiway on a 10,553 sq. ft. (0.242 acre) area leased from the Town of East Hampton. The leased area is part of the Town airport and zoned Commercial Industrial. The leased area previously held a hangar that was in a state of disrepair and removed. The size of the proposed hangar is consistent with the sizes of other hangars on the adjoining lots. The hangar directly to the west is 40' x 40' and the hangar to the west of that, 50' x 50'.

### Issues for Discussion:

#### Coverage & Setbacks

The leased area is part of the larger 300 acre airport parcel and building and total coverage restrictions are based on the size of the overall property. Given the size of the parcel and the amount of undeveloped land, building and total coverage restrictions are not issues for the

subject proposal. The subject leased area borders extensive airport land on three sides. The only side where there is a minimum yard setback requirement is along Daniels Hole Road. The hangar is proposed to be constructed at varying distances between 22'- 36' from Daniels Hole Road.

The hangar is considered an accessory structure, but is required to meet principal structure setbacks unless the Planning Board waives the setbacks pursuant to §255-6-63 of the Town Code. The Board stated at the time of the initial review that it agreed to waive the setbacks.

### **Pyramid Law**

The building is subject to the Pyramid Law, and given the proposed 20' height, is required to meet a 20' setback from property lines. The building is proposed to have a 22' setback and thus will be compliant with the Pyramid Law.

### **Parking**

The Board has considered whether the parking area is of sufficient size and deemed it sufficient.

### **Lighting**

Light Fixture 1 is a proposed flood light that is mounted 19 ft. above the hanger doors. The proposed fixture has a 5,000 Kelvin level, above the Town Code's maximum of 3,000 Kelvin. In addition the fixture has a level of 2,700 lumens compared to the Town's recommended guideline of 2,500 lumens. It appears that the fixture will not be shielded or fully cut-off. With the given information, it appears that the proposed fixture is intended to provide greater visibility for the taxiway during plane parking. However, a fixture of such design will most likely produce glare for drivers heading north along Daniel's Hole Road and would require a variance due to color temperature. An alternative fixture (or fixtures) should be proposed at a reduced mounting height as well as a conforming lumen level and color temperature.

Light Fixture 2 meets the Planning Board's Guidelines for Exterior Lighting as well as all applicable provisions of the Town Code. The Planning Department finds this fixture acceptable and the Board should determine if it agrees.

### **Ground Water Protection**

The applicants have submitted a floor and elevation plan prepared by a licensed architect (prepared by Richard S. Kent dated last revised February 14, 2020). This plan notes that the floor of the proposed hangar will be provided a sealant and will be designed to be in compliance with the Planning Board's Groundwater Protection Policy.

### **Landscaping**

At the time of the initial review, the Board stated that the applicants should "...consider a landscaping buffer along Daniels Hole Road." The revised survey has a notation that six (6) evergreen trees will be provided and a re-vegetation plan indicating that these trees will be either 8' - 10' tall white pines (*Pinus strobus*) or 6' tall eastern red cedars (*Juniperus virginiana*) has been submitted. The Planning Department notes that there is currently only a small stand of trees and a post and rail fence screening the lot from Daniel's Hole Road. The Board should determine if additional screening and/or additional information is required at this time.

**Sanitary System**

The applicants have stated that no restroom is proposed, and therefore no sanitary system, is proposed.

**Planning Board Consensus:**

*Should light fixture #1 be replaced with one or more fixtures conforming to the Planning Board's Guidelines for Exterior Lighting as well as the Town Code?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Is any additional proposed landscaping required?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Additional Board Comments:**

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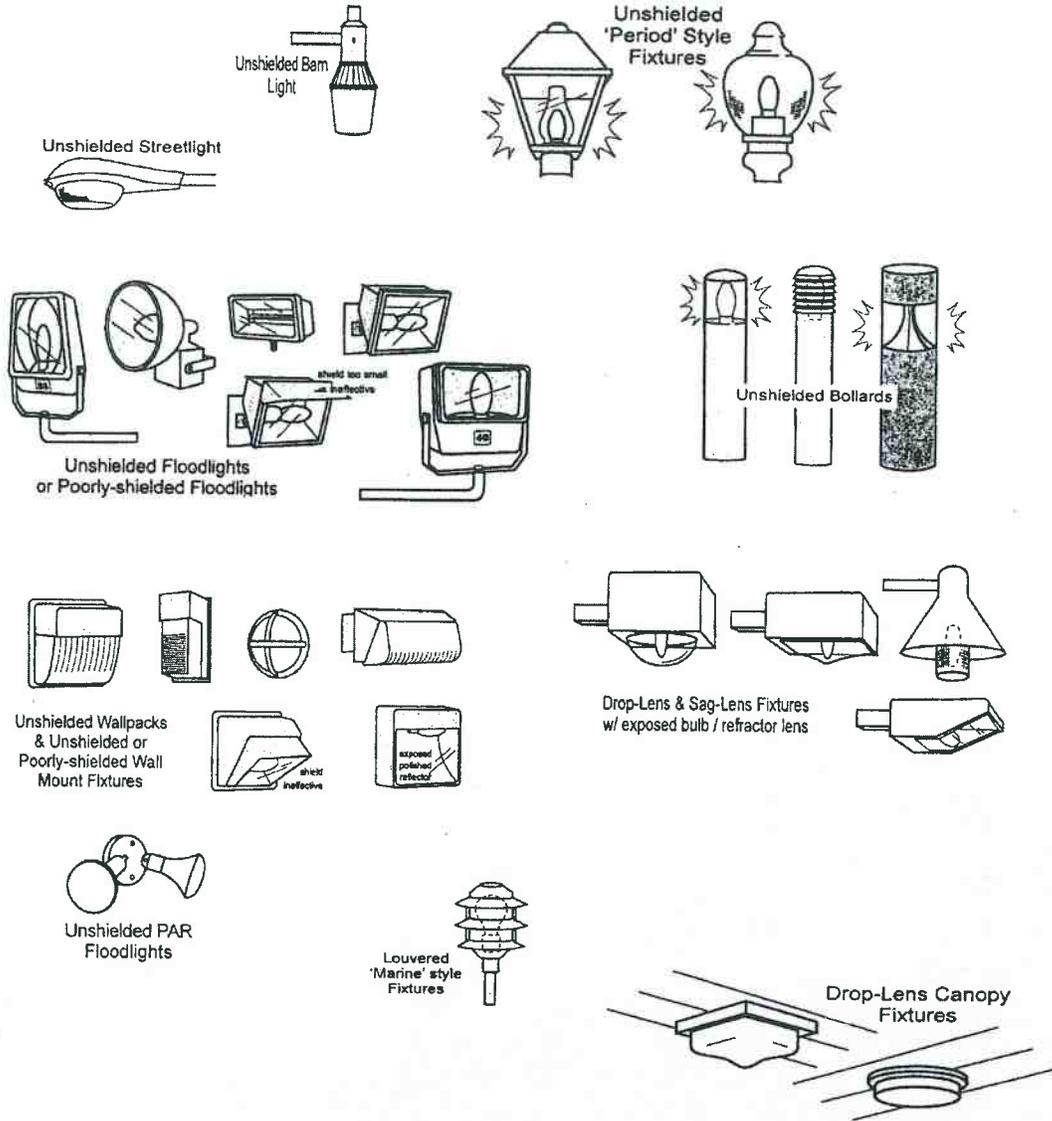
ZONING

255 Attachment 12

Town of East Hampton  
Appendix L2

PROHIBITED FIXTURES

\*\*Unless otherwise specifically exempted (i.e. House lights)

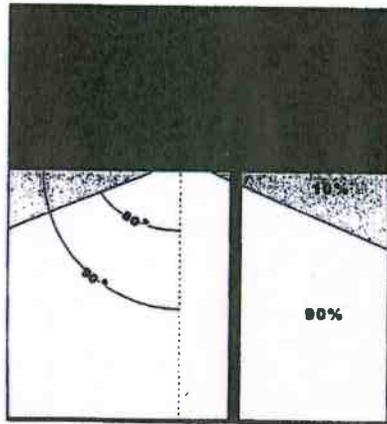
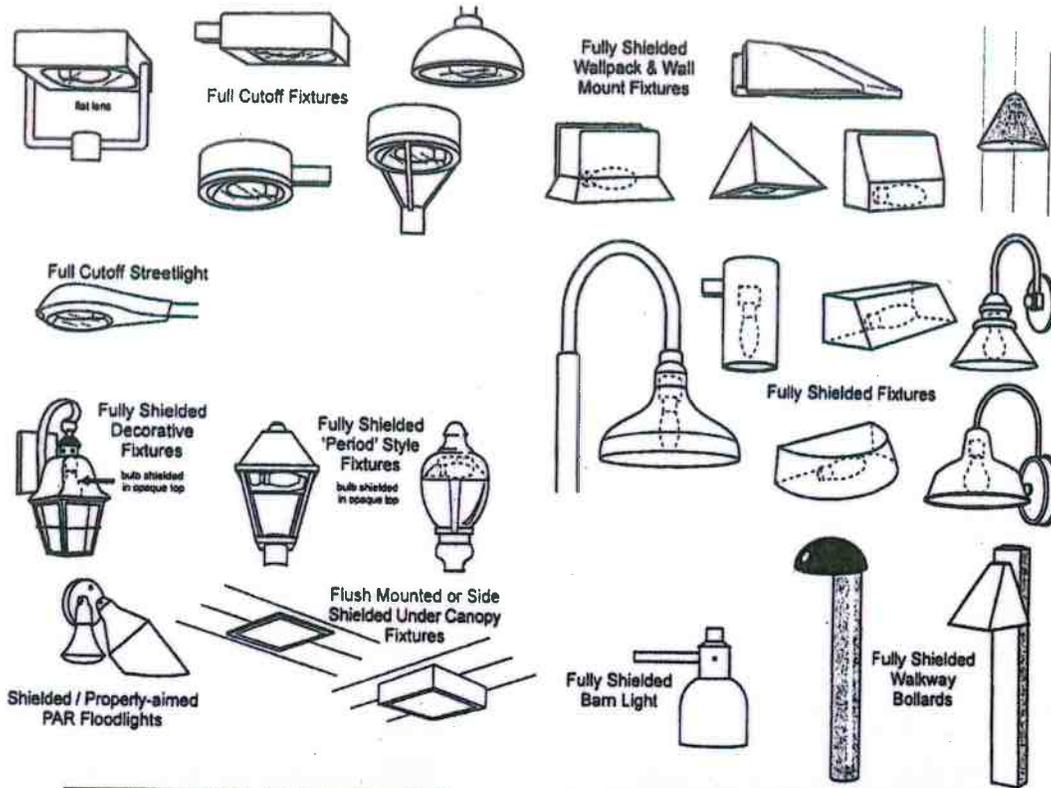


ZONING

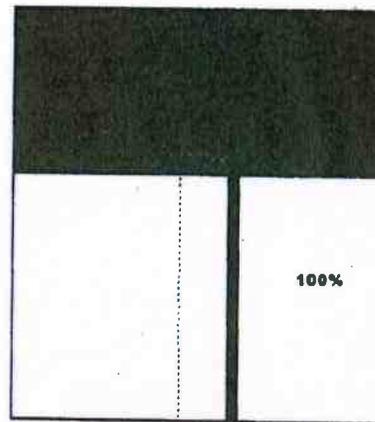
255 Attachment 11

Town of East Hampton  
Appendix L1

PERMITTED FIXTURES



FULL CUT OFF FIXTURE  
Figure A



FULLY SHIELDED FIXTURE  
Figure B



# TOWN OF EAST HAMPTON

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East Hampton, New York 11937-2684

Planning Department  
JoAnne Pahwul, AICP  
Director

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

March 26, 2020

**TO:** Planning Board

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

**RE:** East Hampton PODs - Site Plan/Special Permit Modification  
SCTM# 300-191-2-9

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**Last Review Date:** Approved on August 8, 2018, modification reviewed November 6, 2019

**Items and Date Received:** 03/19/20 Applicant submission; cover letter re: Ten (10) copies of Industrial Warehouse as Built Plan dated March 2020 stamped received on March 19, 2020 prepared by Michael Lee Williams, P.E.; Copy of Emergency contact list for this site as per request by East Hampton Fire Department Chief G. Turza

**Background Information:** Site plan approval was granted to construct a 43,757 sq. ft. warehouse building along with associated parking, access, outdoor storage, drainage, lighting and sanitary system. The warehouse would not be accessible to the public as would a “self-storage” facility and is proposed to store Portable On-Demand (POD) storage containers, which would be transported to and from the site.

The subject site is a 2.5 acre parcel located on Industrial Road that is owned by the Town of East Hampton. The parcel is located in the Suffolk County Pine Barrens, South Fork Special Groundwater Protection Area, and Suffolk County Groundwater Management Zone V.

## Issues for Discussion:

### Clearing

The Board stated at the time of the last review that a re-vegetation plan should be submitted. A plan which includes roughly 2,300 sq. ft. of re-vegetation in the form of pitch pine (*Pinus rigida*), huckleberry (*Gaylussacia baccata*) and highbush blueberry (*Vaccinium corymbosum*) has been submitted. Although the re-vegetation does not cover all of the areas of the site proposed to be unimproved, it does roughly match the area that

was to remain in its natural state as part of the original approval. The Board should determine if the proposed re-vegetation is adequate.

**Conclusion**

In conclusion, the Board should determine if any additional re-vegetation is required or if the modification application is complete and ready for approval.

ES

**Planning Board Consensus**

*Is the re-vegetation plan acceptable?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

*Is the modification complete and ready for approval?*

Additional comments: \_\_\_\_\_  
\_\_\_\_\_

**Additional Board Comments:**

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\_\_\_\_\_